Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

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

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UPDATED AGENDA

Thursday, December 4, 2025
7:00 PM

1. CALL TO ORDER/ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO DECEMBER 4, 2025 AGENDA

4.1 **Agenda Update changing Order of Agenda, Adding Item 8.7 to the Regular Consent Agenda, Adding documents to Item 8.4 and 12.3**

LAND BANK BOARD OF TRUSTEE

5. LAND BANK BOARD OF TRUSTEES' AGENDA

5.1 **LAND BANK PROPERTY TRANSFERS**

Synopsis: The following **property transfer application(s)** were presented at the 11/03/25 Neighborhood & Community Development standing committee meetings:
Please visit the new site to review the applications below
https://gisapp.wycokck.org/Landbank.html
22 Property Transfers

*On November 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*
Tracking #: 211282

5.2 **LAND BANK OPTIONS**

Synopsis: The following **option application(s)** were presented at the 11/03/25 Neighborhood & Community Development standing committee meetings:
Please visit the new site to review the applications below:
https://gisapp.wycokck.org/Landbank.html
19 Single Family Homes
3 Multi-Family

*On November 3, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 211283

6. CLERK'S-STATEMENT

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

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Applications

7.1.1 **COZ2025-022 - DARYL RAKOSKI**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to R-1 Single-Family District for residences at 12525 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211112

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District at 2320 Metropolitan Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211113

7.1.3 **COZ2025-025 - ROBERT FRECKS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1 Single-Family District to A-G Agriculture District for storage and a garden at 6208 Riverview Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211173

7.1.4 **COZ2025-026 - CASSANDRA JAQUEZ**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211174

7.1.5 **COZ2025-027 - PHILIP BOUTWELL**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211175

7.1.6 **COZ2025-028 - BRITNI ANDREASSEN**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211176

7.2 Special Use Permit Applications

7.2.1 **SP2025-051 - MARK MASTER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for general automobile maintenance at 6125 Speaker Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21937

7.2.2 **SP2025-055 - CARRIE DEPEW**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211182

7.2.3 **SP2025-062 - TAMARA MCCONNELL**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a liquor store at 1130 Quindaro Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211124

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a short-term rental at 4206 Mission Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211183

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-077) for a short-term rental at 819 Southwest Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211184

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-090) for a short-term rental at 4110 South Minnie Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211185

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-091, expires January 23, 2025) for a short-term rental at 4516 Eaton Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211187

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a restaurant and drinking establishment with live entertainment at 401 North 6th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211186

7.2.9 **SP2025-070 - PATRICIA SOTO**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP-2020-47, expired October 8, 2025) for keeping one (1) horse at 741 South 76th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211188

7.2.10 **SP2025-071 - NORTHWOOD LIQUOR**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a liquor store at 2862 West 47th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211189

7.2.11 **SP2025-072 - KURT RIETEMA**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a short-term rental at 1425 South 36th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211190

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a short-term rental at 548 North 80th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211191

7.2.13 **SP2025-074 - SARAH BELARDE**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-070) for continuation of a short-term rental at 3008 South 9th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211192

7.2.14 **SP2025-075 - STEVEN MCCORD**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a used automotive dealership at 2100 North 5th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211193

7.3 Vacation Application

7.3.1 **VAC2025-003 - ROSA MAINOR**

Synopsis: A RECOMMENDATION and ORDINANCE for a Vacation of a right-of-way for an undeveloped subdivision at 1910 South 16th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211195

7.4 Plan Review Application

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

Synopsis: A RECOMMENDATION for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 211181

8. REGULAR CONSENT AGENDA

8.1 **RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF EDWARDSVILLE, KANSAS FOR SOLID WASTE SERVICES**

Synopsis: Adopting a resolution authorizing the Unified Government to enter an interlocal agreement between the Unified Government and the City of Edwardsville, Kansas, concerning the disposal of household hazardous waste, dumpster days, and yard waste.

*On November 17, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211207

8.2 **RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF BONNER SPRINGS, KANSAS FOR SOLID WASTE SERVICES**

Synopsis: Adopting a resolution authorizing the Unified Government to enter an interlocal agreement between the Unified Government and the City of Bonner Springs, Kansas, concerning the disposal of household hazardous waste, dumpster days, and yard waste.

*On November 17, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211236

8.3 **RESOLUTION: ADHERENCE TO RULES OF PROCEDURE AND CIVIL ENGAGEMENT**

Synopsis: Adoption of a resolution reaffirming the Board of Commissioners commitment to respectful and civil engagement; adherence to rules of procedure and preservation of professionalism. This item was requested for addition to the agenda by Commissioner Ramirez.

*On November 17, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 211148

8.4 **ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)**

Synopsis: A Charter Ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18.

*On August 25, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting. At the Board of Commissioners meeting on September 4, 2025, a motioned was made and voted unanimously to return this item back to the **Administration and Human Services Standing Committee.** On September 22, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting. On October 2, 2025, this item was held over from the Board of Commissioners meeting. This item was heard at the November 6, 2025, Board of Commissioners meeting and was set back over to this meeting. On November 17, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21877

8.5 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on May 2, July 11, August 1, September 5, November 6, and December 19, 2024, and from the Special meeting on October 30 and November 20, 2025.

Tracking #: MINUTES

8.6 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated October 30, November 13, and 20, 2025.

Tracking #: WEEKLY BUSINESS

8.7 **RESOLUTION: AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 3475 (ADDED PER AGENDA UPDATE)**

Synopsis: Adoption of a resolution approving the Memorandum of Understanding with the American Federation of State, County, and Municipal Employees, Local 3475, for the period from January 1, 2025, through December 31, 2027.

Tracking #: 211303

9. MAYOR'S AGENDA

9.1 **PROCLAMATION: DISTRICT ATTORNEY DUPREE DAY**

Synopsis: A proclamation proclaiming December 4, 2025, as District Attorney Dupree Day.

Tracking #: 211291

9.2 **PRESENTATION: HONORING DISTRICT ATTORNEY MARK A. DUPREE, SR.**

Synopsis: Mayor Garner will recognize our District Attorney for his contributions to our county with a Proclamation and Dotte Proud Recognition.

For Information Only

Tracking #: 211284

9.3 **PRESENTATION: WYANDOTTE BEHAVIORAL HEALTH NETWORK**

Synopsis: Randy Callstrom, President/Chief Executive Officer, Wyandotte Behavioral Health Network, will provide a brief overview of the health network and share 2025 achievements and challenges.

For Information Only

Tracking #: 211285

9.4 **PROCLAMATION: LIVABLE NEIGHBORHOODS**

Synopsis: A proclamation proclaiming December 4, 2025, as Livable Neighborhood's 30th Anniversary.

Tracking #: 211286

9.5 **RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING**

Synopsis: Approval of a resolution to authorize $34,581,600 for specific sanitary sewer projects and $4,900,000 related to a stormwater project.

Tracking #: 211155

9.6 **ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A**

Synopsis: Approval of an ordinance/resolution authorizing sewer and storm sewer projects as required by the Consent Decree and authorization to issue 30-year general obligation debt in the amount of $39,481,600 plus issuance costs to finance said improvements. Bonds are to be repaid by sewer rates and storm sewer fees.

Tracking #: 211139

9.7 **RESOLUTION: SETTING PUBLIC HEARING REGARDING AMENDMENTS FOR 2025 AND 2026 CITY OF KANSAS CITY, KANSAS AND COUNTY OF WYANDOTTE BUDGETS**

Synopsis: Adoption of a resolution setting a public hearing regarding budget amendments for the Office of the Mayor/CEO and making appropriations for the Mayor's staff and vehicle for the 2025 and 2026 City of Kansas City, Kansas and Wyandotte County, Kansas budgets.

Tracking #: 211290

9.8 **COMMUNITY INPUT AND RECOMMENDATIONS**

Synopsis: Public forum to allow citizens to express concerns and present solutions relating specifically, and solely to the Unified Government’s span of interest and control. Participants will be limited to three minutes in duration. Citizens appearing in the Municipal Office Building will be given priority, followed by a limited number of participants who have registered online through the Unified Government Clerk’s Office. Those who have registered online may not be given an immediate opportunity to participate due to time constraints to be determined by the Mayor/CEO. If time allows, persons listening online who wish to make comments will be recognized. All interested participants should know that Mayor/CEO Garner has also placed a maximum time limit of 45 minutes to host & conclude these discussions. In the interest of time, there should be no expectation for the requested participant's guaranteed inclusion to be recognized for comment and participation.

For information only

Tracking #: 211287

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES’ AGENDA

12. ADMINISTRATOR'S AGENDA

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

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

This item was previously heard before the Board of Commissioners on July 31, August 28, and September 25, 2025. This item was previously heard again before the Board of Commissioners on October 30, 2025, and voted unanimously to be heard at the November 6, 2025, Board of Commissioners meeting. On the November 6, 2025, Board of Commissioners meeting, this item was voted on unanimously to be continued to this meeting.

Tracking #: 21779

12.2 **ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT)**

Synopsis: Approval of an ordinance authorizing the issuance of taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies, LLC Project), Series 2025B in a principal amount not to exceed $10,000,000 for the project located at 1700 Kansas Avenue.

Tracking #: 211100

12.3 **RESOLUTION: APPROVING FIRST AMENDMENT TO AMERICAN ROYAL AMENDED RESTATED DEVELOPMENT AGREEMENT (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)**

Synopsis: Approval of a resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to enter into the First Amendment to the Amended and Restated Development Agreement ("First Amendment").

Tracking #: 211277

13. COMMISSIONERS' AGENDA

14. PUBLIC ANNOUNCEMENTS

15. 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. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by

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

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

Join from PC, Mac, iPad, or Android:
https://wycokck.zoom.us/j/84004637342
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888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)
International numbers available: https://wycokck.zoom.us/u/kbu1e63DH

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AGENDA UPDATE
UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
THURSDAY, DECEMBER 4, 2025

CHANGE IN ORDER OF AGENDA ITEMS

The order of the agenda is changed as follows:

1. Call to Order/Roll Call
2. Invocation
3. Pledge of Allegiance
4. Revisions to December 4, 2025, Agenda
5. **Land Bank Board of Trustees Agenda**
6. **Clerk's Statement**
7. **Planning and Zoning Consent Agenda**
8. **Regular Consent Agenda**
9. Mayor's Agenda
10. Public Hearing Agenda
11. Standing Committees' Agenda
12. Administrator's Agenda
13. Commissioners' Agenda
14. Public Announcements
15. Adjourn

All items outlined under each of these categories will remain as published unless noted below.

ADDING ITEM

8. CONSENT AGENDA

Item No.8.7 – RESOLUTION: AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 3475

Synopsis: Adoption of a resolution approving the Memorandum of Understanding with the American Federation of State, County, and Municipal Employees, Local 3475, for the period from January 1, 2025, through December 31, 2027.

Tracking #: 211303

SUBSTITUTING DOCUMENTS

8. CONSENT AGENDA

Item No. 8.4 – ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX:
Substituting Charter Ordinance to comply with state regulations:
Aligns the language of the charter ordinance to the statute with respect to the entities on which the transient guest tax is levied, at the request of the state.
Clarifies that the capital improvement for the UG park system continues after December 31, 2028, and clarifies the percentages dedicated to certain uses within the eight percent transient guest tax levied after December 31, 2028.

Tracking #: 21877

12. ADMINISTRATOR'S AGENDA

Item No. 12.3 – RESOLUTION: APPROVING FIRST AMENDMENT TO AMERICAN ROYAL AMENDED RESTATED DEVELOPMENT AGREEMENT
Substituting Updated First Amendment to American Royal Amended and Restated Development Agreement:
Adding the following:
(d) A new Section 6.10(c) shall be added to the Agreement to read as follows: "*In the event that Developer shall fail to Substantially Complete and open all of the Improvements described in subsections (a) and (b) above on or before the date which is three (3) years after the Bond Closing for the First Issuance, then at the discretion and request of the UG, Developer hereby agrees to work with the UG to subdivide (or otherwise split) the Site so that the portions thereof which are not then occupied by open and operating Improvements are segregated for ad valorem property tax purposes; it being understood and agree that such unoccupied portions of the Site shall remain "commercial".*
Tracking #: 211277

Tracking ID: 211282

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #5.1.

LAND BANK PROPERTY TRANSFERS

BACKGROUND

The following **property transfer application(s)** were presented at the 11/03/25 Neighborhood & Community Development standing committee meetings:
Please visit the new site to review the applications below
https://gisapp.wycokck.org/Landbank.html
22 Property Transfers

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

FC Memo Land Bank Property Transfers 12.04.25

Approved by Mayor/Administrator to add to agenda.

Wyandotte County Land Bank

Economic Development Department

Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: November 20, 2025

SUBJECT: **Land Bank Property Transfers - No Opposition (Grouped for Approval)**

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below https://gisapp.wycokck.org/Landbank.html

Item	Name	Type	Address	Parcel
PT 1	Brandy Wells	Garden	3112 N 23RD ST	124223
PT 2	Arrison Davis	Garden	2204 N 12TH ST	157289
PT 4	Denise Olea	Garden	1219 GILMORE AVE	067344
PT 5	Bryan Torres	Garden	1315 OSAGE AVE	68127
PT 7	Donaldo Matute	Yard Extension	2631 N 21ST ST	163123
PT 8	Beth Cain	Yard Extension	917 REYNOLDS AVE	93416
PT 9	Gaudencio Rodríguez	Yard Extension	2011 N 14TH ST	98432
PT10	James Williams	Yard Extension	725 S 8TH ST	73670
PT11	Naomi Marquez	Yard Extension	1966 N 25TH ST	208302
PT12	Diana Holguin	Yard Extension	1114 ROWLAND AVE	156933
PT14	Isela Cervantes Vasquez	Yard Extension	1934 N 30TH ST	196009
PT15	Leonardo Alejo	Yard Extension	131 S 16TH ST	66601

Item	Name	Type	Address	Parcel
PT16	ARTURO HERNANDEZ	Yard Extension	1237 SHAWNEE AVE	72388
PT17	MARIA LOREDO ROJAS	Yard Extension	2915 PARKWOOD BLVD	210020
PT19	Sandra Rodriguez	Yard Extension	721 GARFIELD AVE	95218
PT20	Zenada Vargas	Yard Extension	2113 S FERREE ST	126384
PT21	Isaac E Villescaz Lopez	Yard Extension	84 S 13TH ST	66538
PT22	Robert Reynolds	Yard Extension	2416 N 10TH ST	157470
PT23	Randall Arnold	Yard Extension	210 S COY ST	121800
PT25	Wyandot Nation of Kansas	Donation	3429 N 32ND TER	163805
			3206 Sewell Ave	163806
			3425 N 32nd Ter	163807

Tracking ID: 211283

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #5.2.

LAND BANK OPTIONS

BACKGROUND

The following **option application(s)** were presented at the11/03/25 Neighborhood & Community Development standing committee meetings:
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3 Multi-Family

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

FC Memo Land Bank Options 12.03.25

Approved by Mayor/Administrator to add to agenda.

Wyandotte County Land Bank

Economic Development Department

Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: November 20, 2025

SUBJECT: **Land Bank Options - No Opposition (Grouped for Approval)**

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https://gisapp.wycokck.org/Landbank.html

Item	Name	Type	Address	Parcel
A 1	CKR Ventures, LLC	Single Family Home	4029 SILVER AVE	169921
A 2	CKR Ventures, LLC	Single Family Home	1015 SANDUSKY AVE	090212
			1023 SANDUSKY AVE	090215
A 3	Eric Powell-Ellison	Single Family Home	2700 N 7th ST TRFY	109677
A 4	Building Bridges KC Incorporated	Single Family Home	2906 N 89TH TER	184709
			8910 WEBSTER AVE	184708
A 5	Hector Maderos	Single Family Home	3306 N 33RD ST	165213
A 7	Dahmer Construction Services	Single Family Home	1869 N 29TH ST	195479
			2500 GARFIELD AVE	208315

Item	Name	Type	Address	Parcel
A 8	Gerania Ramos	Single Family Home	1428 N 31ST ST	910829
A 9	Ted Ihde	Single Family Home	3212 EVERETT AVE	063570
A 10	RA Engineering Corp	Single Family Home	905 SANDUSKY AVE	090329
			1015 SANDUSKY AVE	090212
			1013 SANDUSKY AVE	090211
			1011 SANDUSKY	090210
A 11	Pillar KC LLC	Single Family Home	946 SPLITLOG AVE	092897
			926 SPLITLOG AVE	092889
			853 TAUROMEE AVE	090433
			1033 GRANDVIEW BLVD	080567
B 1	Casey Bond	Multi Family	654 SIMPSON AVE	120989
			650 SIMPSON AVE	121082
			648 SIMPSON AVE	120990

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

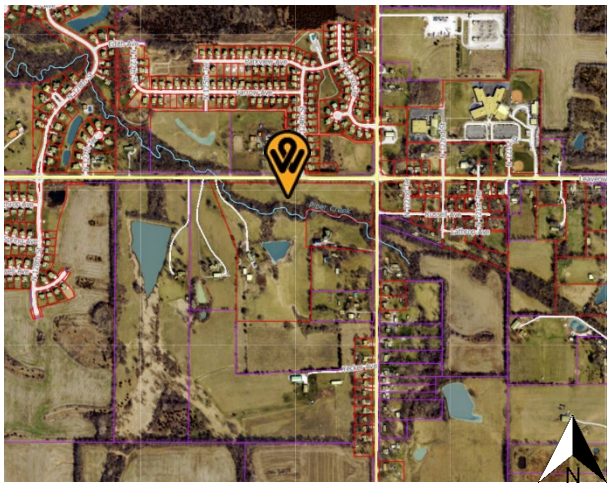
Subject Property:
12525 Leavenworth Road
Kansas City, Kansas 66109

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, November 10, 2025, and December 4, 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 7 to 0 to recommend **APPROVAL** of application **COZ2025-022**, subject to:

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

ATTACHMENTS

November 10, 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 Approval	October 30, 2025 Remanded back to CPC December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-022** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

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

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 24:52:
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 three (3) single-family homes on 9.06 acres at 12525 Leavenworth Road.

Present in Support:

- Krystal Voth, Applicant Representative, Atlas Land Consulting LLC, 14500 Parallel

Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 28:37: Lead Planner Byron Toy stated that this application was remanded back to the City Planning Commission by the Board of Commissioners. During that meeting there was discussion on the language of the code, which states that "development of multiple lots should be a Planned District". If the language is "shall", it would count as a requirement, but the code states "should", which functions as a guideline. It is not common for subdivisions to be Planned Districts unless there is a very specific use or commonality that the Staff or Developer is trying to achieve. An example of that could include all homes using a specific building material, which would require further review during the building permitting stage to ensure that the subdivision is following the enhanced conditions of approval. Upon staff's discretion, it was not deemed necessary for a smaller three (3) lot subdivision. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 30:11:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-022:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

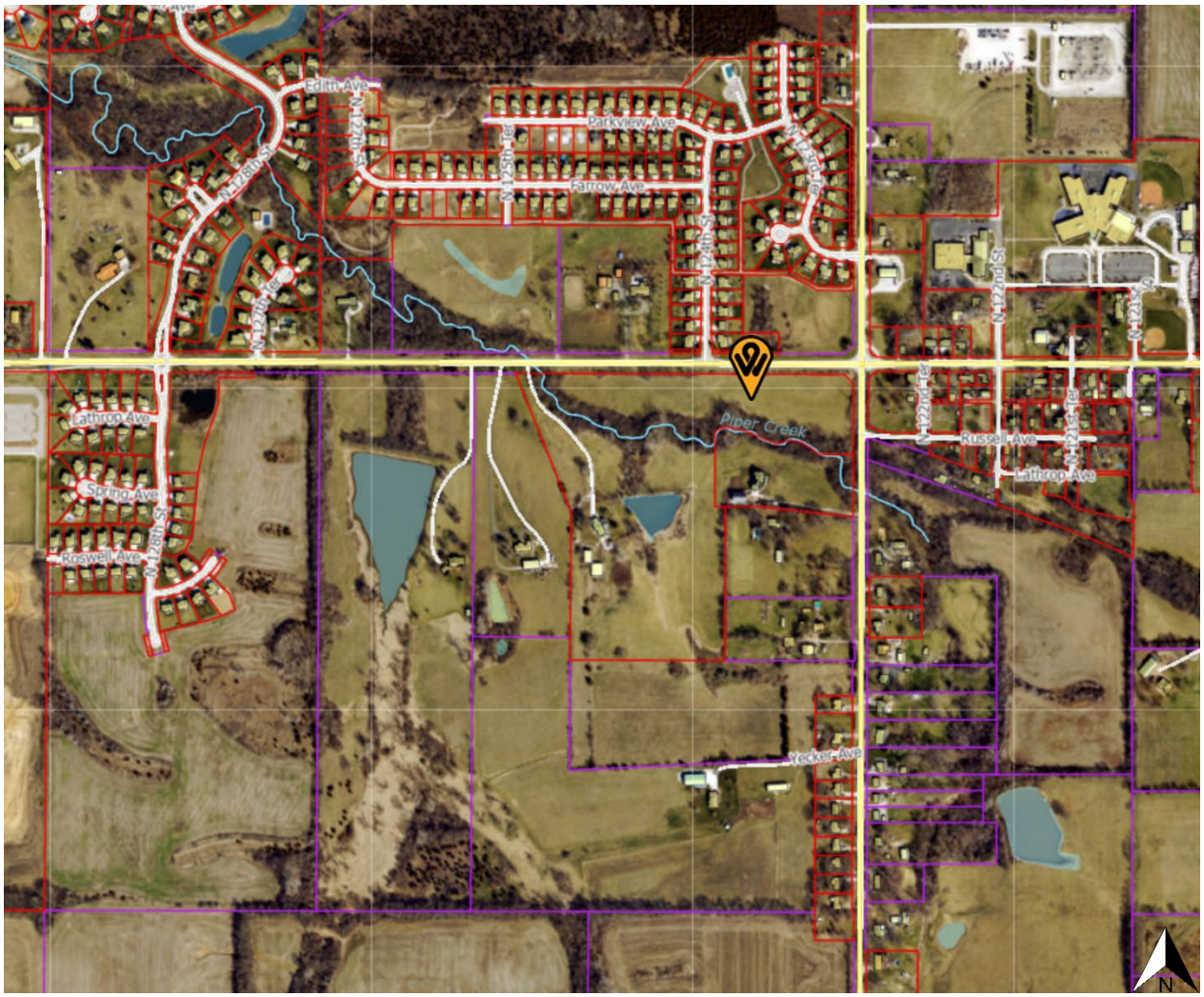
1. **Based on the concept plan, lots 1 through 3 comply with the lot width and lot area along the major street, Leavenworth Road. Additionally, all three (3) proposed lots exceed the minimum lot area for septic service. As a result, no future variances are necessary;**
2. **Future sidewalk on Leavenworth 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;

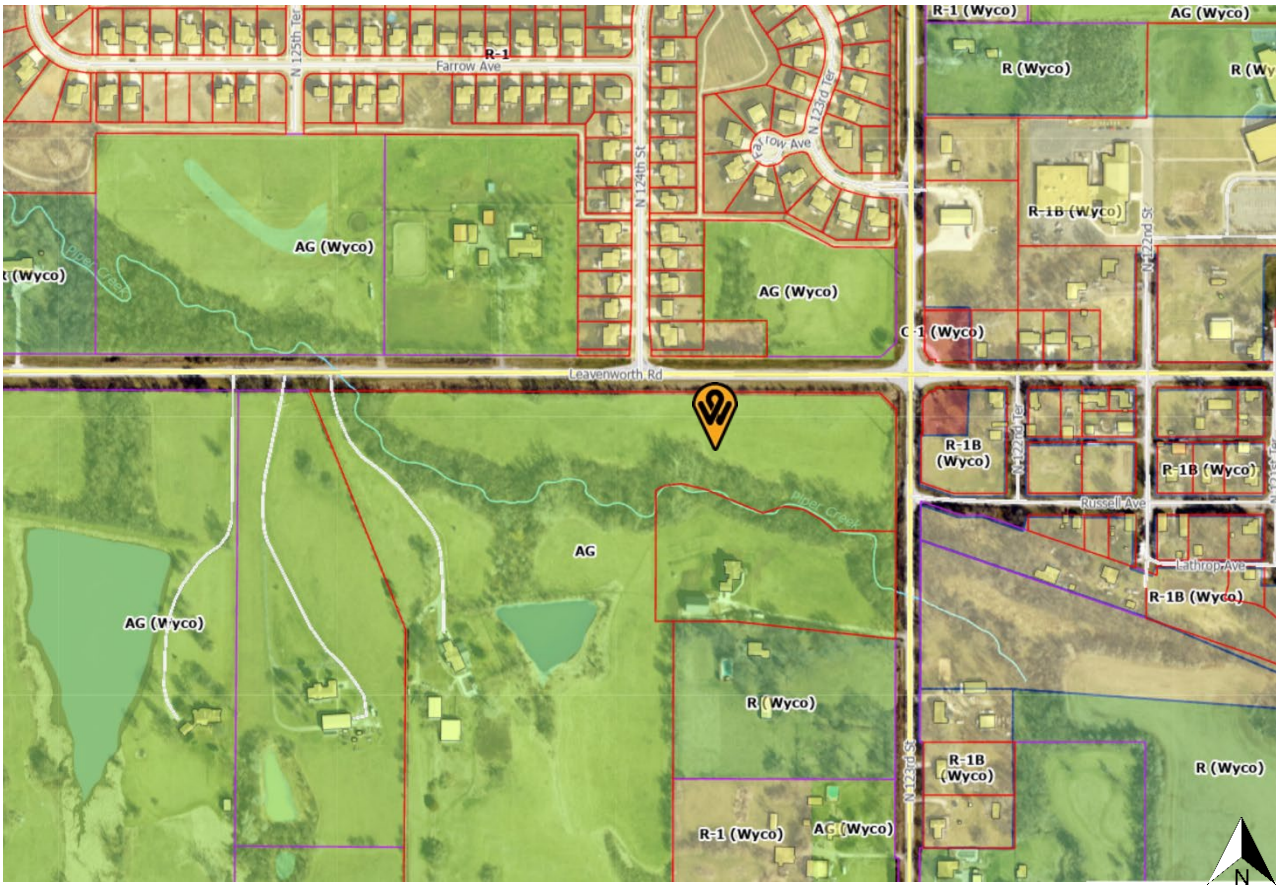
5. **Review the Prairie Delaware Piper Area Plan Residential Design Guidelines for residential building materials, architectural diversity, front loaded garages and identification features;**
6. **The minimum habitable square footage (not including the garage) in Area 1 is 1,600 square feet;**
7. **Primary 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:**
    d. **Incorporate upper-level dormers above the garage, or,**
    e. **. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
    f. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure; and,**
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.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1
Farrow Ave
N 125th Ter
N 124th St
N 122nd Ter
Farrow Ave
AG (Wyco)
AG (Wyco)
Leavenworth Rd
R-1 (Wyco)
AG (Wyco)
R (Wyco)
R-1B (Wyco)
N 122nd St
R-1B (Wyco)
R-1B (Wyco)
Russell Ave
Lathrop Ave
R-1B (Wyco)
AG
AG (Wyco)
R (Wyco)
R-1B (Wyco)
R (Wyco)
R-1 (Wyco)
AG (Wyco)
N

LAND USE MAP

SLOAN
EDITH
PARKVIEW
FARROW
LATHROP
SPRING
ROSWELL
RUSSELL
YECKER
Planned Suburban Residential District
Public / Semi-Public
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

COZ2025-022 October 13, 2025 8

5. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable. Understood

6. The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units. Understood

7. Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:

a. Incorporate upper-level dormers above the garage, or,

b. Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,

c. Use trim, windows and other details to de-emphasize the visual impact of

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

Planning Engineering Comments:

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

1) None

B) Items that are conditions of approval:

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

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

1) None

Best,

Krystal Voth

Land Use Planner

ATLAS LAND CONSULTING

ENGINEERING • SURVEYING • DRONE • INSPECTION

14500 Parallel Road, Unit R

Basehor, KS 66007

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

Proudly WBE Certified in Kansas and Missouri

COZA2025-022 Meeting Minutes

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

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

Applicant Present: Daryl and Corinne Rakoski

Members of the public:

Rick & Teressa Ellis

3000 N 123rd Street

Jason Rakoski

14616 W 90th Street

Lenexa, KS

Grant Adams

5901 N Beaman Avenue

Parkville, Mo

Discussion:

Mr. Ellis inquired whether the entire parcel is being rezoned. Mr. D Rokoski confirmed that only the nine acres north of the stream along the roadway are being rezoned. Mr. Ellis also inquired why the entire property would require platting. Krystal Voth explained the process for platting and the requirement to plat the entire property. Mr. Ellis also inquired about the planning commission/public hearing process. Krystal Voth explained that the meeting will be held in person or via ZOOM on October 13. Krystal explained the general 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 RIGHT OF WAY LINE LEAVENWORTH RD
LEAVENWORTH RD
N 123RD STREET
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
1. 6.22' WEST TO
FENCE CORNER
2. 14.33' EAST TO
POWER POLE
S88°14'15"W
40.00' (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)
N89°43'45"W 453.27' (DEED & MEAS)
S88°15'32"W
168.74' (DEED
& MEAS)
S46°44'01"E
63.67' (DEED & MEAS)
N89°17'44"E 1593.51' (MEAS) & 1593.10' (DEED)
1449.74
375.75
457.99'
50' R/W
50' B/L
20' B/L
10' U/E

(First published_____)

COZ2025-022

ORDINANCE NO._____

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

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

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

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

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

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

along said centerline, South 70 Deg 01’30” West, a distance of 31.55 feet; thence continuing along said centerline, South 85 Deg 56’42” West, a distance of 42.33 feet; thence continuing along said centerline, North 62 Deg 22’44” West, a distance of 79.87 feet; thence continuing along said centerline, North 77 Deg 31’06” West, a distance of 44.00 feet; thence continuing along said centerline, North 89 Deg 28’46” West, a distance of 52.83 feet; thence continuing along said centerline South 75 Deg 58’11” West a distance of 33.66 feet; thence continuing along said centerline South 63 Deg 56’52” West a distance of 66.34 feet; thence continuing along said centerline North 71 Deg 57’29” West, a distance of 225.28 feet; thence North 01 Deg 45’45” West, a distance of 236.20 feet to a point on the North line of said Lot 1; thence North 88 Deg 17’44” East, along said North line a distance of 1233.51 feet; thence South 46 Deg 44’01” East, a distance of 63.67 feet to a point on the East line of said Lot 1; thence South 01 Deg45’45” East, along said East line, a distance of 340.81 feet to the point of beginning, located at 12525 Leavenworth Road,

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

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

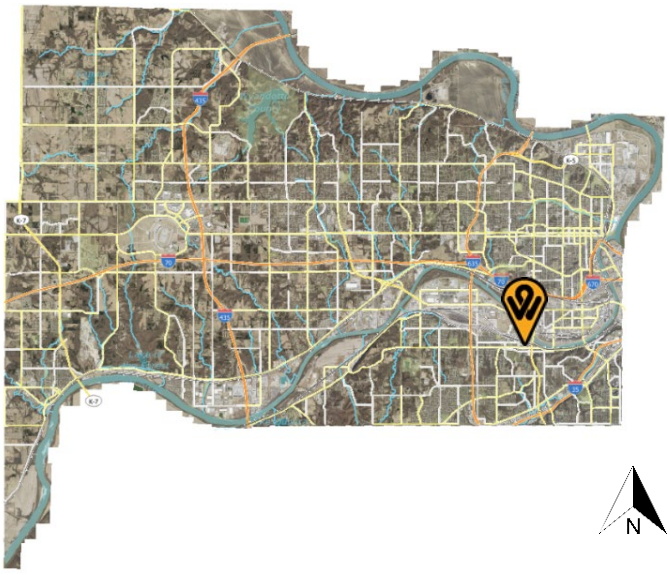
Subject Property:
2320 Metropolitan Avenue
Kansas City, Kansas 66106

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-023**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-023** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-023** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-023,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 31:06:

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.
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.

Present in Support:

- Joel Jackson, Applicant Representative, Bishop Engineering Company, 3501 104th Street, Urbandale, Iowa 50322

Present in Opposition:

- No one appeared

Staff Recommendation starts at 32:48: Lead Planner Byron Toy stated that staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 33:03:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-023:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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;

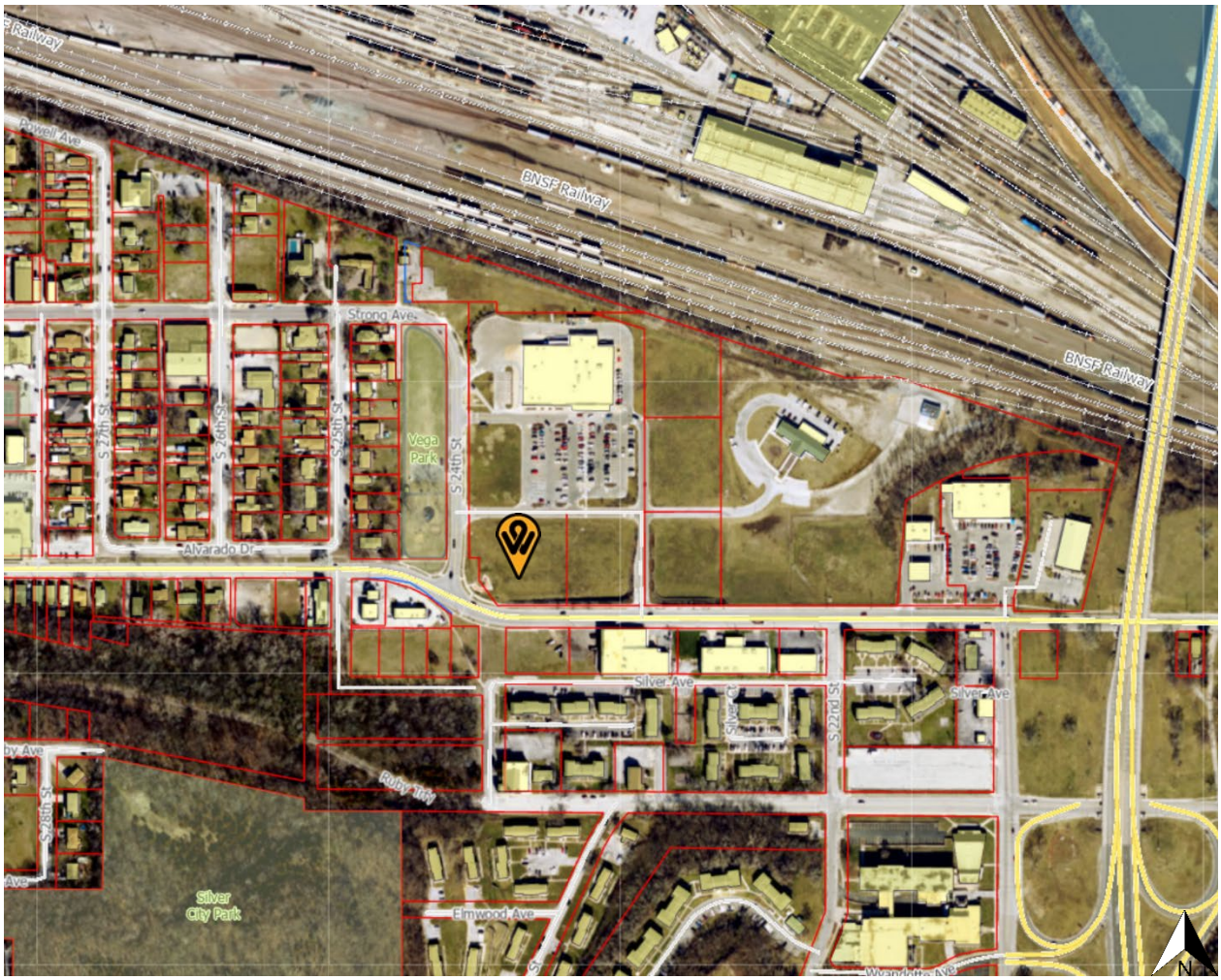
16. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way;**
17. **All landscaping 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;

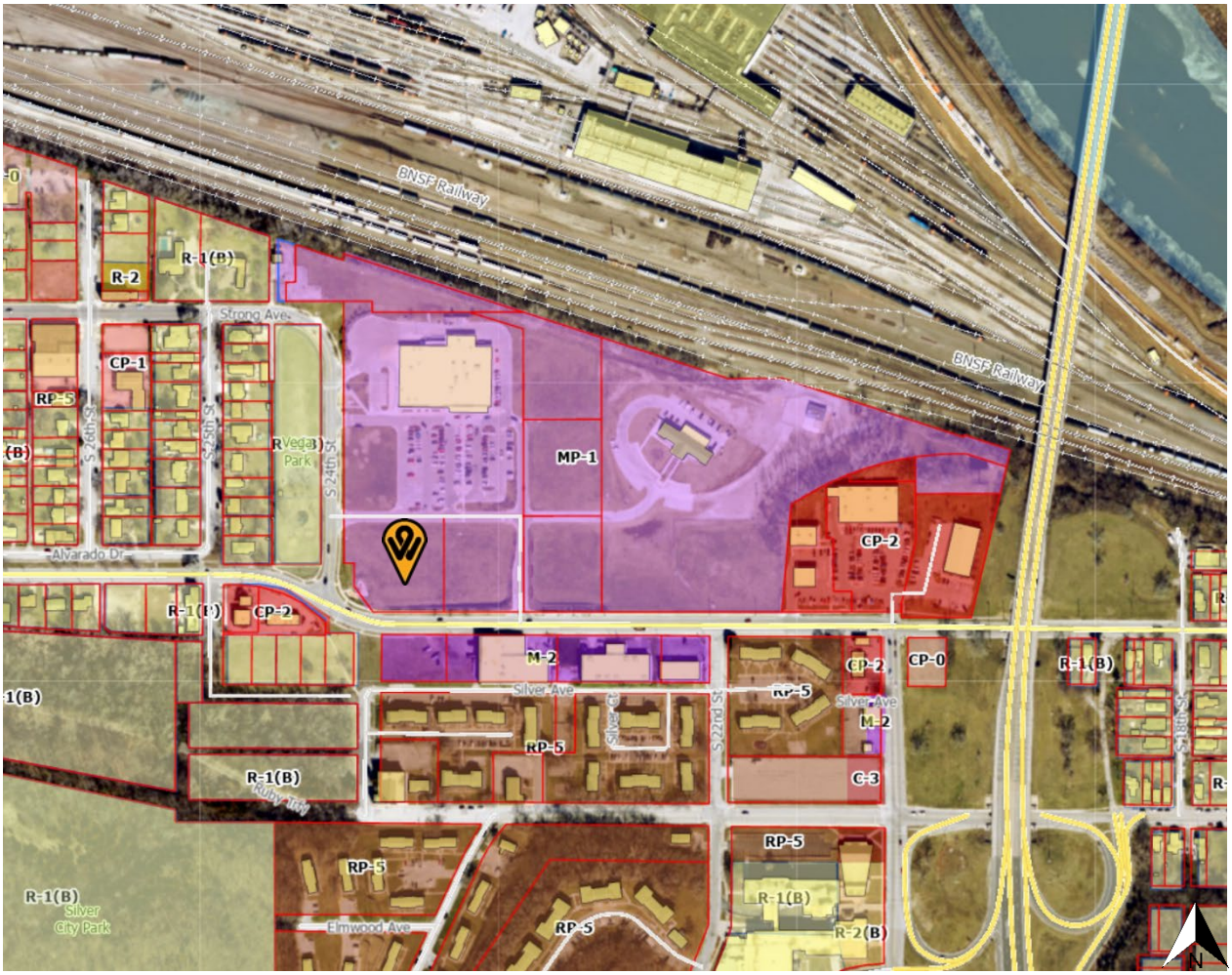
28. **Subject to approval of the Final Development Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater 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


BNSF Railway
BNSF Railway
R-1(B)
R-2
Strong Ave
CP-1
RP-5
S 24th St
S 25th St
Vega Park
S 24th St
MP-1
CP-2
Alvarado Dr
R-1(B)
CP-2
M-2
Silver Ave
RP-5
CP-2
CP-0
R-1(B)
RP-5
Silver Ave
M-2
RP-5
Silver Ct
S 22nd St
C-3
R-1(B)
Ruby Trl
RP-5
RP-5
R-1(B)
Silver City Park
Elmwood Ave
RP-5
R-1(B)
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
SILVER
22ND
SILVER
21ST
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

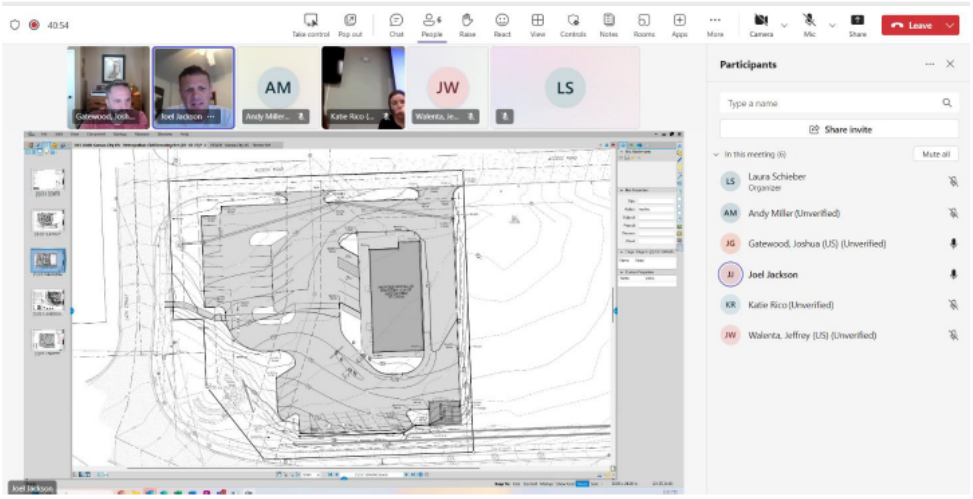
Application Number: COZ2025-023-2320-Metropolitan Avenue

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.

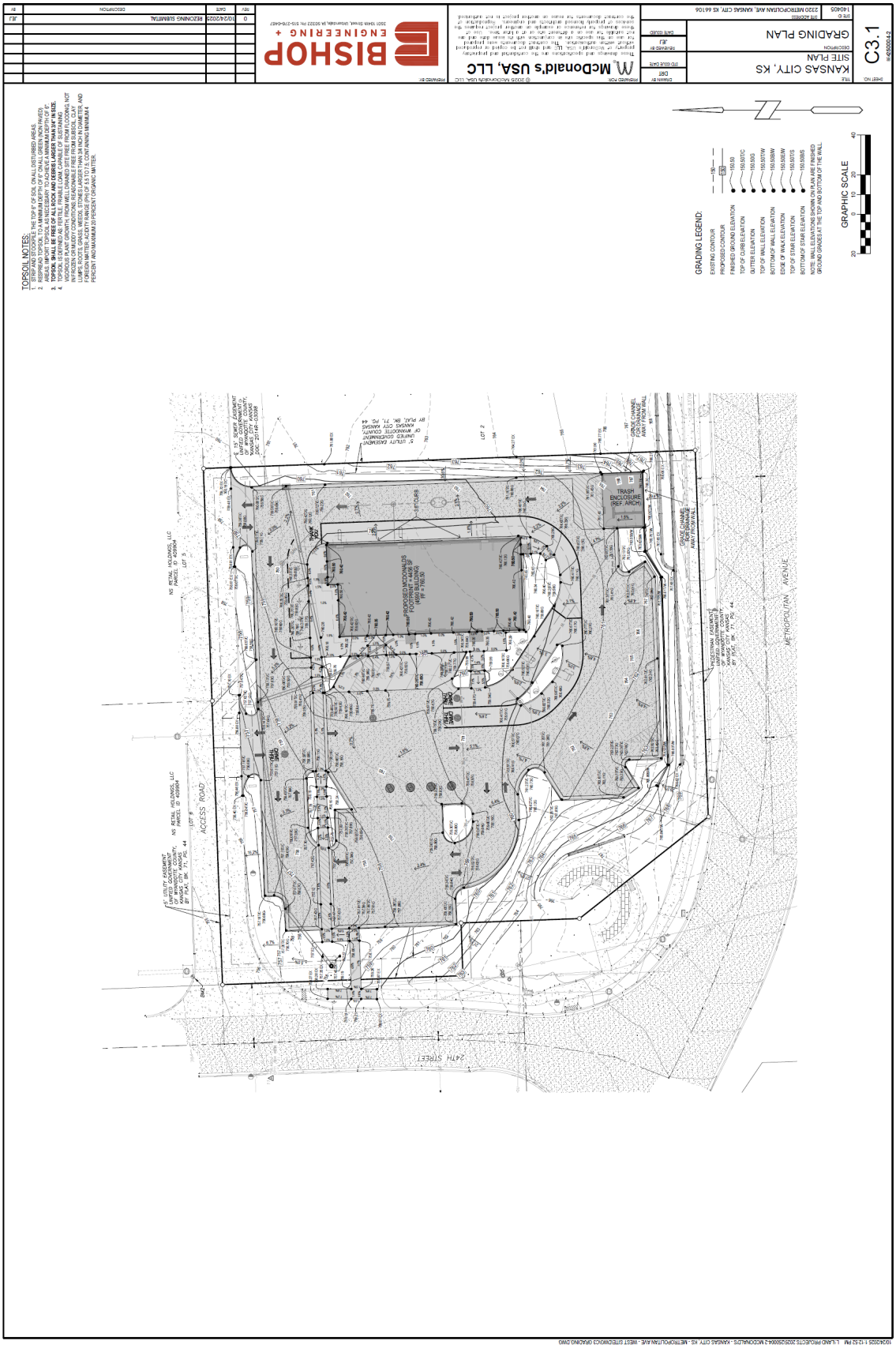
My commission expires 25 of July, 2027.

Notary Public

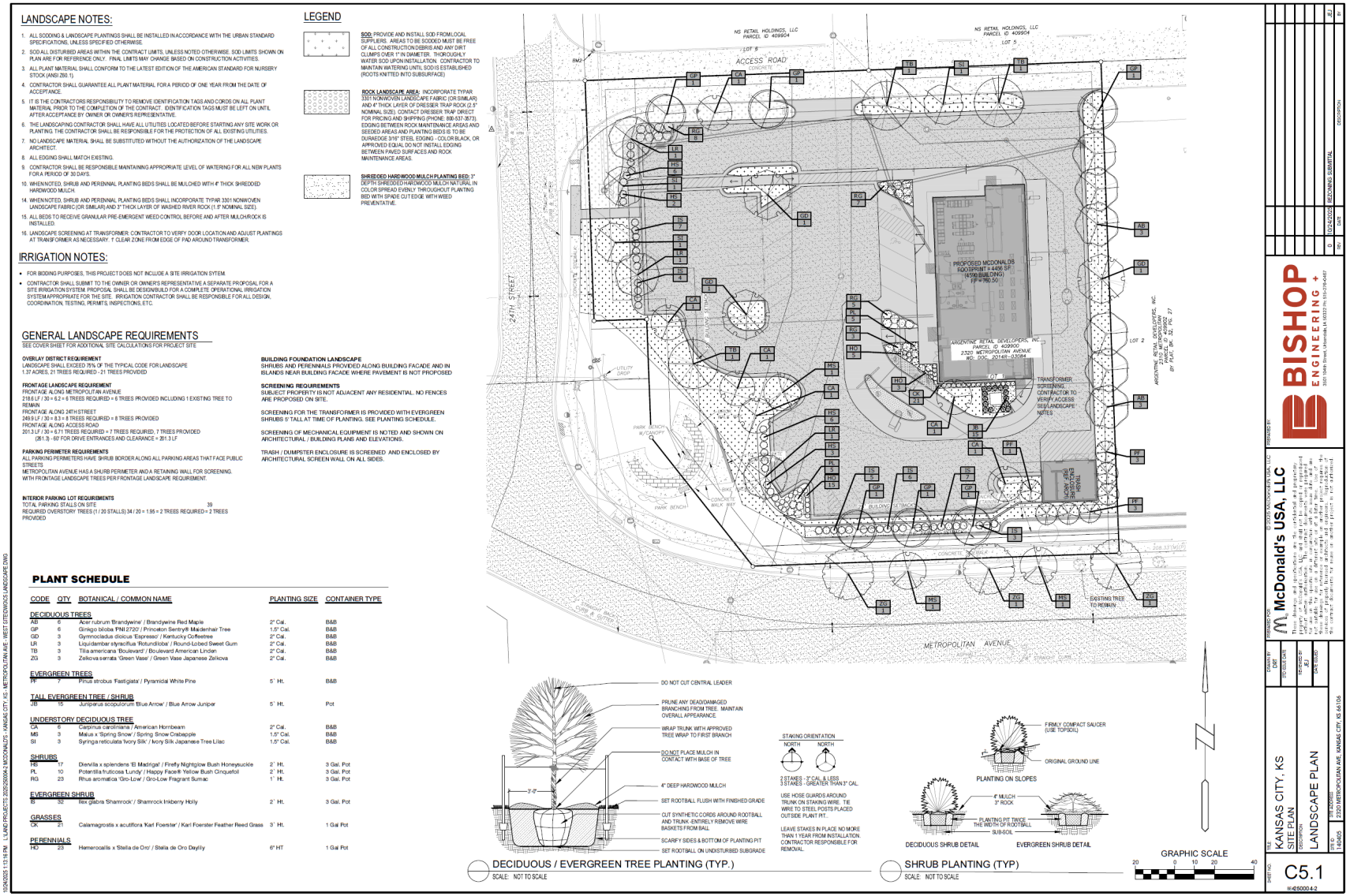
NIKKI THUMMEL
Commission Number 857555
My Commission Expires
July 25, 2027

SHEET NO
C2.2
TITLE
KANSAS CITY, KS
SITE PLAN
DESCRIPTION
COD LAYOUT PLAN
SITE ID
1404035
SITE ADDRESS
2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
DRAWN BY
DMT
CHECKED BY
JEJ
STD ISSUE DATE
DATE ISSUED
PREPARED FOR
McDonald's USA, LLC
PREPARED BY
BISHOP ENGINEERING
3301 Tower Creek Parkway, Ste 200 Atlanta, GA 30339 PH: 678-578-4487
NO
DATE
DESCRIPTION
BY
0
10/24/2025
REZONING SUBMITTAL
JEJ
GRAPHIC SCALE
TRASH ENCLOSURE (REF. ARCH)
PROPOSED MCDONALDS FOOTPRINT = 4456 SF (4590 BUILDING) FF = 760.50
GAS METER
DRIVE-THRU LENGTH= 195±
25' BUILDING SETBACK
DRIVE THRU
ROLL FORWARD SIGN & BOLLARD "PULL AHEAD 1M"
ROLL FORWARD SIGN & BOLLARD "TURN LEFT 1M"
THANK YOU
S00°03'51"W(P)
S02°07'44"E
249.13'(M)
COD CONSTRUCTION NOTES:
1. SEE SHEET C2.1 FOR SIGNAGE.
2. SEE SHEET C2.1 FOR CANOPY.
3. SEE SHEET C2.1 FOR CANOPY.
4. SEE SHEET C2.1 FOR CANOPY.
5. SEE SHEET C2.1 FOR CANOPY.
6. SEE SHEET C2.1 FOR CANOPY.
7. SEE SHEET C2.1 FOR CANOPY.

STRIPING NOTES:
GENERAL NOTES:
METROPOLITAN AVENUE
24TH STREET
ACCESS ROAD
GRAPHIC SCALE
PAINTED DRIVE THRU WITH ARROW
PAINTED ARROW
PAINTED "THANK YOU"
CURBSIDE PAVEMENT MARKING
CIRCULATION DIRECTION ARROW
ROLL FORWARD PAINTED ARROW
DRIVE THRU
THANK YOU
KANSAS CITY, KS
SITE PLAN
STRIPING PLAN
C2.6
McDonald's USA, LLC
BISHOP ENGINEERING


C3.1
GRADING PLAN
KANSAS CITY, KS
SITE PLAN
2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
McDonald's USA, LLC
BISHOP ENGINEERING
10/24/2025 REZONING SUBMITTAL
TOPSOIL NOTES:
GRADING LEGEND:
GRAPHIC SCALE
TRASH ENCLOSURE (REF. ARCH)
PROPOSED MCDONALDS FOOTPRINT BUILDING FFE = 780.50
ACCESS ROAD
METROPOLITAN AVENUE
24TH STREET

UTILITY NOTES:
SANITARY SEWER CONNECTION NOTES:
WATER MAIN CONNECTION NOTES:
CRITICAL CROSSING NOTES:
ACCESS ROAD
24TH STREET
METROPOLITAN AVENUE
TRASH ENCLOSURE (REF. ARCH)
PROPOSED MCDONALDS FOOTPRINT BUILDING (RF = 790.50)
GREASE LINE (REF. PLANS)
GAS METER
TRANSFORMER PAD WITH PRIMARY SECONDARY
GRAPHIC SCALE
KANSAS CITY, KS
SITE PLAN
UTILITY PLAN
C4.1
BISHOP ENGINEERING
McDonald's USA, LLC
RECEIVED
RECEIVED
RECEIVED



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: 800-537-3573). 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	Carpinus 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				
IS	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				
HD	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

NO	DATE	DESCRIPTION
0	12/4/2025	REZONING SUBMITTAL

BISHOP ENGINEERING
3301 SW 9th Street, Lee's Summit, MO 64081 Ph: 913-284-0467

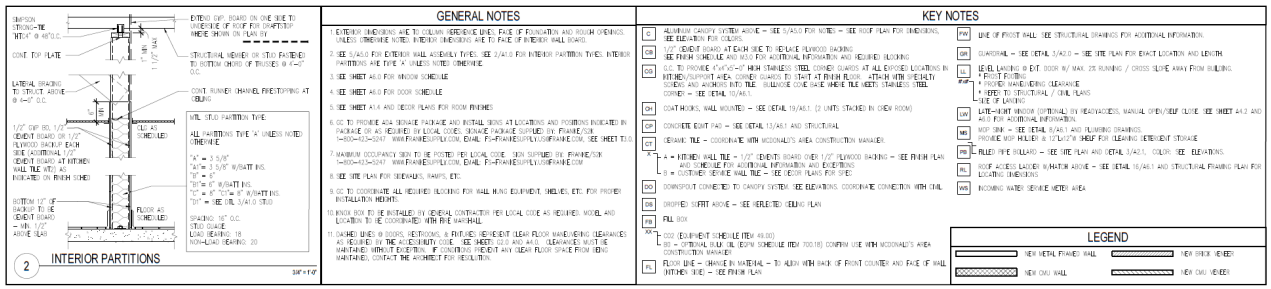
PREPARED FOR: McDonald's USA, LLC
© 2025 McDonald's USA, LLC
PREPARED BY:

DRAWN BY: DRT
DESIGNED BY: JRS
CHECKED BY: JRS
DATE ISSUED: 12/4/2025

TITLE: KANSAS CITY, KS
SITE PLAN
DESCRIPTION: LANDSCAPE PLAN
PROJECT ADDRESS: 2320 METROPOLITAN AVE, KANSAS CITY, KS 66106
JOB NO: 140405

SHEET NO: C5.1

I:\140405 1-13-16 PM - L:\LAND PROJECTS 2025\2509042 MCDONALDS - KANSAS CITY, KS - METROPOLITAN AVE - WEST SITE\WOOD LANDSCAPE.DWG



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CARL LINGLE LICENSED ARCHITECT 7997 STATE OF ILLINOIS
10-15-25

STATE ID: 1504-05
PROJECT #: 25-079
NATIONAL #: 44556
DRAWN BY: RP
CHECKED BY: JK

DATE: 10/15/25 - PERMIT / BID SET
REVISIONS

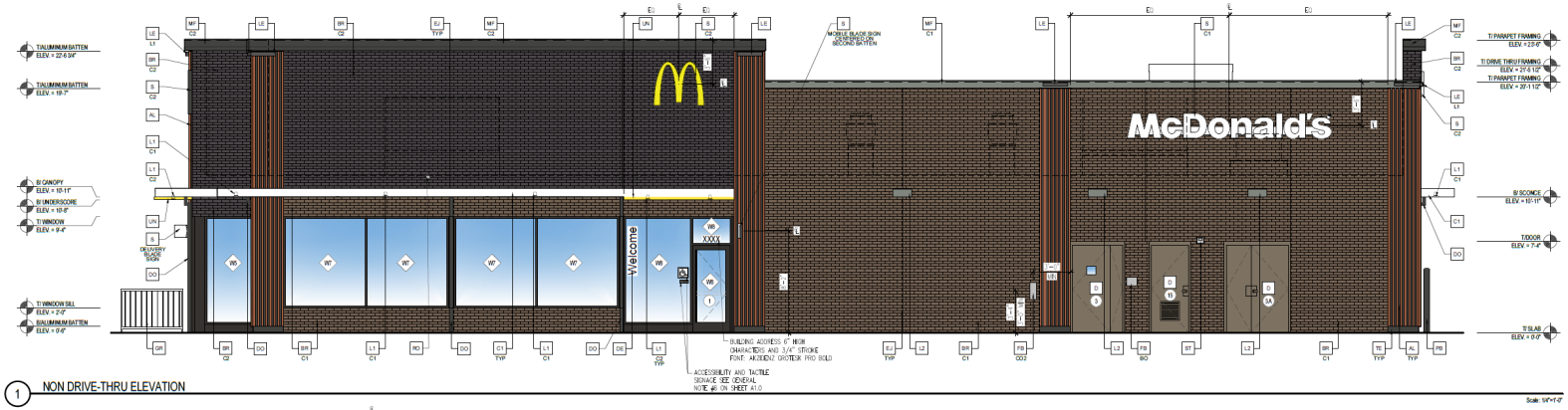
CLIENT
McDonald's USA, LLC

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

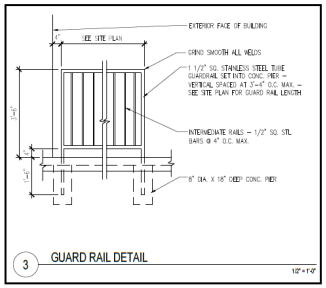


1 NON DRIVE-THRU ELEVATION

Scale: 1/4"=1'-0"

2 FRONT ELEVATION

Scale: 1/4"=1'-0"



3 GUARD RAIL DETAIL

1/2" = 1'-0"

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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: MIXED 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: SW3003 LIGHT BUFF BY SPEC MIX
  XX – COLOR:
  C1 = "SUMMERADO" 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: VOMELA (965) 330–7337, ann.boeser@vomela.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)
  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 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
- LT – RECESSED LIGHT FIXTURE – SEE ELECTRICAL
  ##–COLOR:
  C1 = WHITE
  C2 = GOLD
- LZ – 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
- RD – 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

LINGLE DESIGN GROUP inc
158 WEST MAIN STREET
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815.369.9155
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DENVER, CO 80202
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WWW.LINGLEDESIGN.COM

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CARL LINGLE LICENSED ARCHITECT 7997 10-15-25

STATE ID: 150405
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 _____

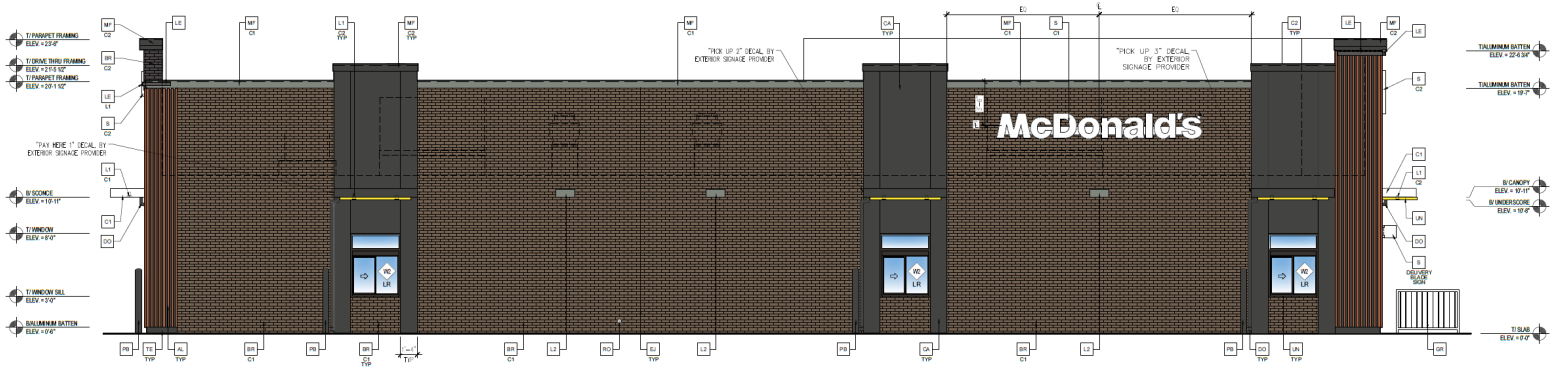
CLIENT
McDonald's USA, LLC

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

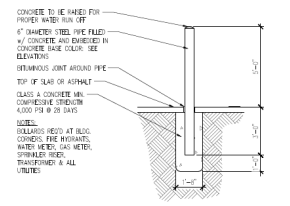


1 DRIVE-THRU ELEVATION

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: SW3special 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 — DETAIL BY DRAWINGS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED) SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.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: C02 = BULK CO2 (EQPM SCHEDULE ITEM 49.01) 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)
- 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 310-30 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
- W — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS COLOR: DARK BRONZE – SEE SHEET A5.0 FOR ASSEMBLY NOTE & A6.0 FOR WINDOW TYPES.
- WP — DRIVE-THRU WINDOWS BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL SPEAK, ELECTRONIC RELEASE COLOR: DEEP BRONZE SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT
- XX —

QC 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 1-800-423-5247, 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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LENA, IL 61048
815.369.9155
1764 BLAKE ST
DENVER, CO 80202
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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 _____

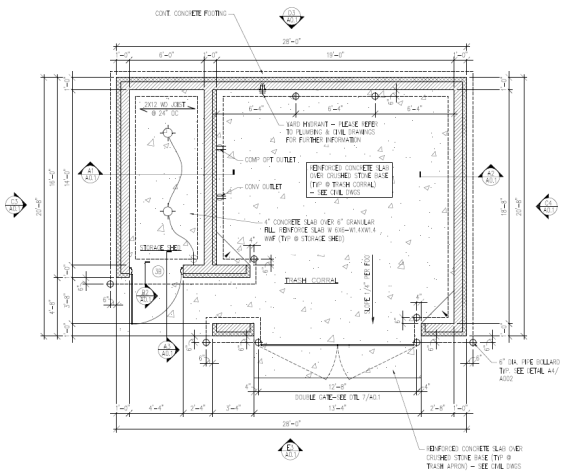
CLIENT
McDonald's USA, LLC

PROTOTYPE
BB20 4590 MS-HB
ISSUE DATE 08/27/25

ADDRESS
2320 METROPOLITAN AVE
KANSAS CITY, KS 66106

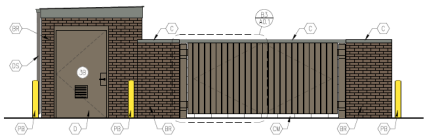
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1



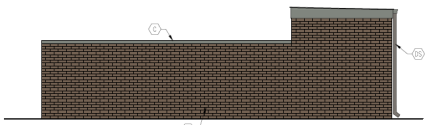
C1 TRASH ENCLOSURE PLAN W/ SHED

NOTE:
– INCANDESCENT LIGHT FIXTURE SHALL BE FURNISHED WITH GUARD, 40 WATT LAMP, AND SURFACE MOUNT. PASS & REMORE–#44 OR LIGHTING
LT1–#–1743–2000 AWG
– TURBINE FAN SHALL BE FURNISHED AND INSTALLED IN SHED ROOF.

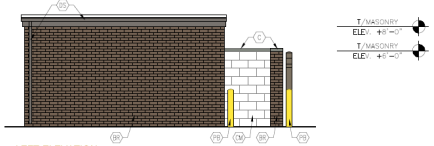


E3 FRONT ELEVATION

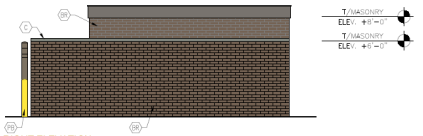
KEY NOTES:
- BRICK VENEER BY HERRON BRICK/CO. SMOOTH MORTAR COLOR LIGHT BUFF BY SW. MM
- METAL COPING – UNA–CLAD BY FIVESTONE ANNODIZED ALUMINUM COLOR: WEATHERED TAN
- CMU SEMI–GLOSS PAINTED FINISH
- HOLLOW METAL DOOR PAINT: FAIRVIEW TAUPE HC–85 BY BENJAMIN MOORE
- PIPE BOLLARD – PAINTED YELLOW
- GUTTER AND DOWNSPOUT COLOR: PAINT TO MATCH SURROUNDING MATERIALS



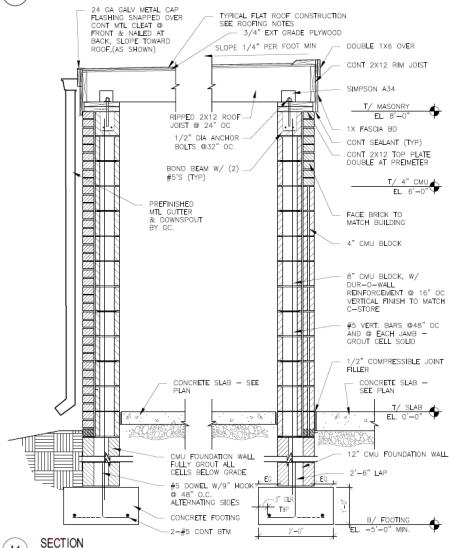
D3 REAR ELEVATION



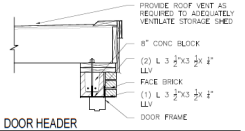
C3 LEFT ELEVATION



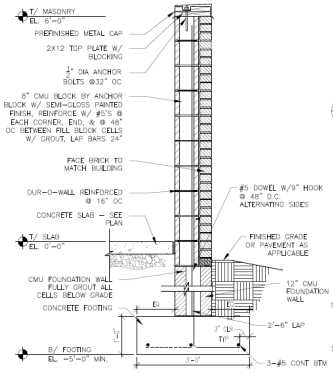
C4 RIGHT ELEVATION



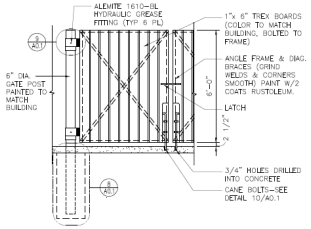
A1 SECTION



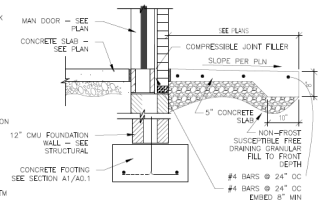
B2 DOOR HEADER



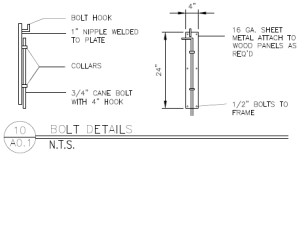
A2 TYPICAL WALL SECTION



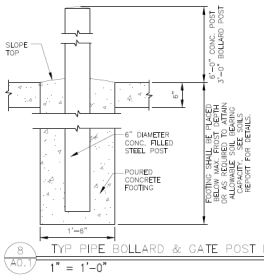
7 A0.1 TYPICAL GATE DETAIL
3/8" = 1'-0"



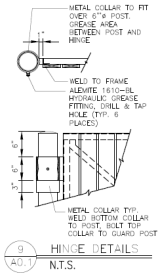
A3 SECTION AT TRASH ENCLOSURE STOOP



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
DENVER, CO 80202
303.974.5873
WWW.LINGLEDESIGN.COM

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CARL LINGLE 7997 REGISTERED ARCHITECT
10-15-25

STATE ID: 19A00
PROJECT #: 25-079
NATIONAL #: 44696
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

(First published_____)

COZ2025-023

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2320 Metropolitan Avenue, in Kansas City, Kansas, by changing the same from its present zoning of MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District.

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

Section 1. It is hereby found and determined that a petition was filed on August 27, 2025, by the owners of property to have the zoning of said property changed from its present zoning of MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District.

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

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

BEGINNING at the Southeast corner of Lot 1, ARGENTINE INDUSTRIAL PARK SECOND PLAT, monumented by a found mag nail in concrete; Thence South 87° 57' 55" West, 185.63 feet on the North Right-of-Way line of Metropolitan Avenue, also being the South line of said Lot 1; Thence North 38° 18' 57" West, 83.02 feet, on said North Right-of-Way line, and said South line; Thence North 02° 09' 27" West, 60.00 feet, on said North Right-of-Way line, and said South line;
Thence South 87° 57' 55" West, 26.68 feet, on said North Right-of-Way line, and said South line, to its intersection with the East Right-of-Way line of 24th Street, also being the West line of said Lot 1; Thence North 02° 07' 44" West, 121.78 feet, on said East Right-of-Way line, and said West line, to the Northwest corner of said Lot 1; Thence North 87° 52' 16" East, 261.36 feet, on the North line of said Lot 1, to the Northeast corner of said Lot 1; Thence South 02° 07' 44" East, 249.13 feet, on the East line of said

Lot 1, to the POINT OF BEGINNING, said Tract containing 60,026 square feet or 1.3780 acres, located at 2320 Metropolitan Avenue,

be changed from its present zoning of MP-1 Planned Light Industrial and Industrial Park District to CP-2 General Planned Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

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

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Change of Zone Petition COZ2025-025**

GENERAL INFORMATION

Applicant Information:
Robert Frecks
Applicant
6306 Riverview Avenue
Kansas City, Kansas 66102

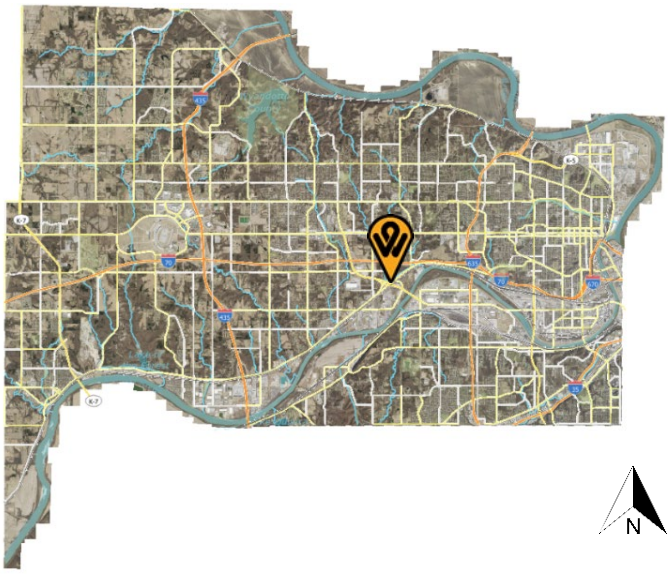
Subject Property:
6208 Riverview Avenue
Kansas City, Kansas 66102

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-025**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-025** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-025** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-025,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 33:59:
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. *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.

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

Present in Support:

- Steven McMann, 99 North 61st Street, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 36:23: Lead Planner Byron Toy stated that staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 36:37:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-025:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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;**
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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.

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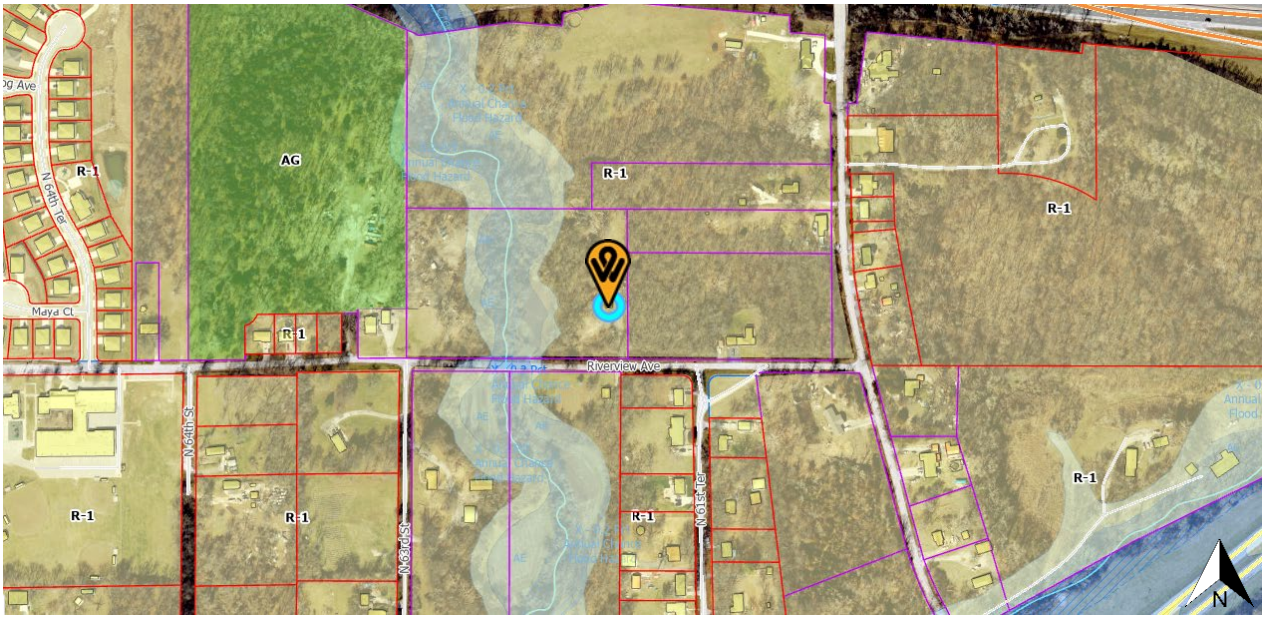
7. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty 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.**

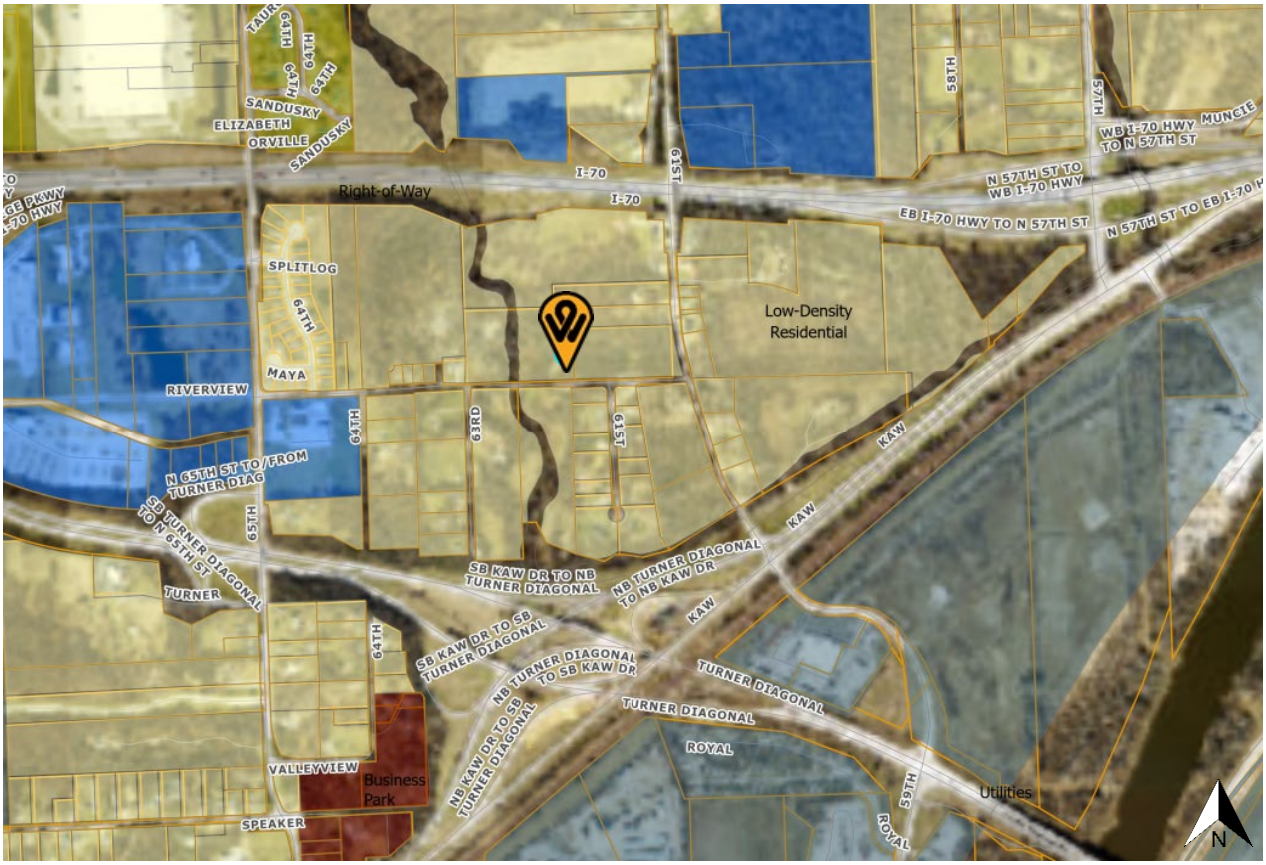
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP


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
NB TURNER DIAGONAL TO NB KAW DR
SB KAW DR TO SB TURNER DIAGONAL
NB TURNER DIAGONAL TO SB KAW DR
NB KAW DR TO SB TURNER DIAGONAL
TURNER DIAGONAL
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.

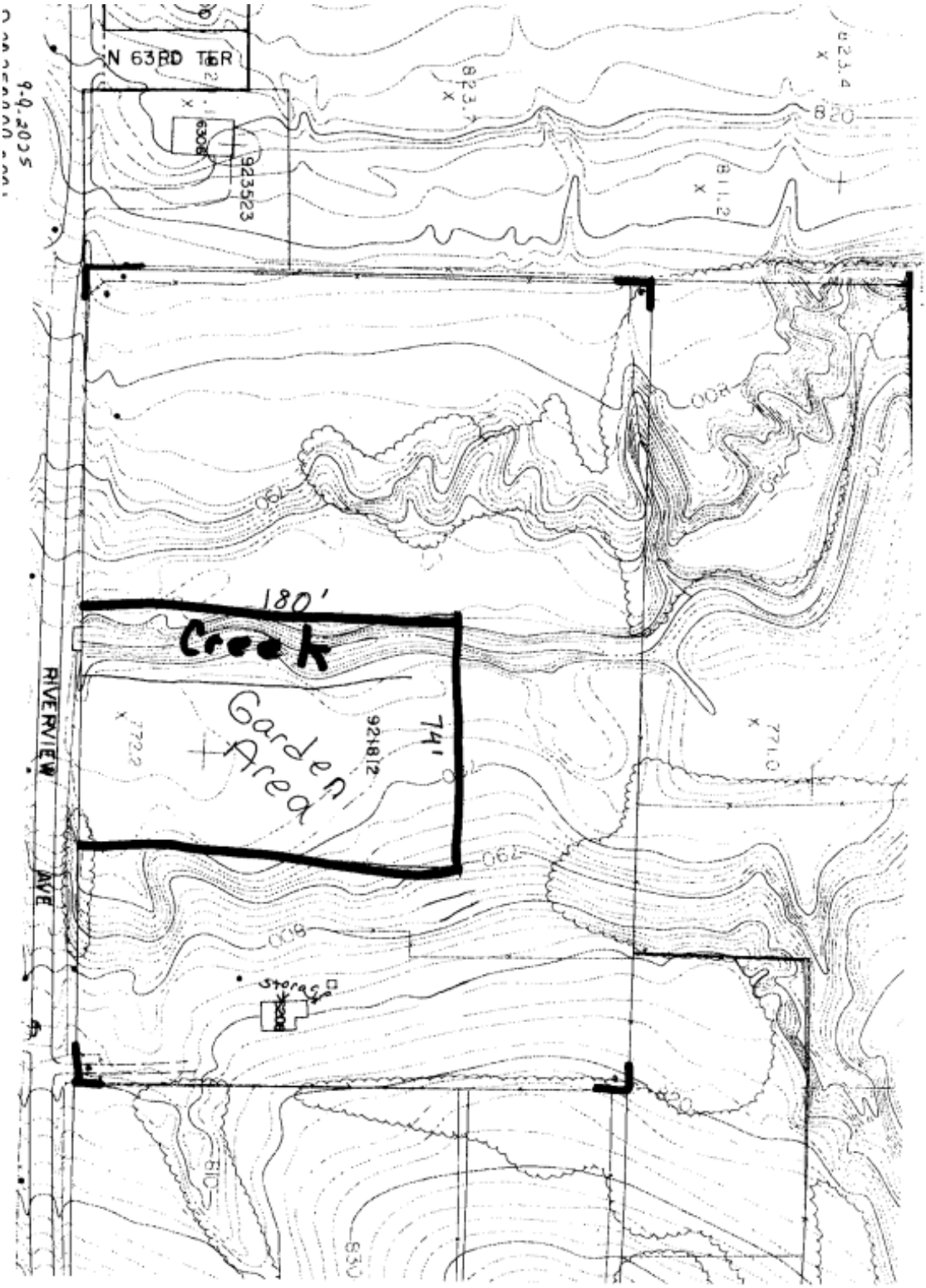
Had three (3) letters returned with no such number—unable to forward.

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
RIVERVIEW AVE
180'
Creek
Garden Area
74'
820
810
830

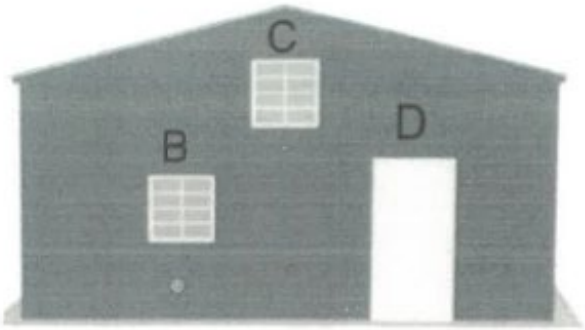
Storage shed

560 square feet

East

A: Only entrance/exit
80" H x 36" W

North



B : This windows will be 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

(First published_____)

COZ2025-025

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 6208 Riverview Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single-Family District to A-G Agriculture District.

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

Section 1. It is hereby found and determined that a petition was filed on August 29, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single-Family District to A-G Agriculture District.

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

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

SEC-18 TWP-11 RNG-24, S11, T11, R24, ACRES 7.240000, 185C BEG SW COR; E676.5, N478.5, W676.5, S478.5 TO POB 6AC, located at 6208 Riverview Avenue,

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

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Change of Zone Petition COZ2025-026**

GENERAL INFORMATION

Applicant Information:
Cassandra Jaquez
1817 Walker Avenue
Kansas City, Kansas 66104

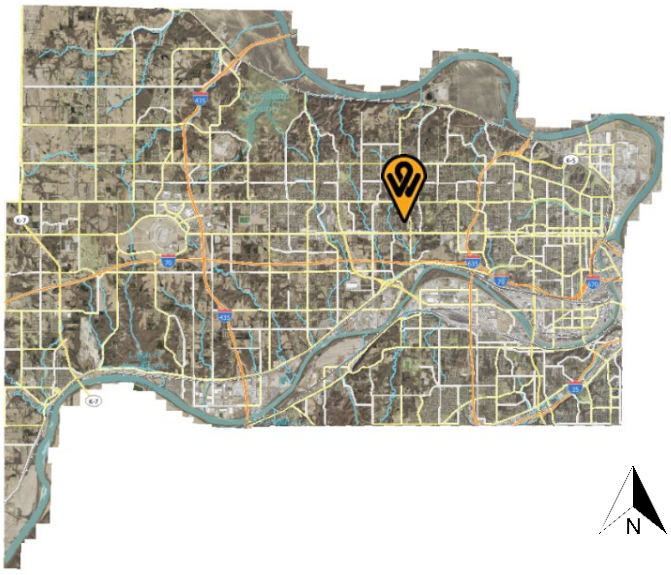
Subject Property:
1721 North 55th Street
Kansas City, Kansas 66104

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-026**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-026** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-026** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-026,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 37:24:
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. *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.

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

Present in Support:

- Cassandra Jaquez, Applicant, 1721 North 55th Street, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 39:33: Lead Planner Byron Toy stated that staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 39:48:

On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-026:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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

WOOD
Public /
Semi-Public
Institutional
Low-Density
Residential
54TH
55TH
Medium-Density
Residential
WALKER
FREEMAN
Right-of-Way
FREEMAN
FREEMAN
55TH
Floodway
N

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

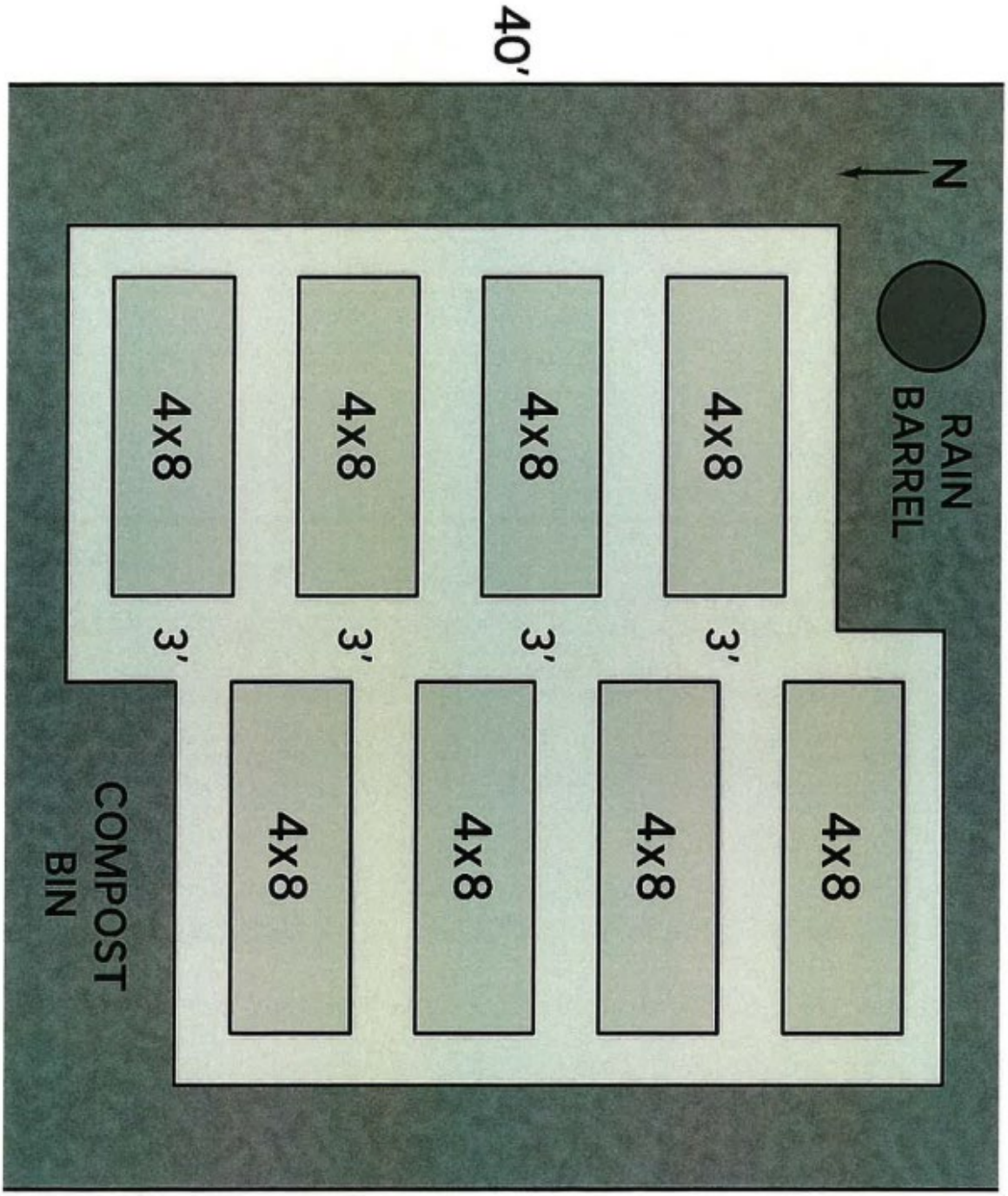
Meeting Summary

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
298.83 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 Hen House 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

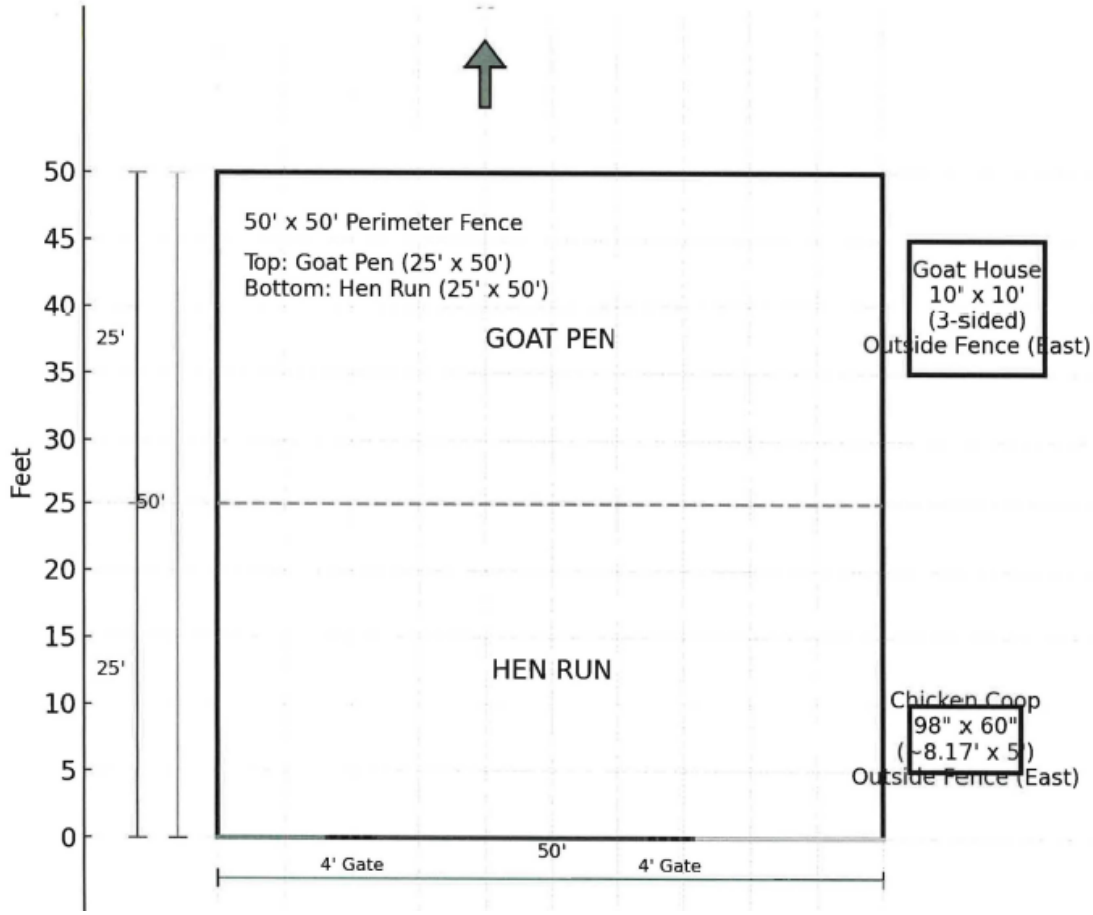
Coop Width 60in

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.

(First published_____)

COZ2025-026

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 1721 North 55th Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

Section 1. It is hereby found and determined that a petition was filed on September 23, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

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

Tract A: A tract of land in Government Lot 4 of the Northwest Quarter of Fractional Section 1, Township 11 South, Range 24 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point South 00 0 03’42" West 102 poles or 1683.00 feet by deed (1669.45 feet by survey measurement) from the Northwest corner of said Fractional Section 1 , as measured along the West line of the Northwest Quarter of said Fractional Section 1 , said point also being the West Quarter Corner of said Fractional Section 1 and the Southwest corner of said Government Lot 4; thence South 89 0 56'46" East 194.49 feet, along the South line of the Northwest Quarter of said Fractional Section 1 , to the true point of beginning; thence continuing South 89 0 56'46" East 256.05 feet, along said South line and the South line of said Lot 4; thence North 00 0 03'42" West 524.70 feet, parallel with the West line of the Northwest Quarter of

said Fractional Section 1 ; thence North 89 0 56 146" West 413.18 feet to a point on the East right-of-way line of 55th Street, as now established; thence South 15 0 39' 1 8" East 296.48 feet, along said East right-of-way line; thence North 74 0 20 142" East 25.00 feet, along said right-of-way line; thence South 15 0 39' 1 8" East 56.12 feet, along said East right-of-way line, to the beginning of a tangent curve concave to the West having a radius of 1206.28 feet; thence Southerly 195.89 feet, along the Easterly right-of-way line of said 55th Street and said curve to the right having a chord bearing of South 1 1 East and a chord distance 195.67 feet to the true point of beginning, subject to any part thereof in street, road or public rights-of-way. Tract B: The East 3.0 acres of a tract of land in Government Lot 4 of the Northwest Quarter of Fractional Section 1, Township 1 1 South, Range 24 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point South 00 0 03’42" West 102 poles or 1683.00 feet by deed (1669.45 feet by survey measurement) from the Northwest corner of said Fractional Section 1, as measured along the West line of the Northwest Quarter of said Fractional Section 1 , said point also being the West Quarter Corner of said Fractional Section 1 and the Southwest corner of said Government Lot 4; thence South 89 0 56 1 46" East 194.49 feet, along the South line of the Northwest Quarter of said Fractional Section 1 , to the true point of beginning; thence continuing South 89 0 5646" East 505.1 1 feet, along said South line and the South line of said Lot 4, to a point 42.40 poles or 699.60 feet by deed and survey measurement from the West line of the Northwest Quarter of said Fractional Section 1; thence North 00003’42" West 31.80 poles or 524.70 feet by deed and survey measurement, parallel with the West line of the Northwest Quarter of said Fractional Section 1; thence North 89 0 56’46" West 662.24 feet to a point on the East right-of-way line of 55th Street, as now established; thence South 1 5 0 39 ‘ 1 8" East 296.48 feet, along said East right-of-way line; thence North 74 0 20 ‘ 42" East 25.00 feet, along said right-of-way line; thence South 15 0 39' 1 8" East 56.12 feet, along said East right-of-way line; to the beginning of a tangent curve concave to the West having a radius of 1206.28 feet; thence Southerly 195.89 feet, along the Easterly right-of-way line of 55th Street and said curve to the right having a chord bearing of South 11 0 00'10" East and a chord distance 195.67 feet to the true point of beginning, subject to any part thereof in street, road or public rights-of-way, located at 1751 North 55th Street,

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

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein

described to be now zoned for A-G Agriculture District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Change of Zone Petition COZ2025-027**

GENERAL INFORMATION

Applicant Information:
Philip Boutwell
BHC
7101 College Boulevard, Suite 400
Overland Park, Kansas 66210

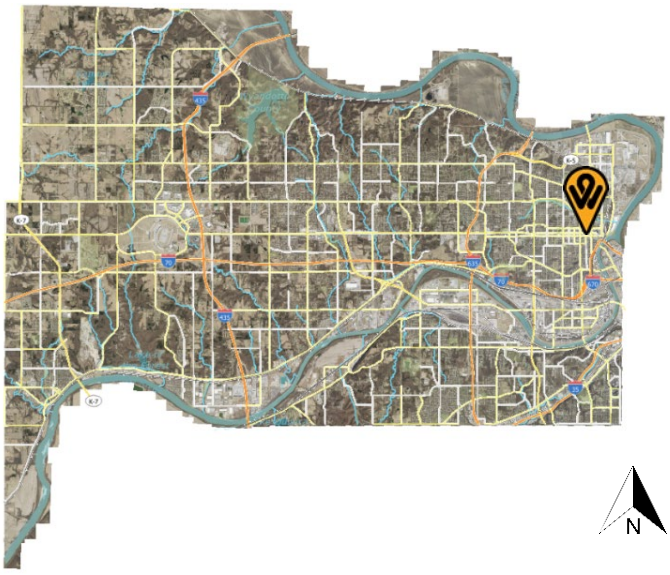
Subject Property:
601 Minnesota Avenue
Kansas City, Kansas 66101

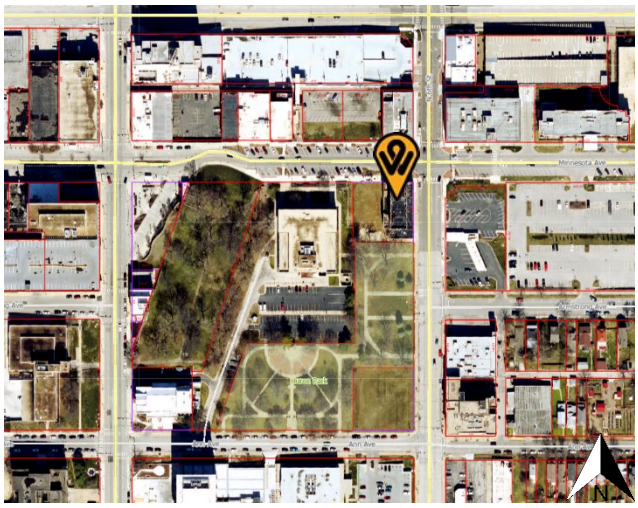
Requested Action and Purpose:
Approval of a Change of Zone from C-0 Nonretail Business District to C-D Central Business District for a mixed commercial, office and residential uses.

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-027,** subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-027** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-027** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-027,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 40:36:
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. *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.

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

Present in Support:

- Megan Painter, Applicant Representative, Build WyCo, 1327 Barnett Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 43:46: Lead Planner Byron Toy stated that this development has been a long time coming with multiple iterations of groups wanting to develop this building, and this is positive news to see. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 44:07:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-027:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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.**
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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,**
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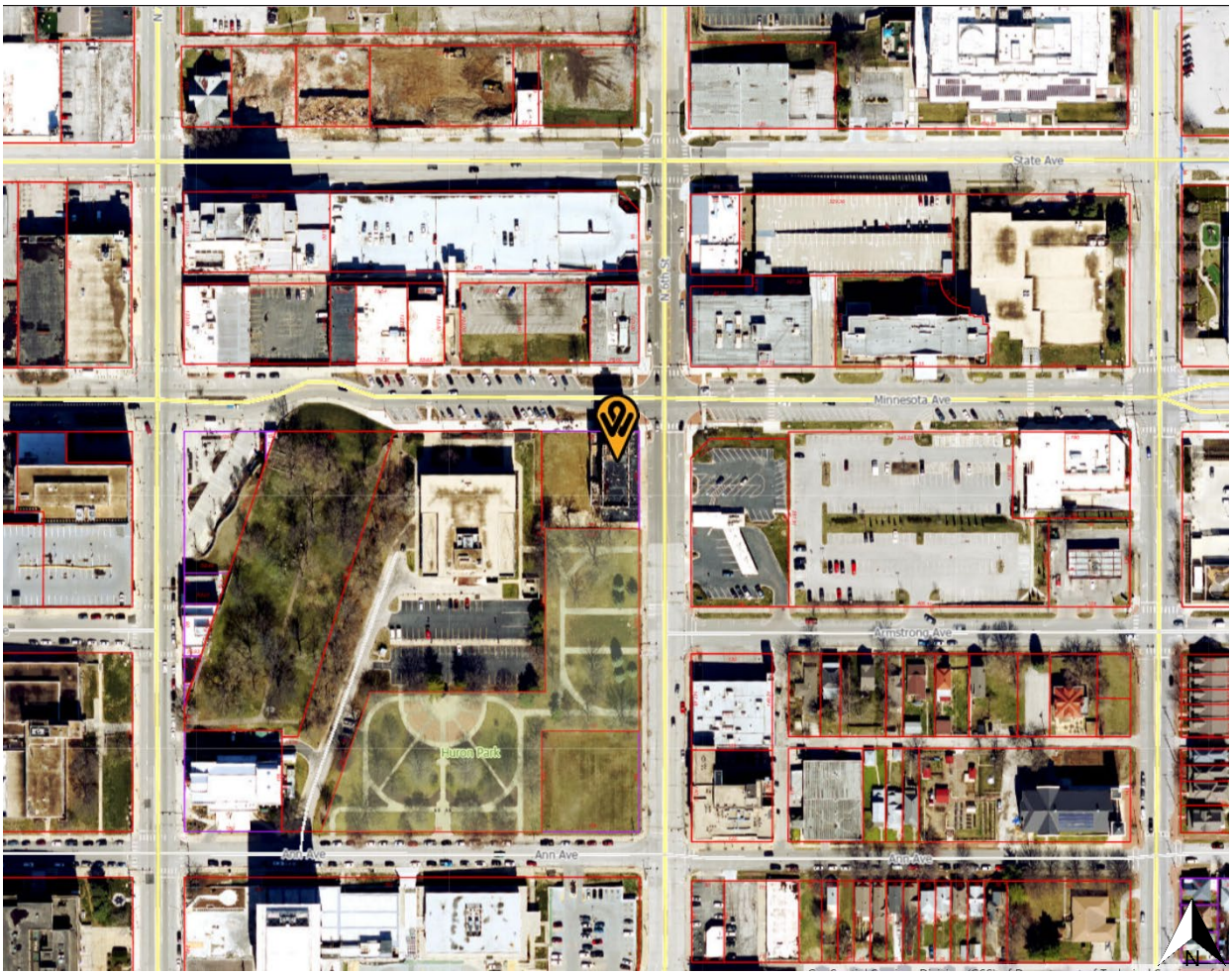
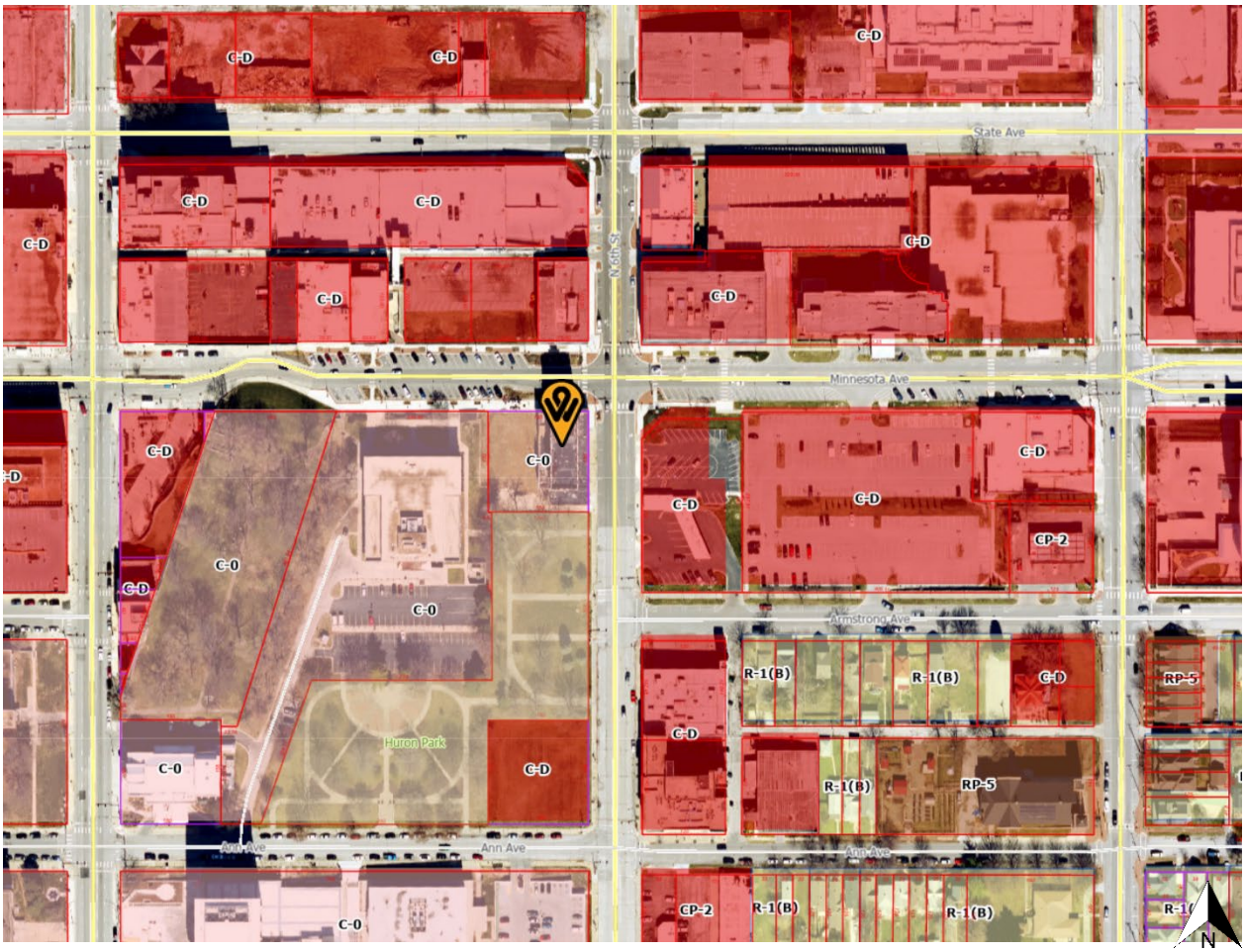
ATTACHMENTS

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
ARMSTRONG
7TH ST
6TH
5TH
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.

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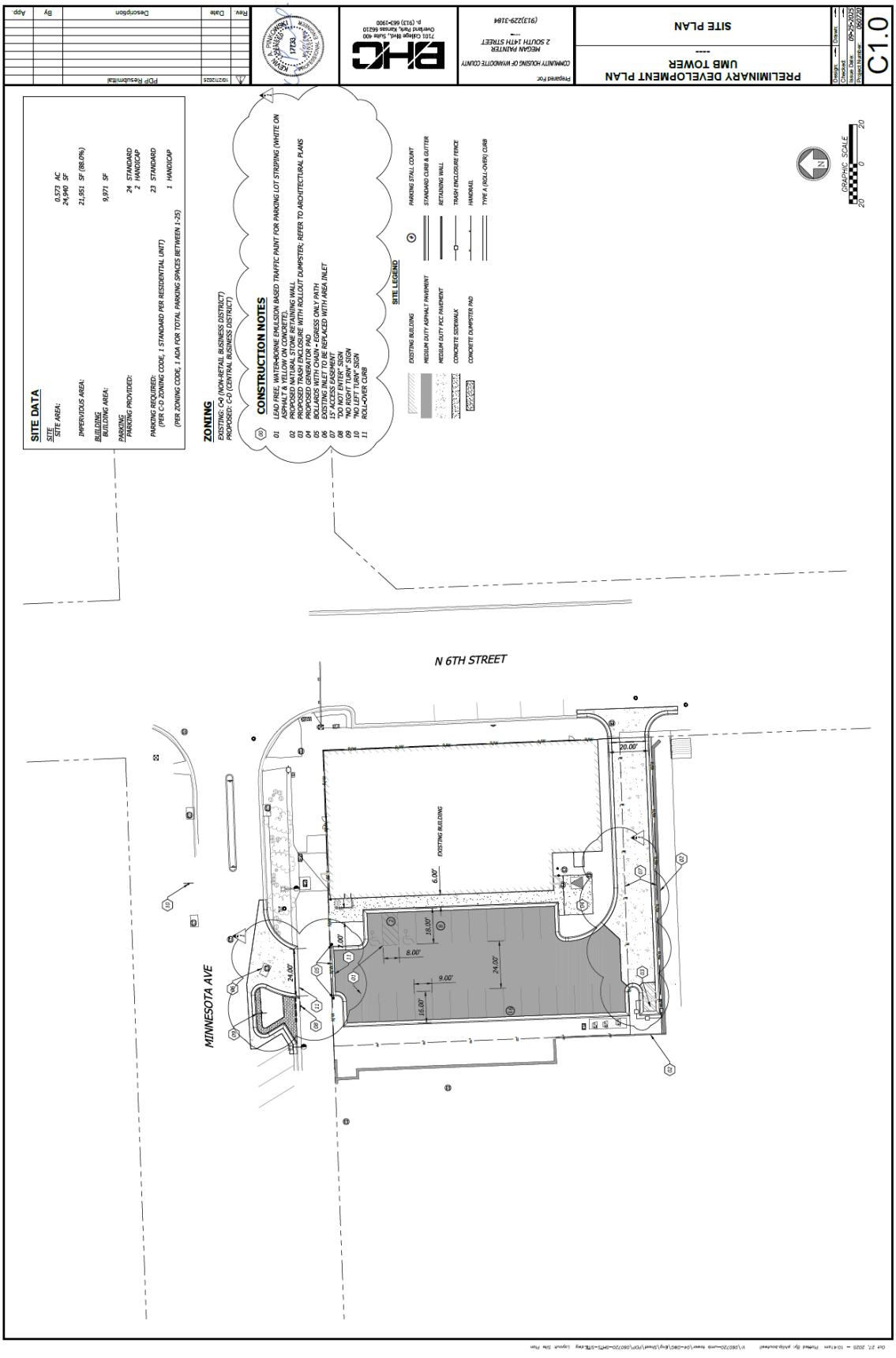

PRELIMINARY DEVELOPMENT PLAN
UMB TOWER
SITE PLAN
C1.0
Prepared For
COMMUNITY HOUSING OF WAHOOTTE COUNTY
MEGAN PAINTER
2 SOUTH 14TH STREET
(913)229-3184
BHC
7101 College Blvd., Suite 600
Overland Park, Kansas 66210
P: (913) 663-1900
PDP Resubmittal
SITE DATA
SITE
SITE AREA: 0.573 AC
24,949 SF
IMPERVIOUS 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-O (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 PAVING
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'

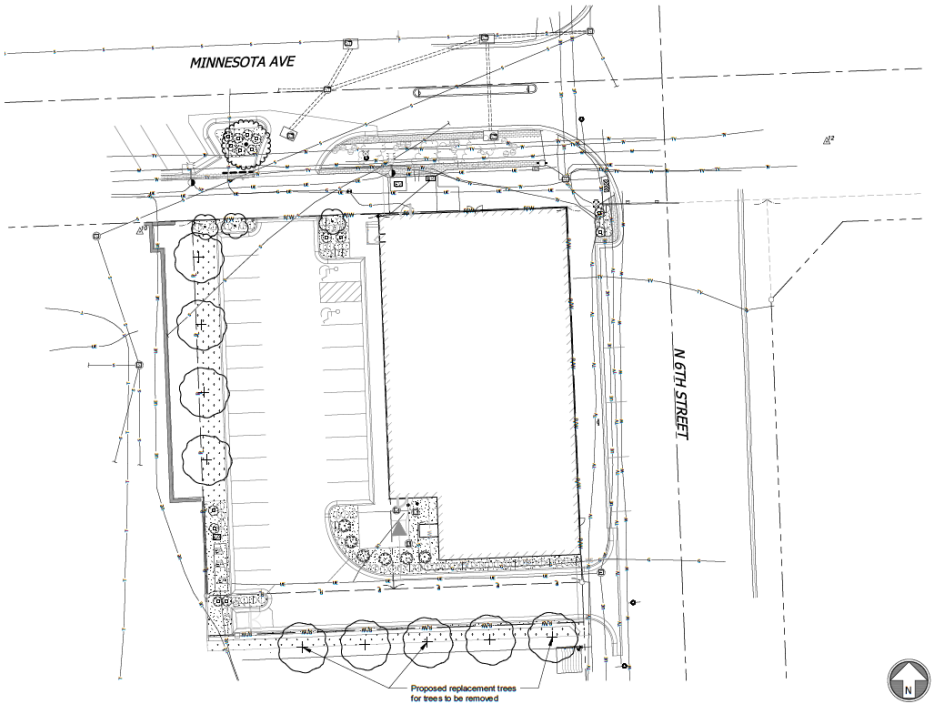
PRELIMINARY DEVELOPMENT PLAN
UMB TOWER

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 400
Overland Park, Kansas 66210
P. (913) 663-1900
Issue/Status
PDP Resubmittal
Rev.
Date
Description
By
App.
Design
Drawn
Checked
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
42.083
21.917
Max 90° Horiz
Max 10° Vert
7.083
31.667
3.333
11.667
6.917
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
980
EXISTING GRADE MAJOR CONTOURS
982
EXISTING GRADE MINOR CONTOURS
PROPERTY LINE
RIGHT-OF-WAY LINE
N 6TH STREET
MINNESOTA AVE
EXISTING BUILDING
GRAPHIC SCALE
20 0 20
N
PRELIMINARY DEVELOPMENT PLAN
UMB TOWER
GRADING PLAN
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
Design —
Drawn —
Checked —
Date/Time 09-25-2025
Project Number 080720
C2.0
Rev. Date Description By App.
1 12/12/2025 PDP Resubmittal

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.
GRAPHIC SCALE
20 0 20
N
N 6TH STREET
MINNESOTA AVE
043-546-LT
043-394-LT
043-180-MH
043-062-MH
Design: ---
Drawn: ---
Checked: ---
Date: 08-26-2025
Scale: 1" = 20'
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

MELANIE MARIE ANGLE 10.07.2025 LANDSCAPE ARCHITECT

BHC
7101 College 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

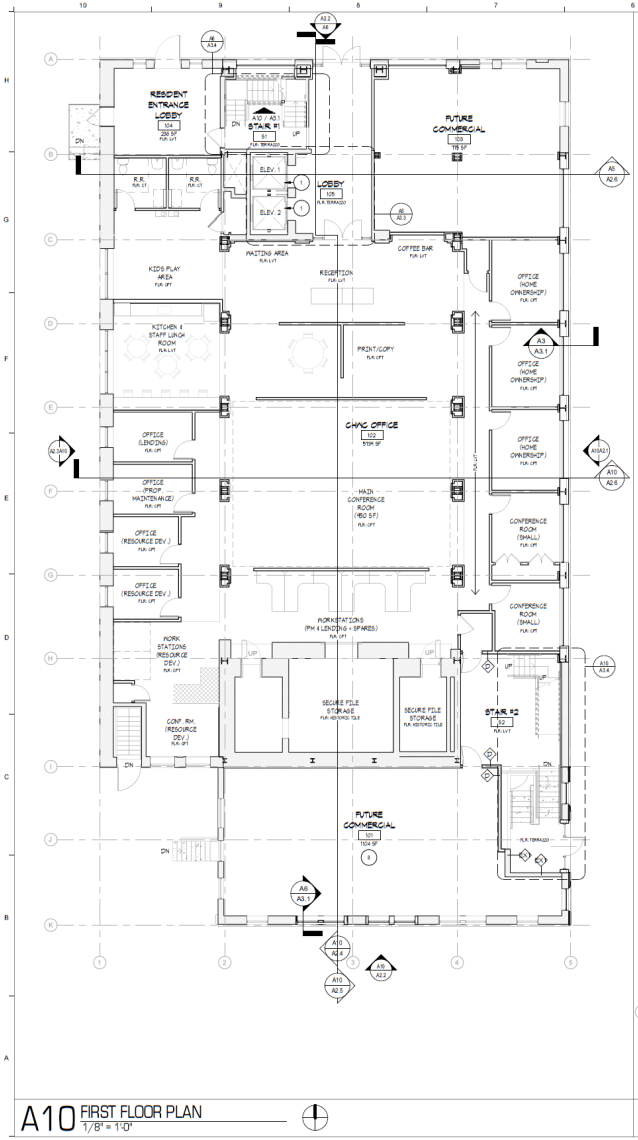
PRELIMINARY DEVELOPMENT PLAN
UMB TOWER

LANDSCAPE PLAN

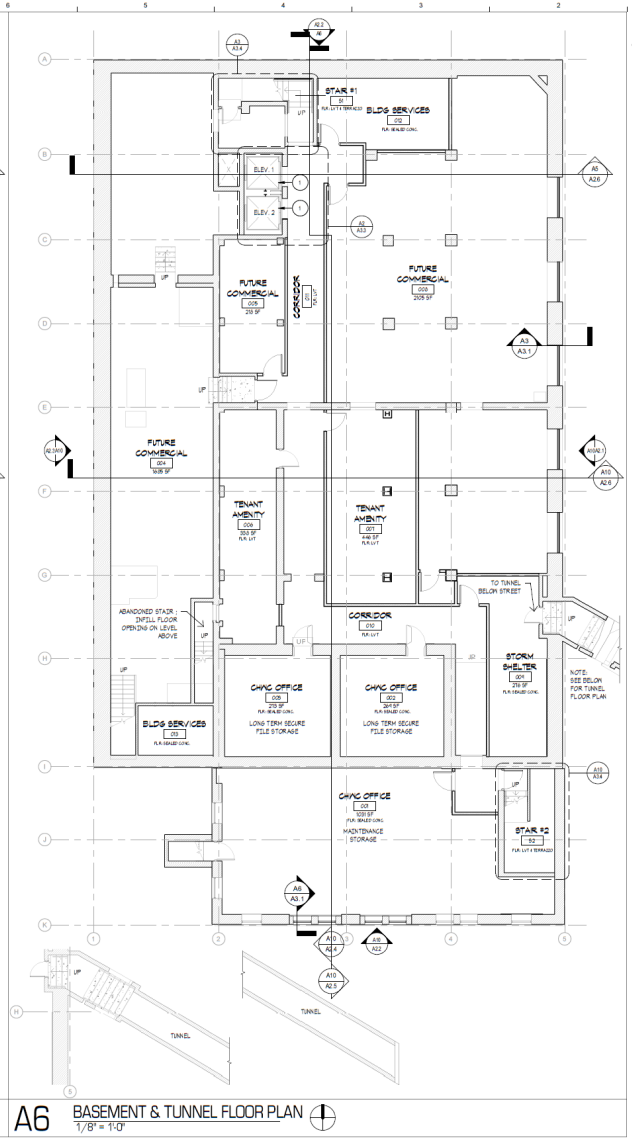
Design: ADM	Drawn: ADM
Checked:	ADM
Issue Date:	09-25-2025
Project Number:	060720

L1.0

Oct 27, 2025 – 10:47am Plotted By: philip.bouchet V:\060720-north tower\04-CAD\Layout Sheet\L1.0\060720-north tower-L1.0.dwg Layout: Landscape Plan



A10 FIRST FLOOR PLAN
1/8" = 1'-0"



A6 BASEMENT & TUNNEL 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 18" AFF. 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 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 WINDING, 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 & 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, MAINSCOTTING, 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) 2 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 610/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-546

601 MINNESOTA
6TH AND MINNESOTA
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315 NICHOLS ROAD STE 235 - KANSAS CITY, MO 64112 - T 816.531.1698
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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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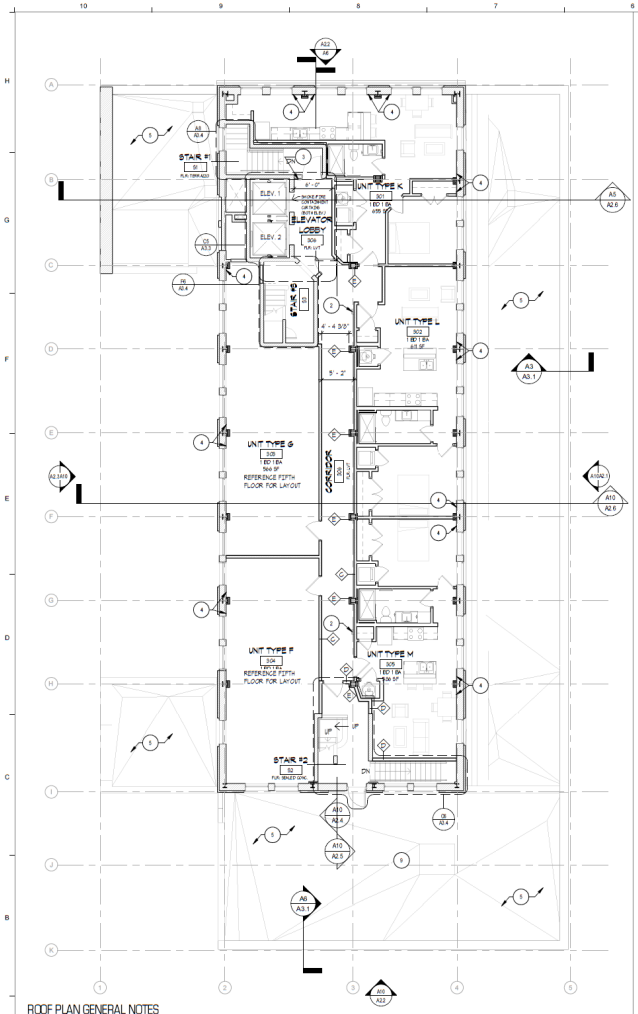
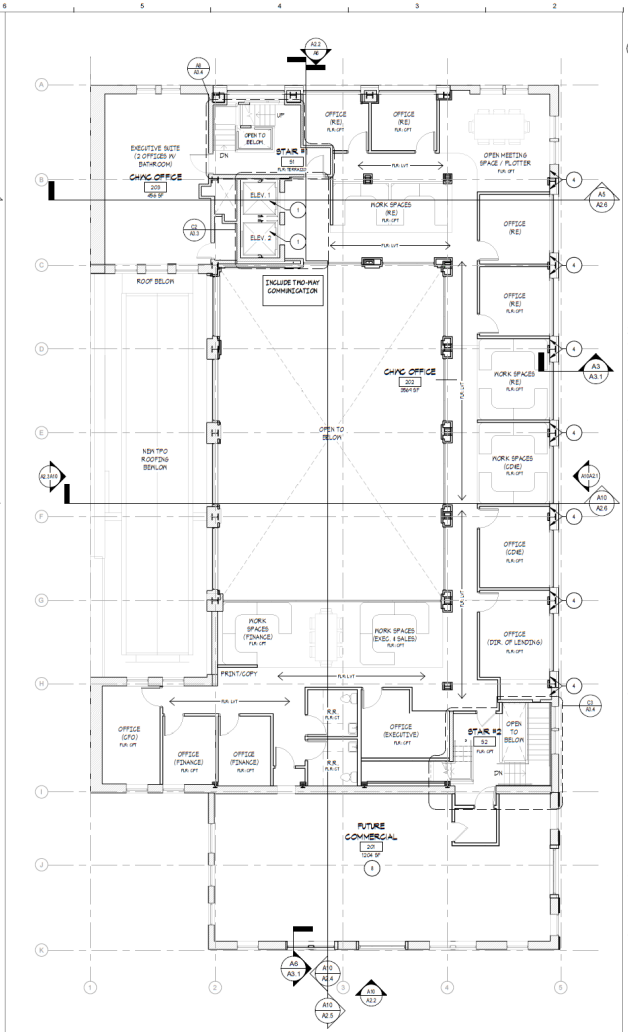


A10 THIRD FLOOR PLAN
1/8" = 1'-0"



A6 SECOND FLOOR PLAN
1/8" = 1'-0"

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.

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'-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. 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 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, MANTELS/TRIM, 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 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 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 G10/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.

SWD ARCHITECTS
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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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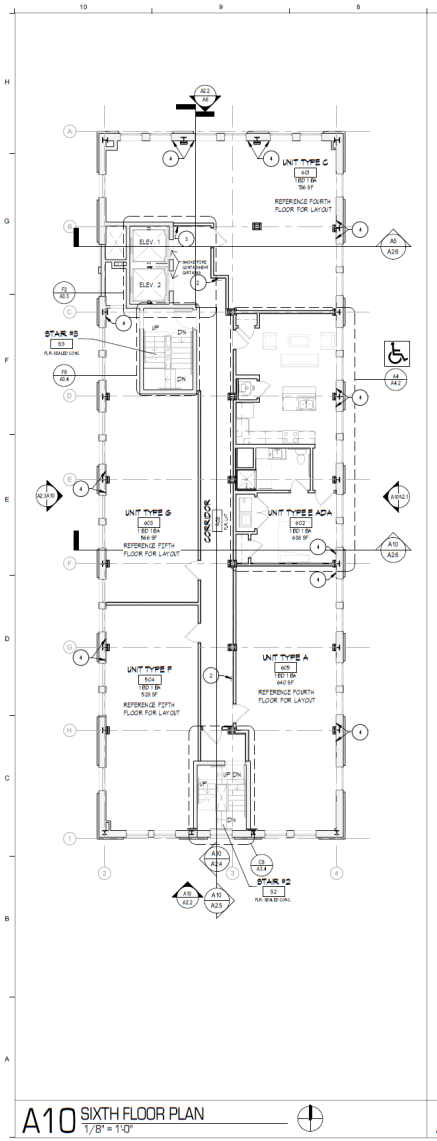
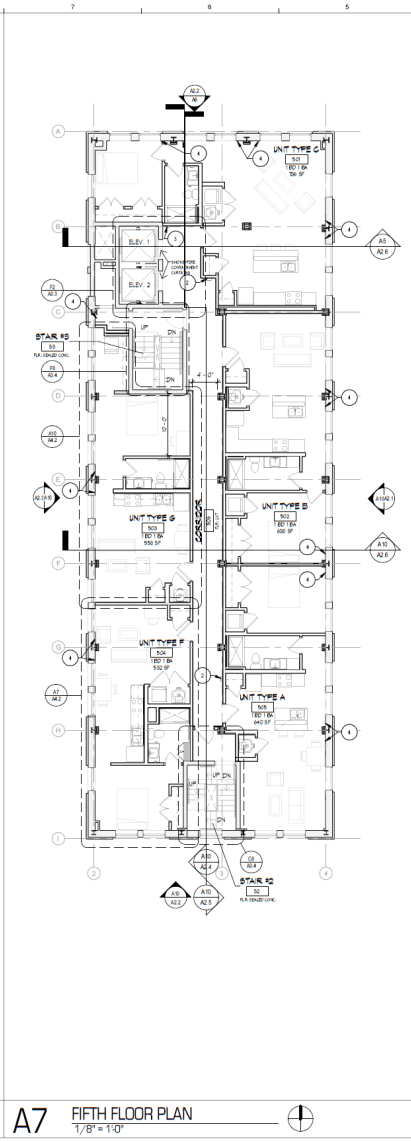
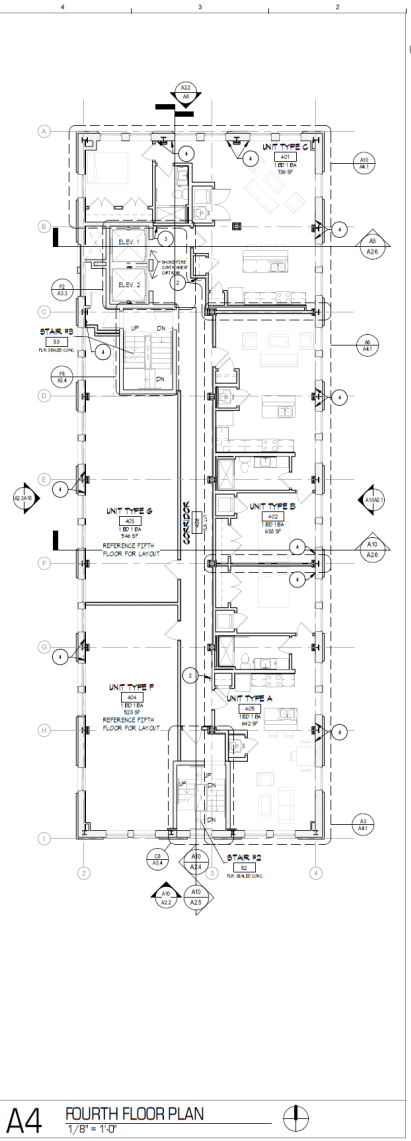


A10 SIXTH FLOOR PLAN
1/8" = 1'-0"



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 4 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 092500.
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. 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 MINIMIZED 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.
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U. CAP THE FLUE AT EX. FIREPLACE.

SWD ARCHITECTS
EST 1935
ARCHITECTURAL CORPORATION
KANSAS LICENSE NO. A-646

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6TH AND MINNESOTA
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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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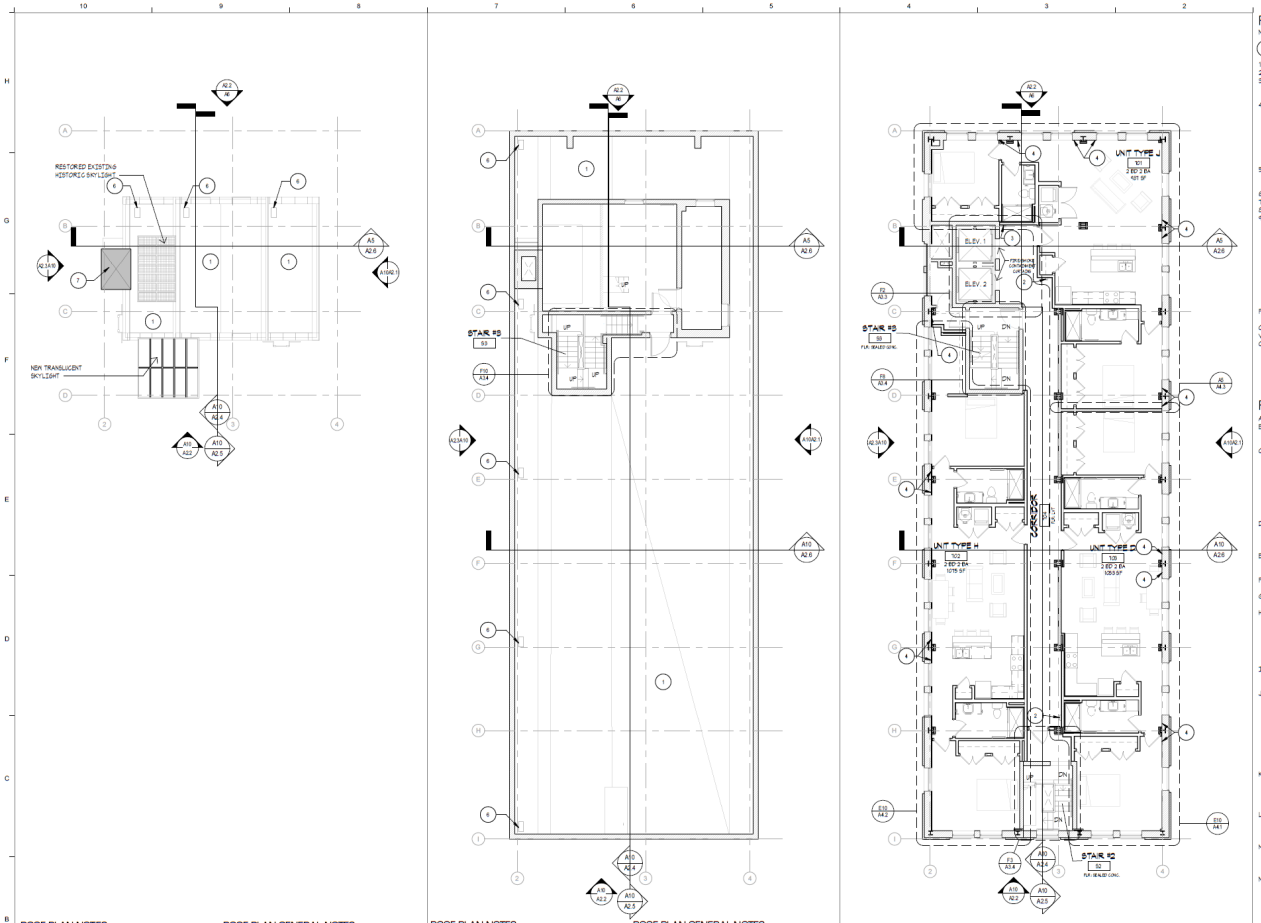

ROOF PLAN NOTES

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 CURB. 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 4 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 CURB. 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 4 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. AUTHFLORENCE POSTAL MAILBOXES, OR APPROVED EQUAL. 105FS 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 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 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, 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 1/2" 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 RACEWOLD 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. FIRE 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.

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SEAL
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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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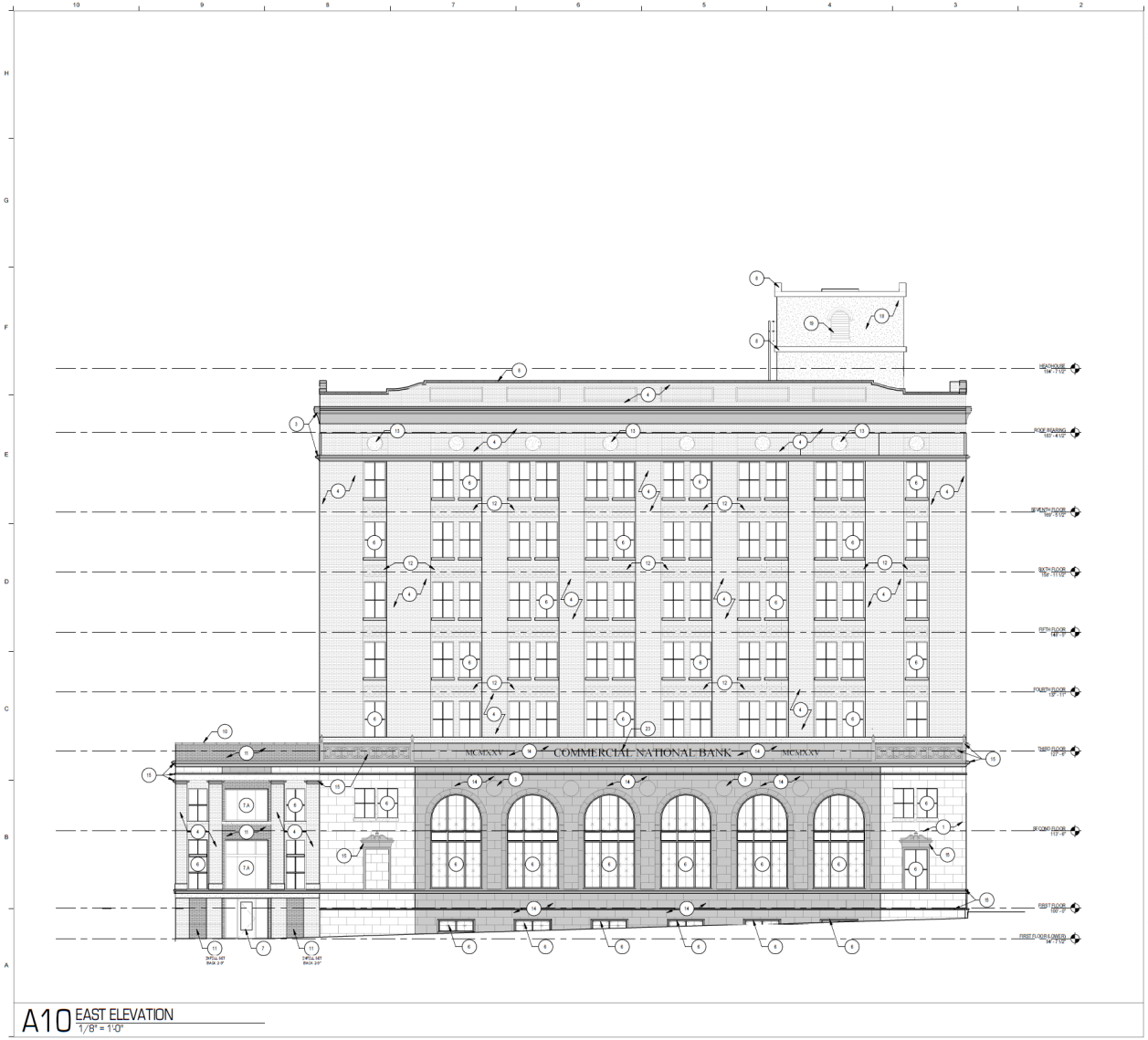

A10 EAST ELEVATION
1/8" = 1'-0"

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 084000.
   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 SKYFOLD FACING SILLS, BANDING, ORNAMENTATION, ETC. STONE JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPRESSNATING 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. 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.

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SEAL
ARCHITECT - NAME
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BUILDING ELEVATIONS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

A2.1

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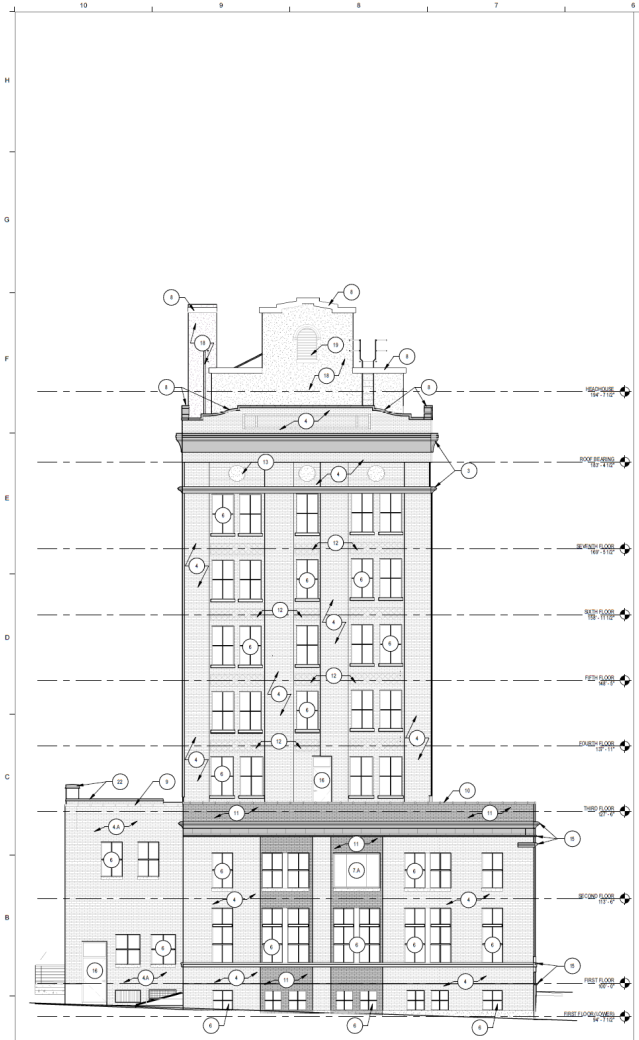
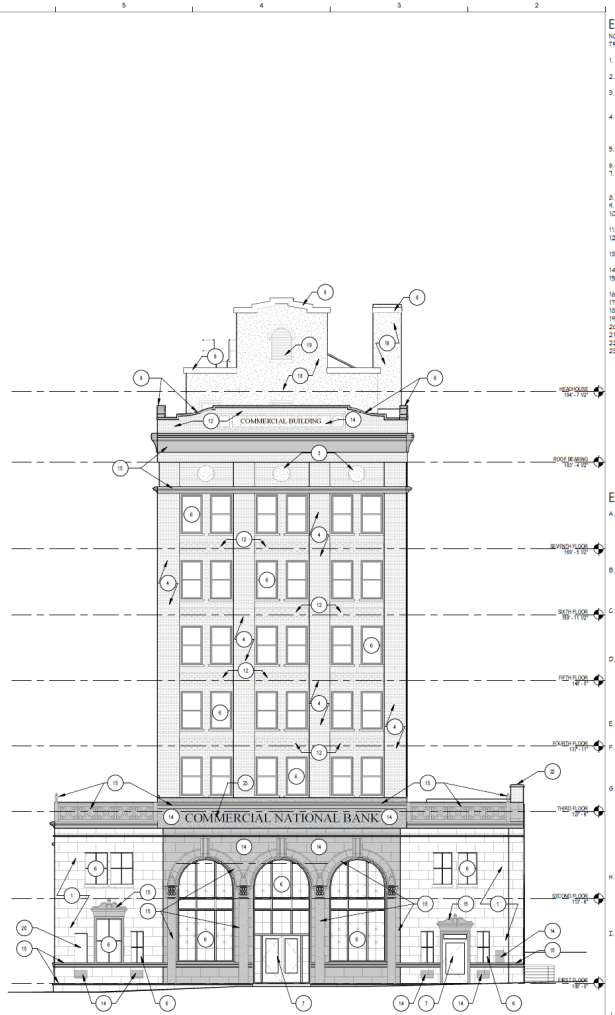


A10 SOUTH ELEVATION
1/8" = 1'-0"



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 034000.
3. NEW REPLICA TERRA COTTA GLASS FIBER REINFORCED CONCRETE (GFRC) ARCHITECTURAL ELEMENTS; CORNICE, CAPITAL, SURROUNDS, MEDALLION, ETC. RE: SPEC SECTIONS 034000.
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 MING 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 060382

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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.

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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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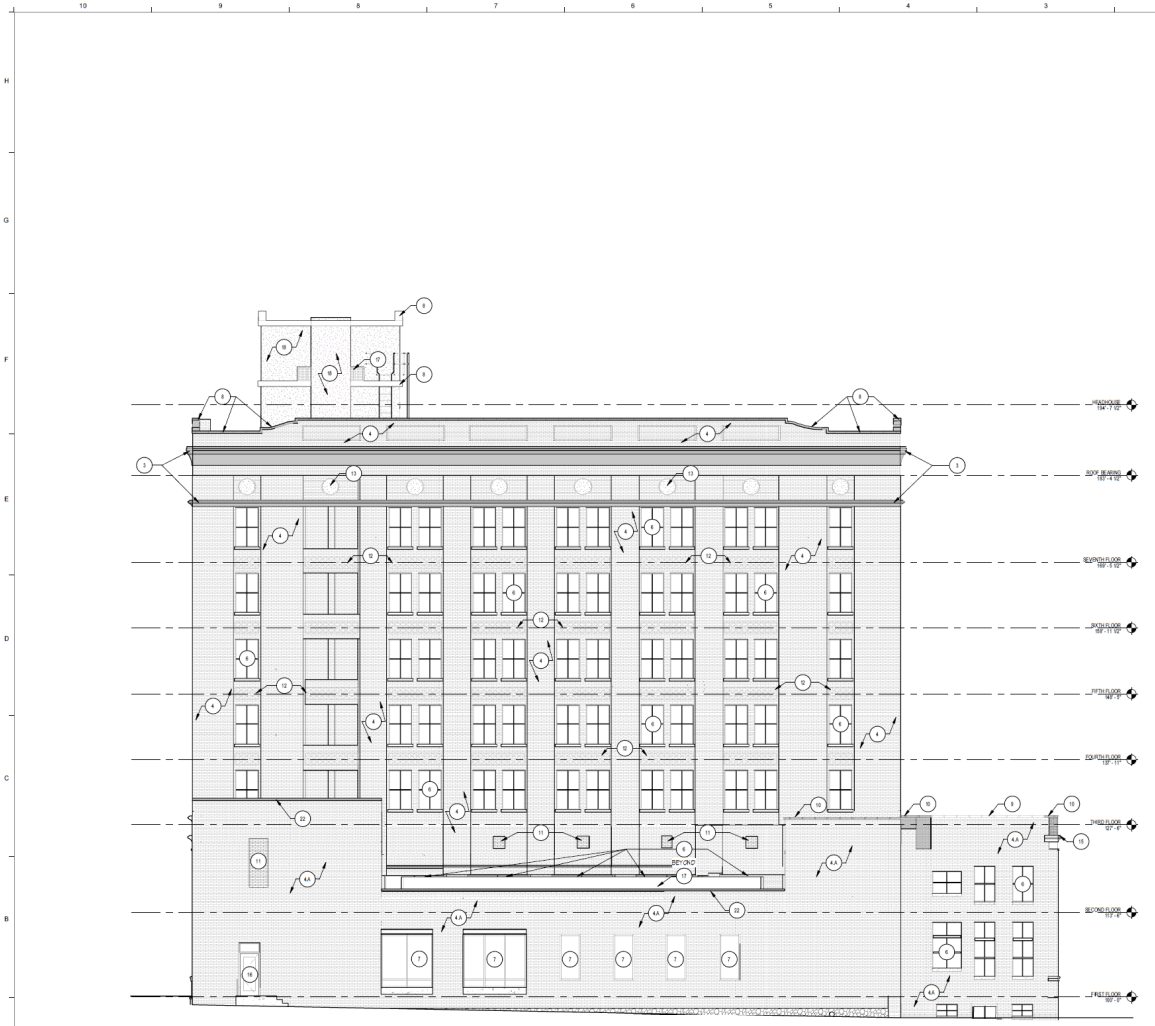

A10 WEST ELEVATION
1/8" = 1'-0"

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. 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 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.

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SEAL
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PRELIMINARY NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

ISSUE DATE:
9/19/2025

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO.:2414

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(First published_____)

COZ2025-027

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 601 Minnesota Avenue, in Kansas City, Kansas, by changing the same from its present zoning of C-O Nonretail Business District to C-D Central Business District.

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

Section 1. It is hereby found and determined that a petition was filed on September 25, 2025, by the owners of property to have the zoning of said property changed from its present zoning of C-O Nonretail Business District to C-D Central Business District.

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

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

TRACT I: All that part of Section 10, Township 11, Range 25 in Kansas City, Wyandotte County, Kansas, described as follows: Commencing at a point in the West line of Sixth Street in Kansas City, Kansas where the South line of Minnesota Avenue crosses the same, thence West Seventy Five feet and four inches, thence South one hundred and fifty feet, then East seventy five feet and four inches, thence North one hundred and fifty feet to the place of beginning. TRACT II: All that part of Section 10, Township 11, Range 25 in Kansas City, Wyandotte County, Kansas, described as follows: Commencing at a point on the South line of Minnesota Avenue, in Kansas City, Kansas that is 75 feet and 4 inches West of the point where the West line of Sixth Street intersects the South line of Minnesota Avenue; thence West 74 feet and 8 inches; thence South 150 feet; thence East 74 feet and 8 inches; thence North 150 feet to the point of beginning, located at 601 Minnesota Avenue,

be changed from its present zoning of C-O Nonretail Business District to C-D Central Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

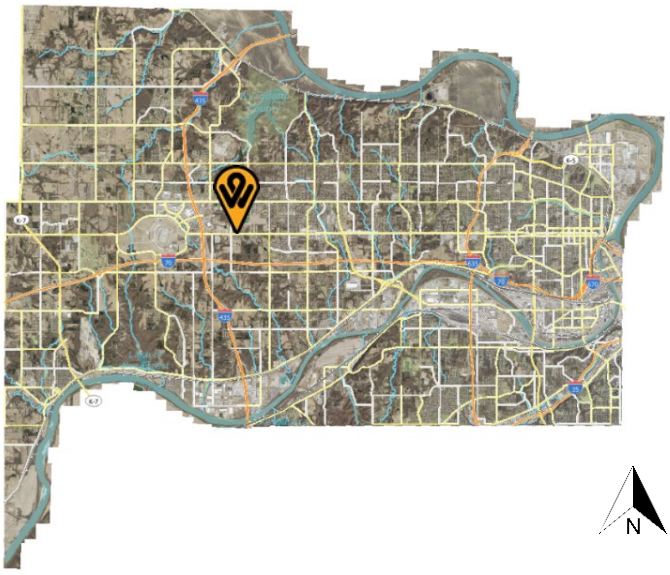
Re: **Change of Zone Petition COZ2025-028**

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-028**, subject to:

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~~ with the gate that is allowed to face State Avenue. All screening materials must be well maintained at all times; (Amended by the City Planning Commission)**
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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-028** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Grading Plan
Utility Plan
Landscape Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	November 10, 2025 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-028** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-028,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 45:10:
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.
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.

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

Present in Support:

- Richard Napper, Applicant Representative, Homefield KC, 9250 State Avenue, Kansas City, Kansas 66112
- Britni Andreassen, Applicant, Site Development Manager with Casey's, 3305 South East Delaware Avenue, Ankeny, Iowa 50021
- Jeff Laubach, Civil Engineering Consultant, SBB Engineering and Surveying, 101 South Kansas Avenue, Topeka, Kansas 66603

Present in Opposition:

- No one appeared

Staff Recommendation starts at 55:17: Lead Planner Byron Toy responded to the applicant about the condition about the trash enclosure, stating that it must be closed at all times when not in use, but the developer's planned placement of it is acceptable on the east side of the building. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 55:44:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-028, amending condition #19:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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:

e. The site for the propane exchange lockers is located at least 200 feet from the nearest street; and

f. The propane exchange lockers are at least 20 feet away from the nearest public door; and

g. 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**
    h. **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.**
    i. **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.**
    j. **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~~ with the gate that is allowed to face State Avenue. All screening materials must be well maintained at all times; (Amended by the City Planning Commission)**
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

- **k. Gate doors are required for all types of screening that are placed in front of the transformers.**
- **l. 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.**
- **m. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
- **n. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
- **o. 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).**
- **p. 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.**
- **q. 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

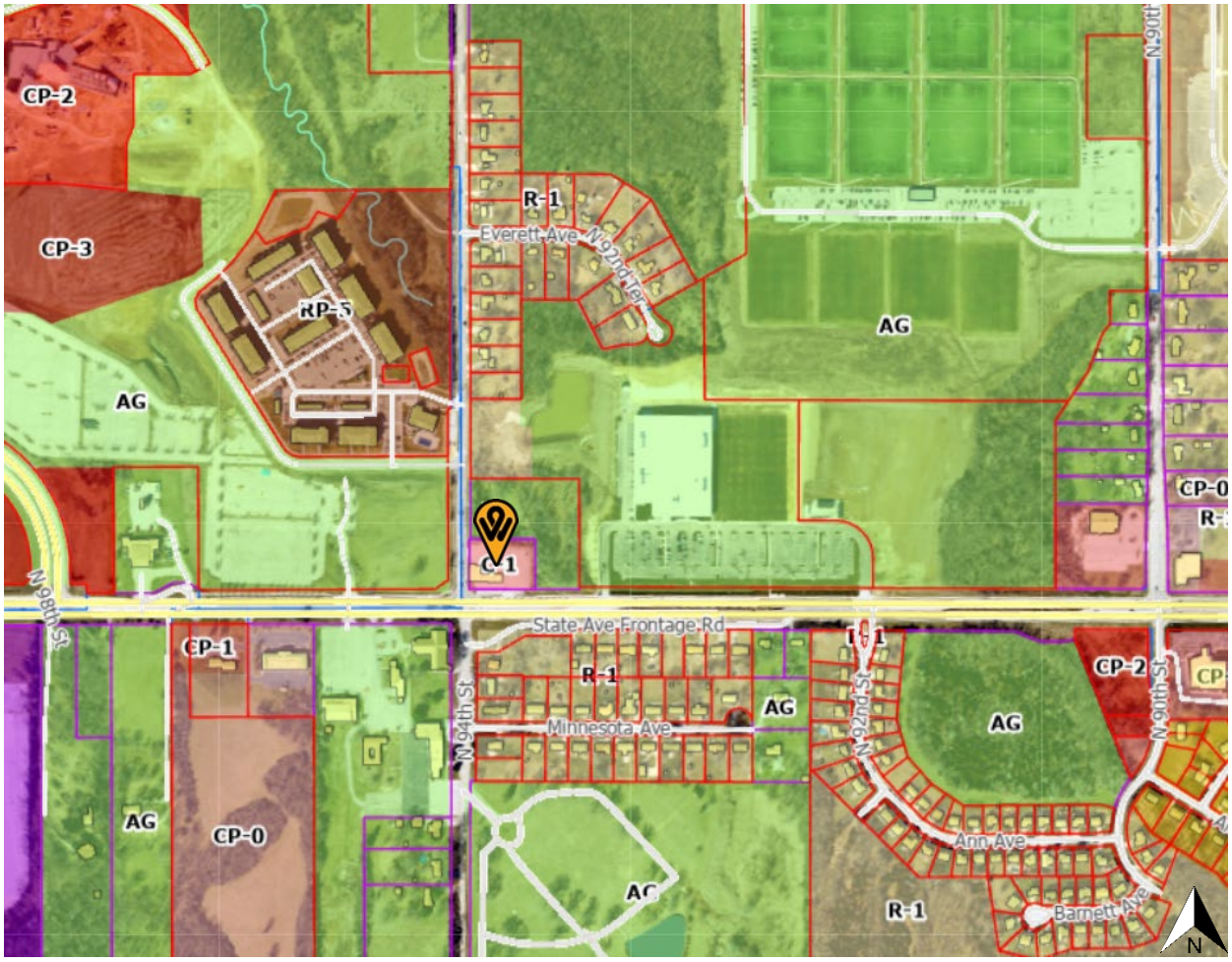
Board of Commissioners, shall not be issued prior to the completion of all landscape elements for the project to the standards and requirements for a Final Certificate of Occupancy and the successful review by departmental inspection. As an alternative to completely meeting all standards and requirements 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.**

ADDITIONAL ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


CP-2
CP-3
RP-5
AG
R-1
Everett Ave
N 92nd St
AG
C-1
N 90th St
CP-0
R-
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 Entertainment District
Planned Commercial 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.

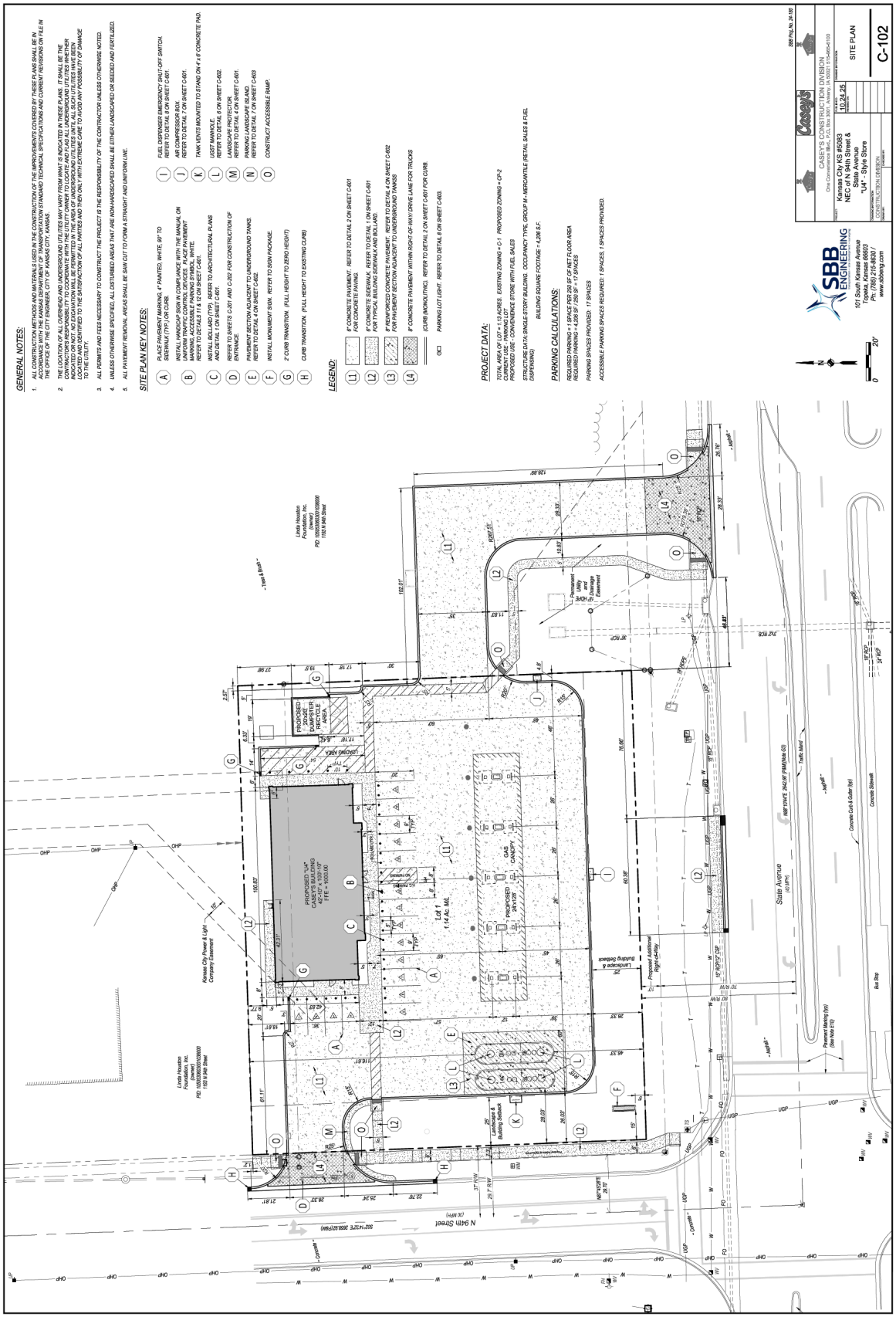
Britni Andreassen
Affiant

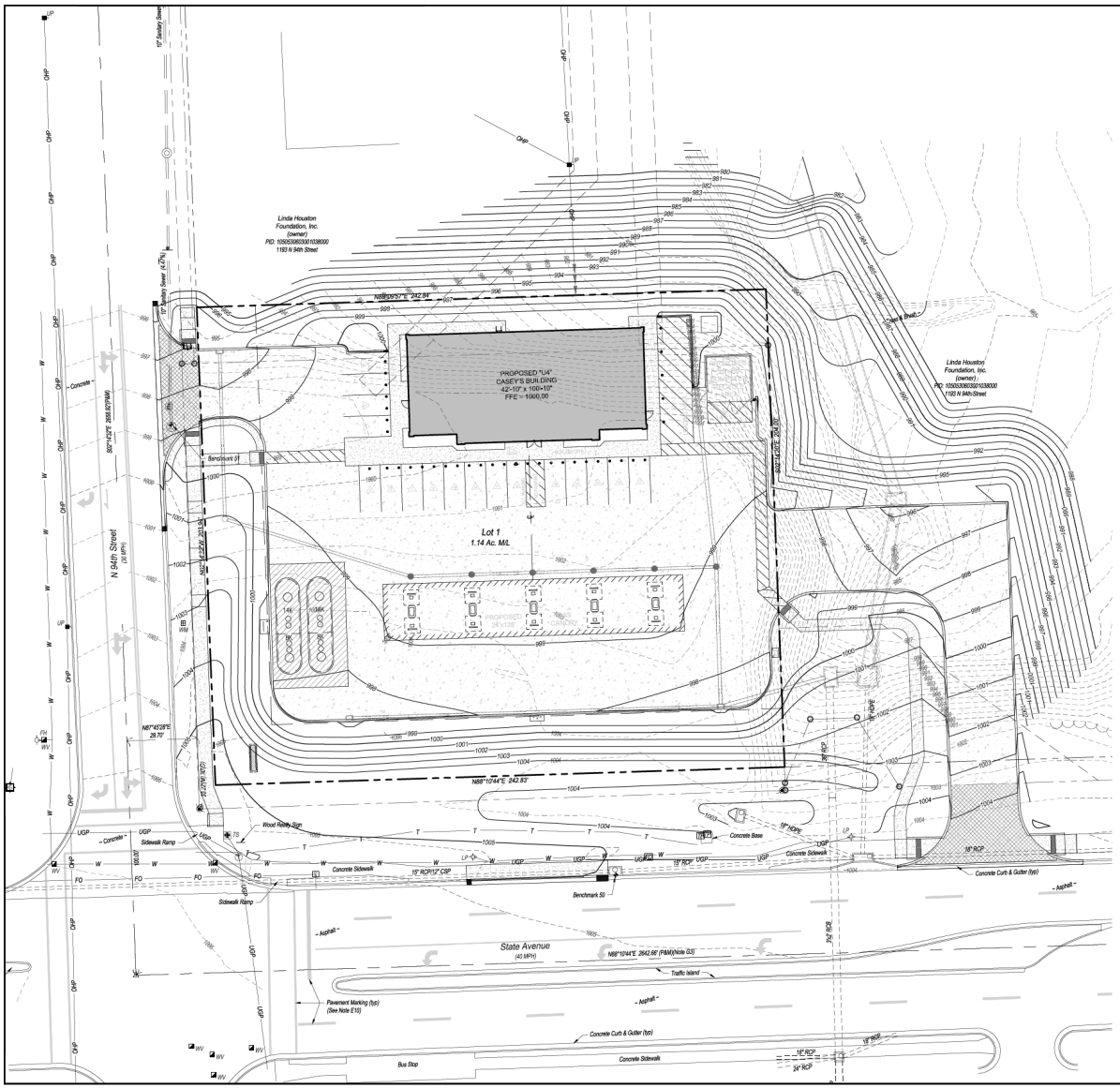
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27th day of October, 2025.

My commission expires 7th of April, 2028.

NOTARIAL SEAL IOWA
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 LATEST 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 TO, ALL UTILITIES NOTED AS 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-602.
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 4 ON SHEET C-601.
N PARKING LOADING SIGN. REFER TO DETAIL 5 ON SHEET C-601.
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 CONCRETE SIDEWALK AND RAMPS.
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 ACCESS AGREEMENT: NONE
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 W/ CANOPY FFE = 1100.00
PROPOSED CANOPY
GAS CANOPY
PROPOSED 20X20 ENCLOSURE RECYCLE AREA
LOADING AREA
Lot 1 1.14 Ac. M/L
Linda Houston Foundation, Inc. (Owner) PID: 1050339000010000000 1100 N 94th Street
Kansas City Power & Light Company Easement
N 94th Street (50' Wide)
State Avenue (40' Wide)
Proposed Additional Right-of-Way
Landscape & Building Setback
Concrete Curb & Gutter (typ)
Concrete Sidewalk
Traffic Island
Bus Stop
Pavement Marking (typ) (See Note E10)
Driveway Utility and Ingress Easement
SBB ENGINEERING
101 South Kansas Avenue
Topeka, Kansas 66603
Phone: (785) 354-8001 /
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
0 20'
N



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 — *PROPOSED CONTOURS*
999 — *EXISTING CONTOURS*

0 20'

SBB ENGINEERING
101 South Kansas Avenue
Topeka, Kansas 66603
Ph: (785) 215-8630 /
www.sbbeng.com

SBB Proj. No. 24-180

Casey's

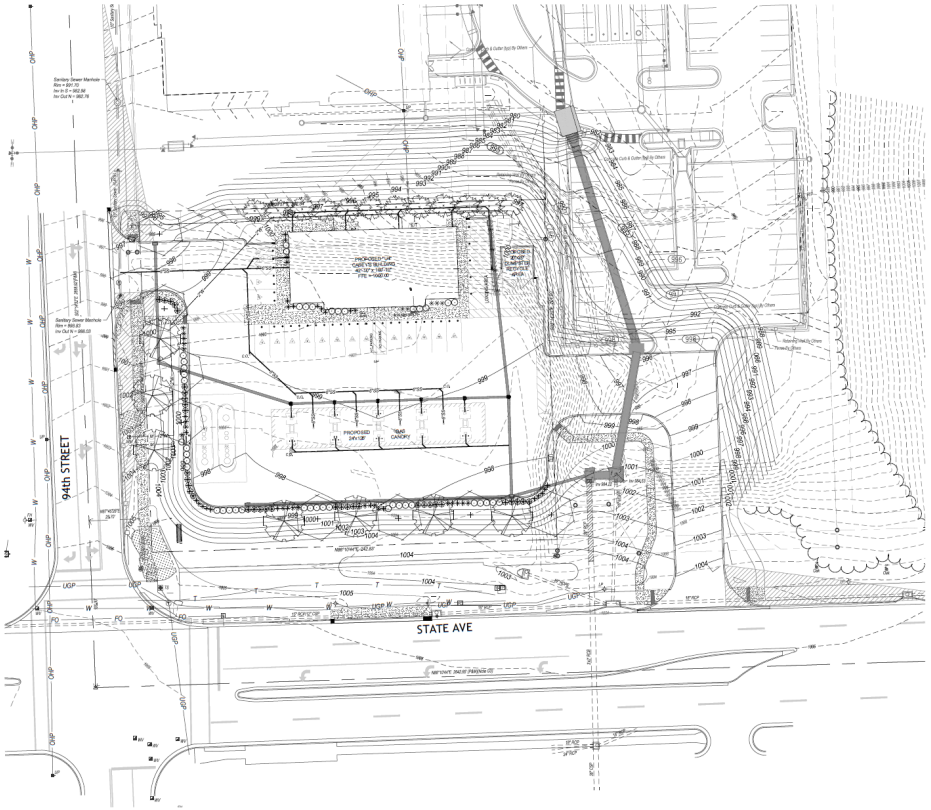
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Kansas City KS #5083
NEC of N 94th Street &
State Avenue
"U4" - Style Store

10.24.25

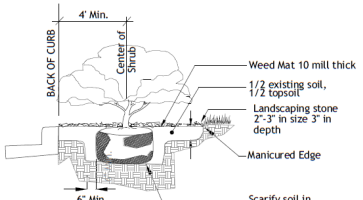
GRADING PLAN

C-201

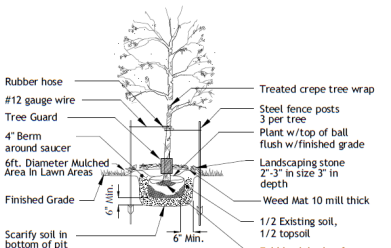


LANDSCAPE DATA

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

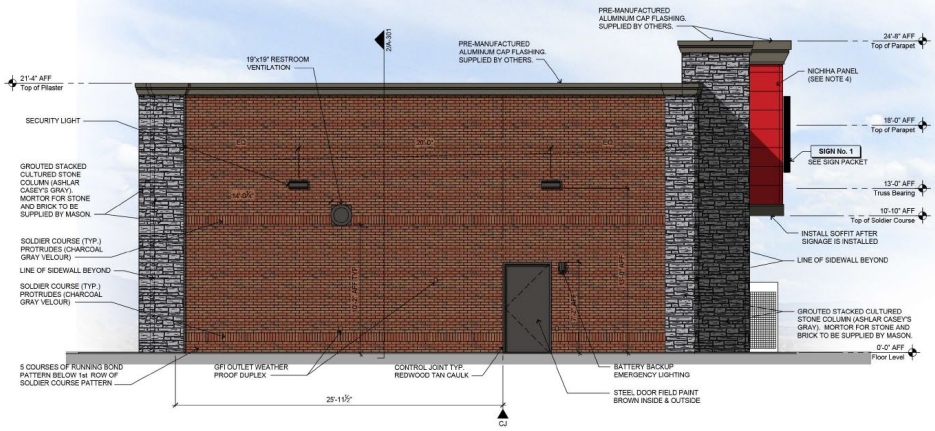
CONSTRUCTION DIVISION

LANDSCAPE PLAN

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

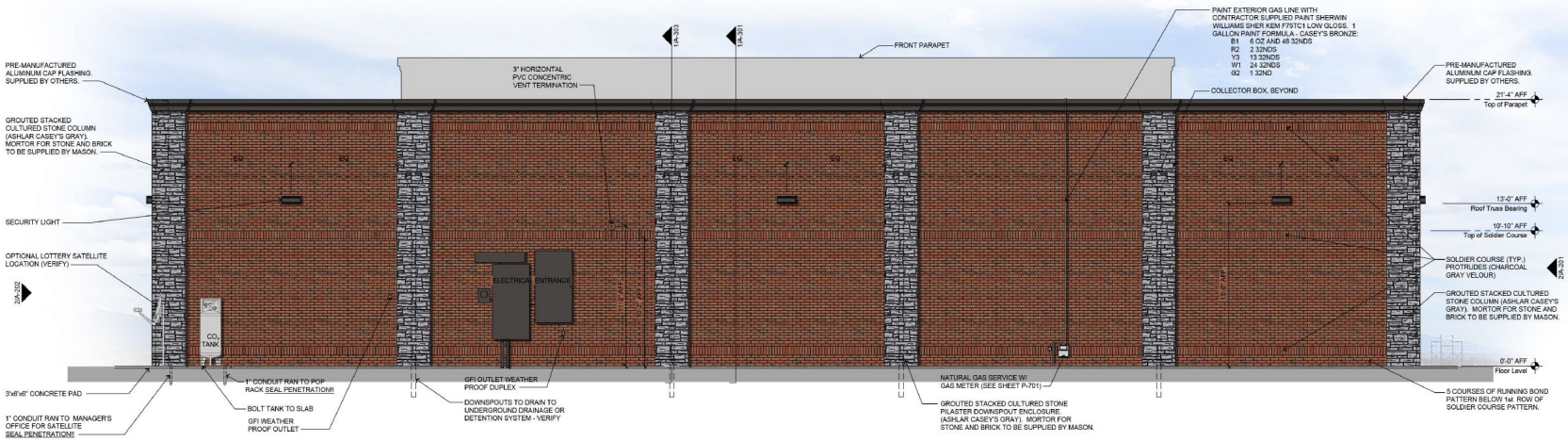
2025 - U4 - V.01

DH | JD | 2500420

10/20/25 | 06/10/25

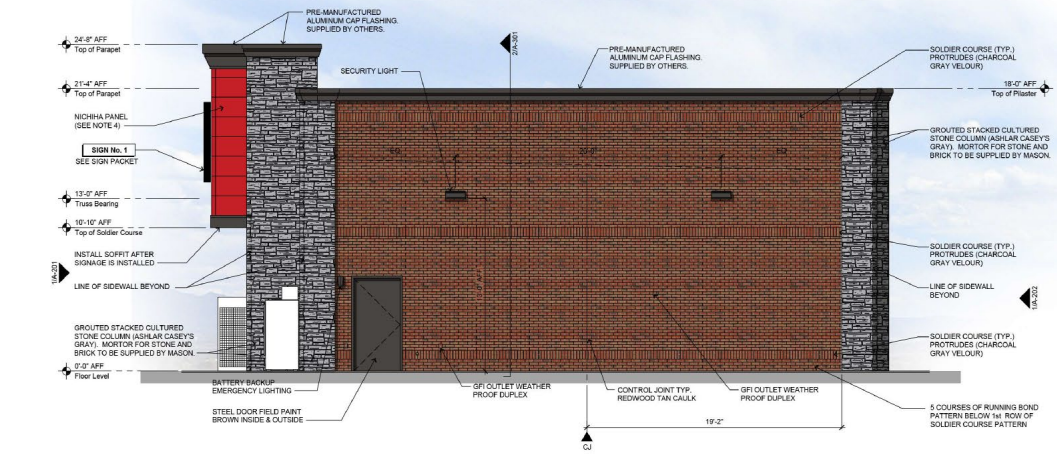
EXTERIOR ELEVATIONS

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-191: 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

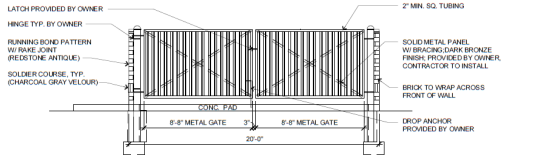
Kansas City, KS #5083
9338 State Ave
Kansas City, KS 66112

10/20/25 — 06/10/25

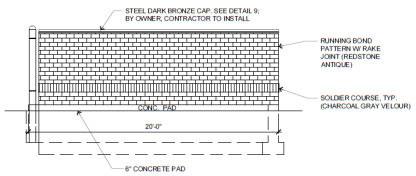
2025 - L4 - V.01
DH | JD | 2500420

EXTERIOR ELEVATIONS

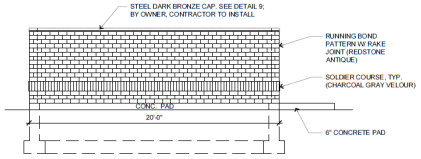
A-202



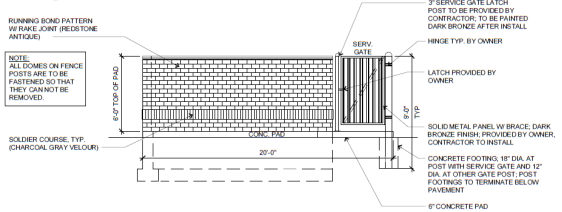
5 Dumpster Enclosure - Elevation
1/4" = 1'-0"



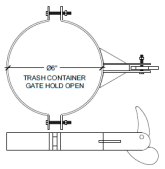
4 Dumpster Enclosure - Elevation
1/4" = 1'-0"



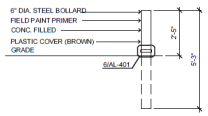
3 Dumpster Enclosure - Elevation
1/4" = 1'-0"



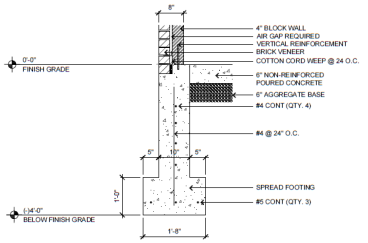
2 Dumpster Enclosure - Elevation
1/4" = 1'-0"



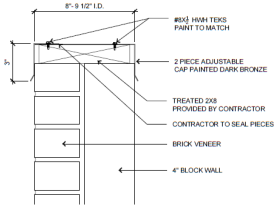
6 Gate Open Holder
No Scale



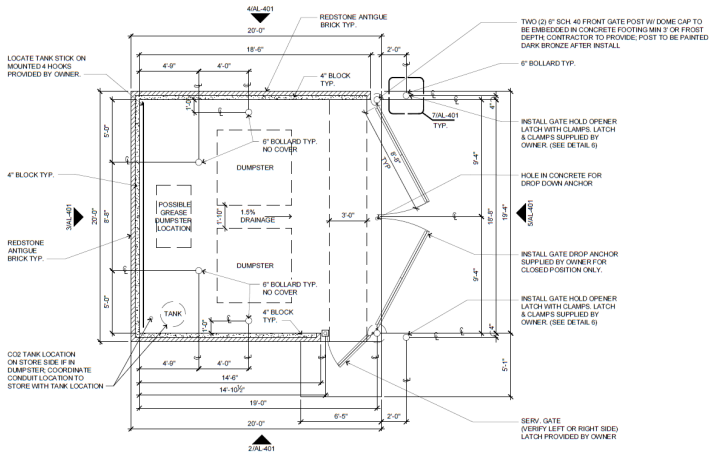
7 Bollard Detail
No Scale



8 Spread Footing Detail
No Scale



9 Adjustable Dumpster Wall Cap
No Scale



1 Dumpster Plan
1/4" = 1'-0"

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

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 PREPARED FOR USE ON A SPECIFIC SITE AND ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT. ANY REUSE OF THESE PLANS WITHOUT THE 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.

Casey's

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

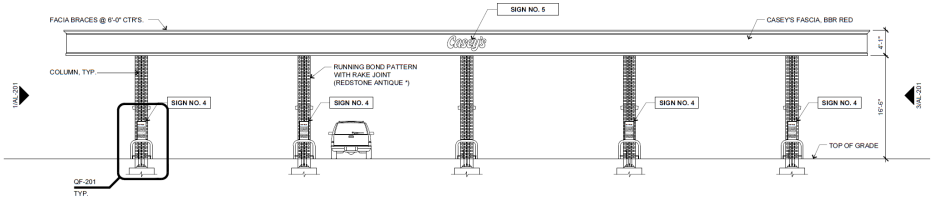
PROJECT	STREET ADDRESS	ISSUED	DRAWING INFORMATION
Kansas City, KS #5083 9338 State Ave Kanas City, KS 66112	09/17/25	04/03/25	DUMPSTER ENCLOSURE
DRAWING LOCATION: 2024 - U4 - V.02			AL-401
DRAWN BY: DH	CHECKED BY: JD	PROJECT NUMBER: 2500420	

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

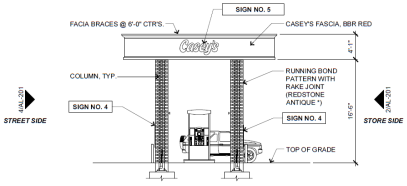
Canopy										
					Dimensions					
Sign #	Sign	Type	Location	Illumination	Bottom	Top	Width	Height	Area Ft²	Quantity
5	House Logo	Surface	Canopy Side	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	2
5	House Logo	Surface	Canopy Front	Internal	17' 3-1/2"	21' 3-1/2"	5' 8-7/8"	4' 0"	17.49	1
4	Snap Frame	Advertising	Canopy Column	N/A	3' 0"	7' 0-1/2"	2' 4"	3' 8"	8.56	8
								Total	120.95	

General Notes

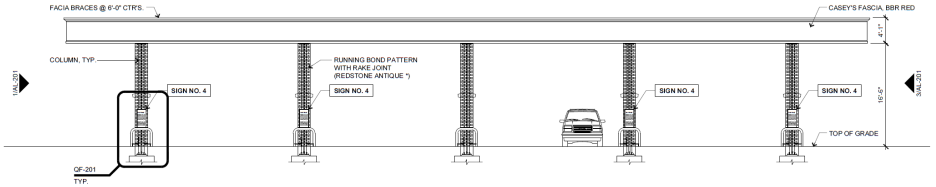
1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL-101 FOR GENERAL SITE PLAN
   - Sign Packet FOR SIGNAGE SCHEDULE AND NOTES
   - QF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. **GASOLINE ISLAND 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.



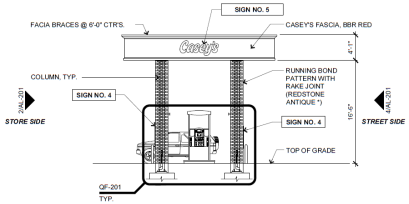
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



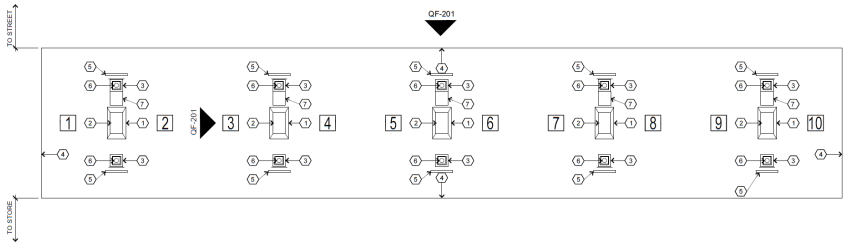
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



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

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Tulsa, Oklahoma 74119-3609
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f: 918.587.8601
www.sgadesigngroup.com

PRELIMINARY NOT FOR CONSTRUCTION

ARCHITECTURAL DRAWINGS
ARCHITECTURAL DRAWINGS ARE FOR ARE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE ON EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A LICENSED ARCHITECT TO REVIEW AND MODIFY THE DRAWING FOR THAT PROJECT. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND IS CONTRARY TO THE LAW IN MOST JURISDICTIONS.

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	04/03/25	GASOLINE ISLAND CANOPY ELEVATIONS
DRAWING INFORMATION 2024 - U4 - V.02 DRAWN BY: DH · CHECKED BY: JD · PROJECT NUMBER: 2500420			AL-201

(First published_____)

COZ2025-028

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 9338 State Avenue, in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-2 General Planned Business District.

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

Section 1. It is hereby found and determined that a petition was filed on September 24, 2025, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business District to CP-2 General Planned Business District.

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

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

> COMMENCING at the Southwest corner of said Southwest Quarter; Thence N88°10’44”E (State Plane Bearings) along the Southern Boundary of said Southwest Quarter a distance of 447.42 feet; Thence N02°14’32”W a distance of 80.00 feet; Thence S88°10’44”W a distance of 167.77 feet to the Southeast corner of said proposed Lot 1 and the POINT OF BEGINNING; Thence continuing S88°10’44”W a distance of 242.65 feet; Thence N02°14’32”W a distance of 203.94 feet; Thence N88°09’57”E a distance of 242.65 feet; Thence S02°14’32”E a distance of 204.00 feet to the POINT OF BEGINNING. Containing 1.14 acres, more or less, located at 9338 State Avenue,

be changed from its present zoning of C-1 Limited Business District to CP-2 General Planned Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

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

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Special Use Permit Petition SP2025-051**

GENERAL INFORMATION

Applicant Information:
Mark Master
115 North Nettleton Avenue
Bonner Springs, Kansas 66012

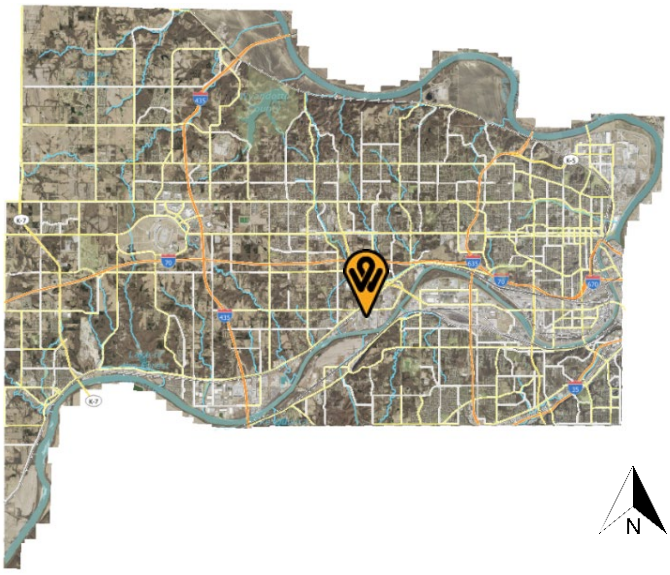
Subject Property:
6125 Speaker Road
Kansas City, Kansas 66111

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-051**, **for two (2) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-051** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-051** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-051,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 56:49:
SP2025-051 - MARK MASTER
Synopsis: Special Use Permit for general automobile maintenance at 6125 Speaker Road. *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.

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

Present in Support:

- Chase Master, Applicant Representative, 6125 Speaker Road, Kansas City, Kansas 66111
- Erin Bardon, Project Architect

Present in Opposition:

- No one appeared

Staff Recommendation starts at 58:56: Lead Planner Byron Toy stated that this is a good location for the proposed use, as it is already zoned Industrial. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 59:28:

On motion by Commissioner Easterwood, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-051 for two (2) years:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

1. **Adhere to any Planning Engineering comments;**
2. **Address any Conservation District Comments;**
    b. **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,**
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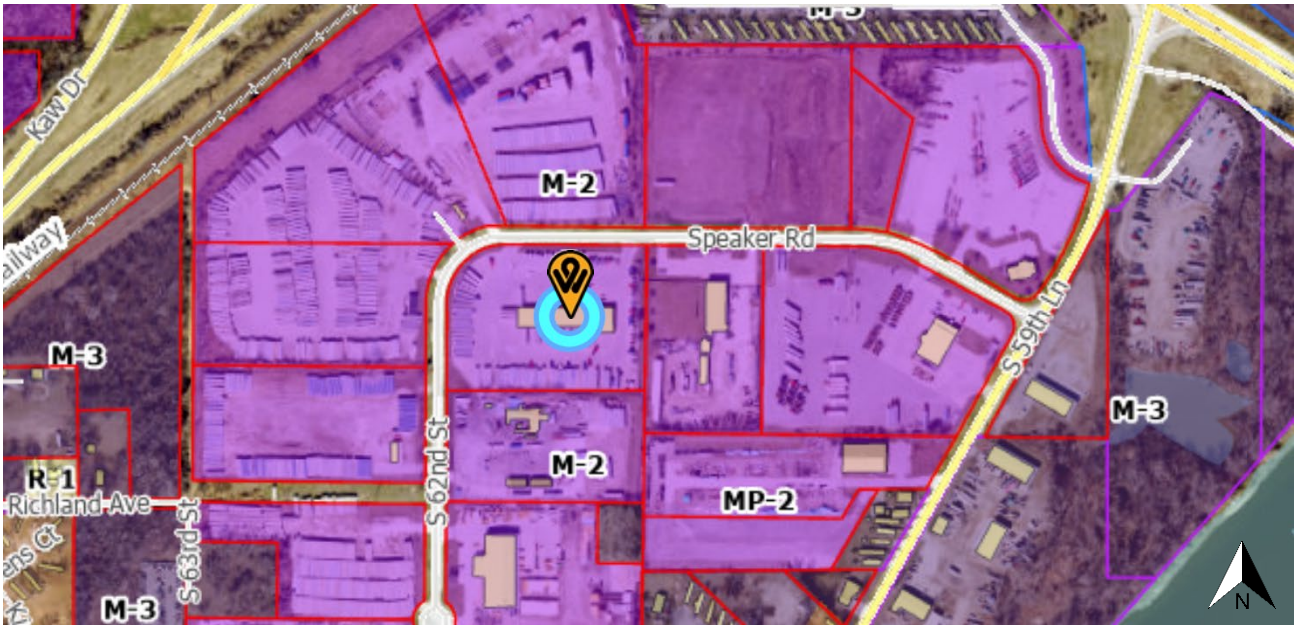
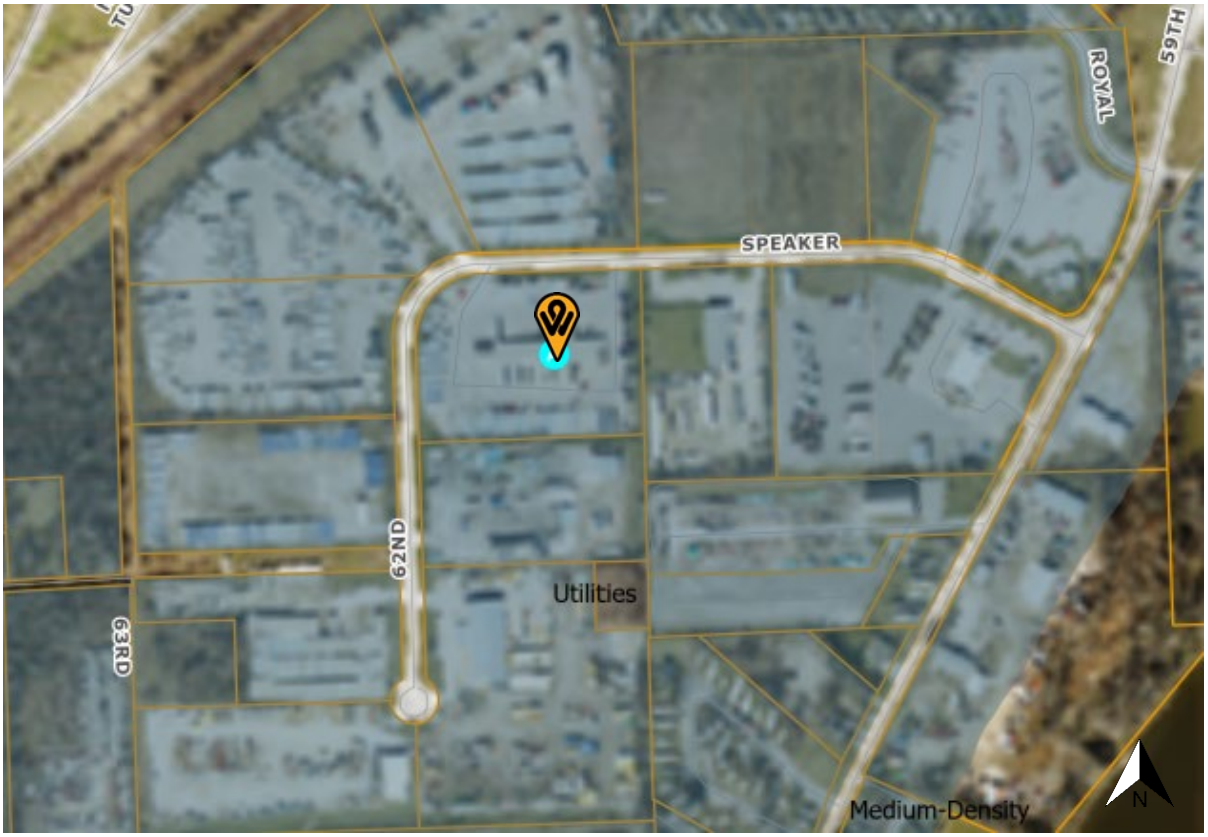
ATTACHMENTS

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.

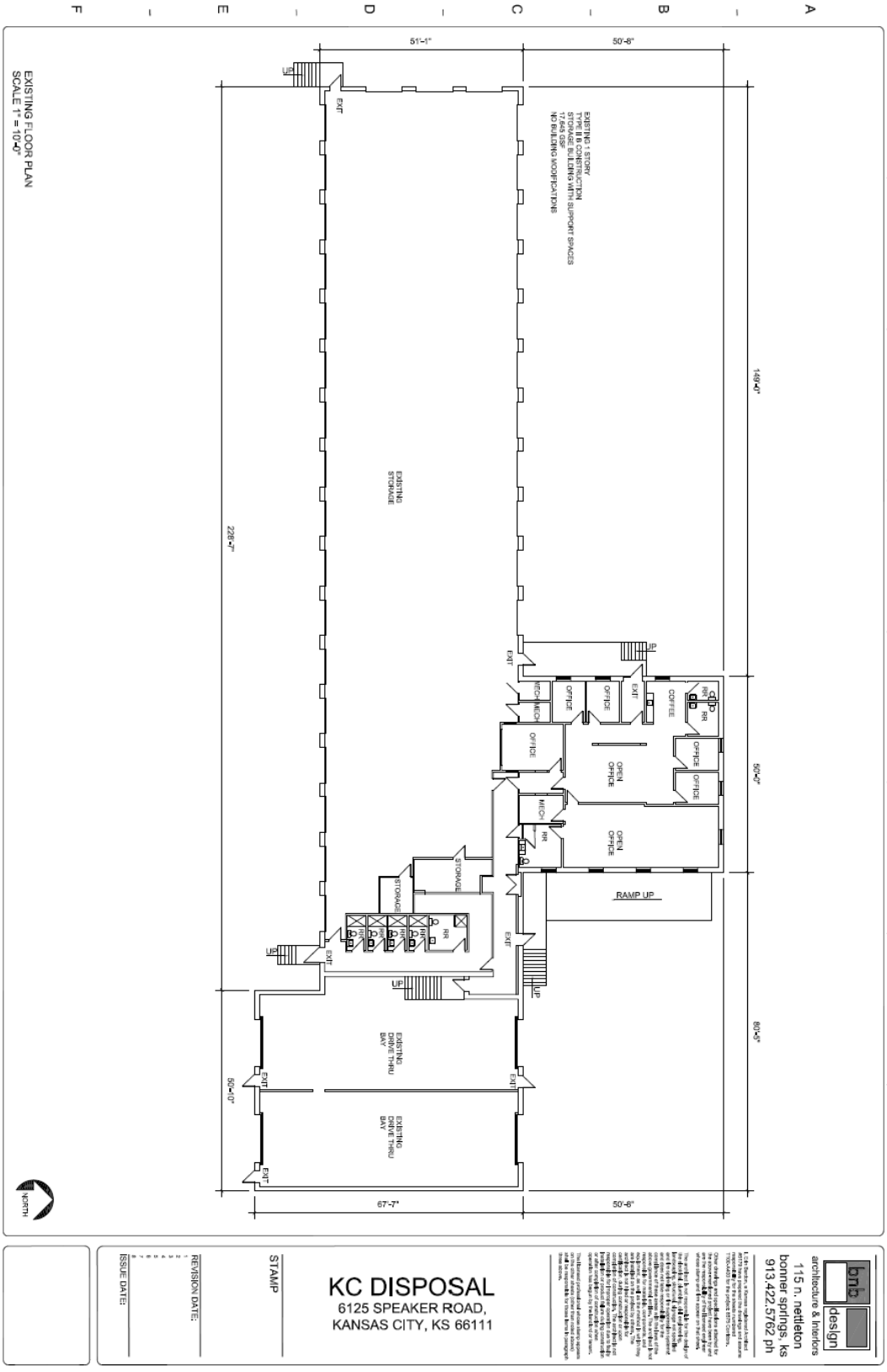
Christian Thoen
(Signature of Person Taking Acknowledgment)

CHRISTIAN MARC THOEN
NOTARY PUBLIC
MINNESOTA
My Commission Expires 01/31/2030

Christian Thoen
(Name of Acknowledger Typed, Printed or Stamped)

VICINITY MAP
SITE
BASIS OF BEARING
SURVEY REFERENCES
OBSERVED SIGNIFICANT OBSERVATIONS
ZONING INFORMATION
FLOOD INFORMATION
UTILITY NOTE
NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
TITLE DESCRIPTION
SURVEYOR'S NOTES
TITLE COMMITMENT INFORMATION
LAND AREA
BUILDING AREA
BUILDING HEIGHT
PARKING
SURVEYOR'S CERTIFICATE
PRELIMINARY
6125 SPEAKER RD
2021 ALTA/NSPS LAND TITLE SURVEY
PARTNER
SURVEYED BY
Whitehead Consultants, Inc.
SHEET 1 OF 2

62nd STREET
SPEAKER ROAD
N00°01'28"E 250.07'
S89°58'32"W 570.06'
S89°58'32"W 400.30'
S00°01'28"W 420.64'
R=170.00' - L=246.19'
CB=N47°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
2021 ALTA/NSPS LAND TITLE SURVEY
6125 SPEAKER RD
SITE ADDRESS
KANSAS CITY, KS 66111
WYANDOTTE COUNTY
COORDINATED BY
PARTNER
SURVEYED BY
Whitehead Consultants, Inc.
SHEET 2 OF 2
LEGEND


EXISTING FLOOR PLAN
SCALE 1" = 10'-0"
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 & LIGHT MFG WITH SUPPORT SPACES
17,845 GSF
NO BUILDING MODIFICATIONS
EXISTING STORAGE
EXISTING DRIVE THRU BAY
EXISTING DRIVE THRU BAY
OFFICE
MECH
COFFEE
OPEN OFFICE
STORAGE
RAMP UP
EXT
UP
NORTH
KC DISPOSAL
6125 SPEAKER ROAD,
KANSAS CITY, KS 66111
STAMP
REVISION DATE:
ISSUE DATE:
bnb design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

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

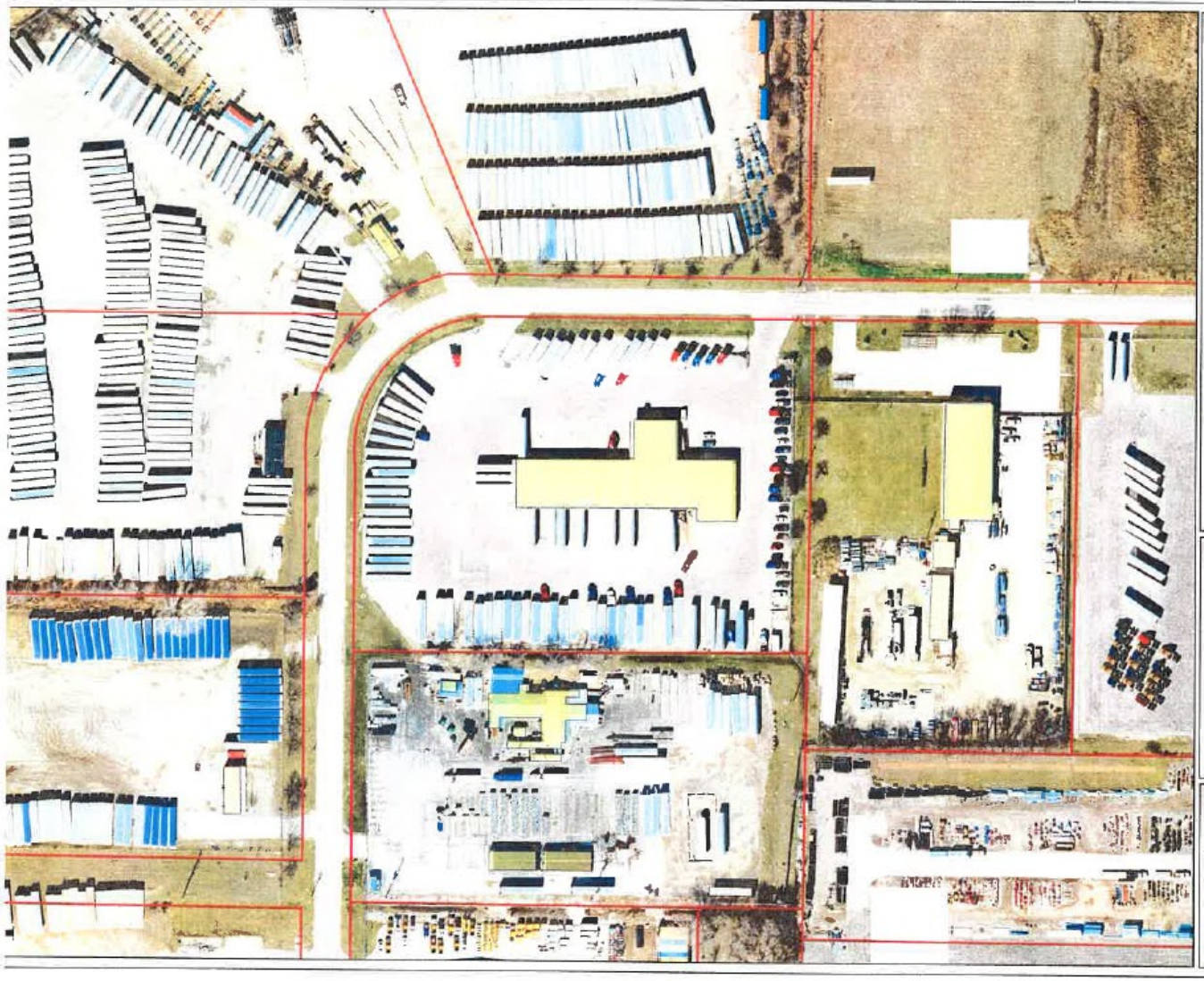
Sincerely,

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

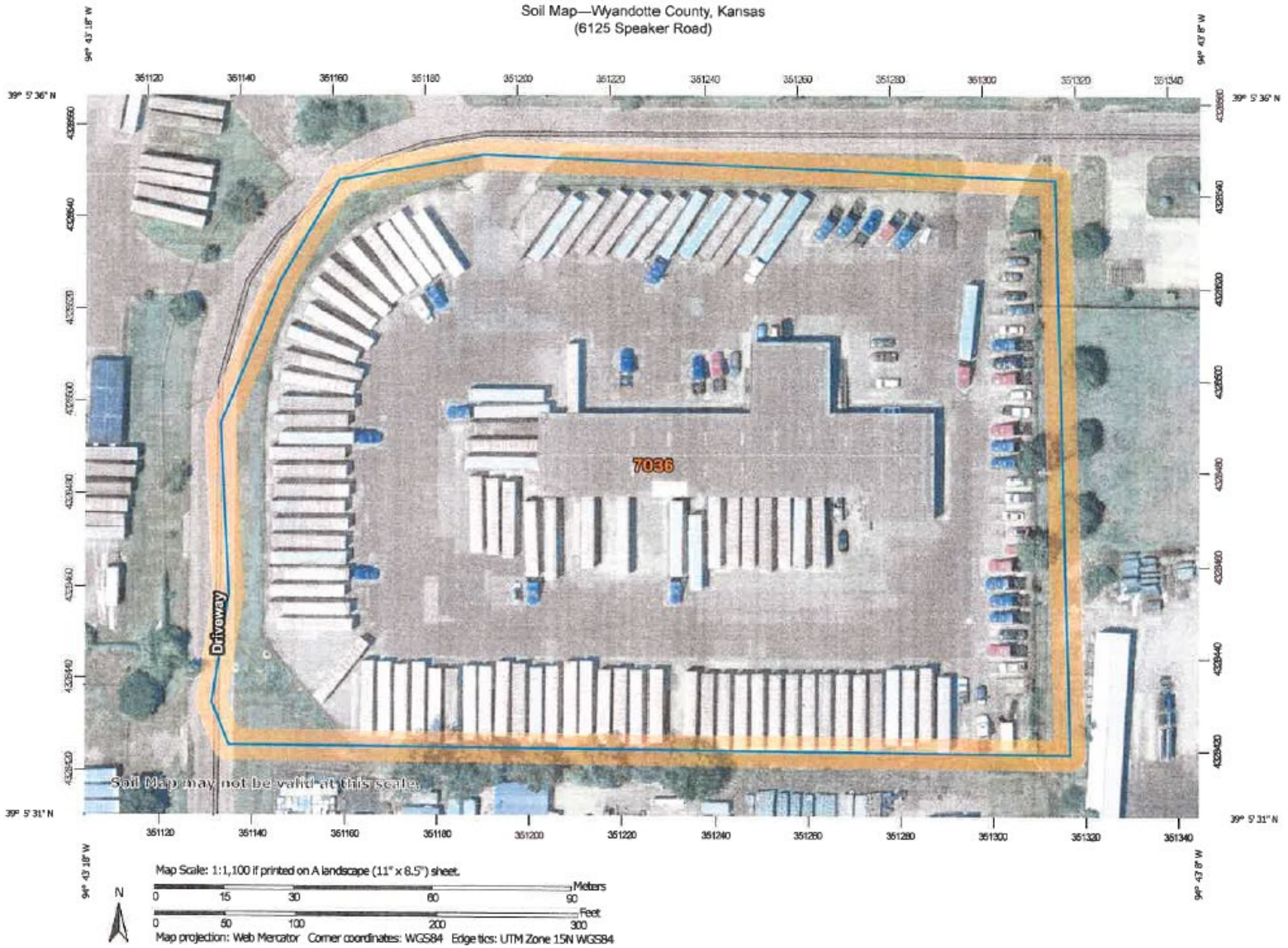
Map Print Date: 8/5/2025 4:52 PM
Acre:5.45
POCKET CHANGE PROPERTIES LLC
6125 SPEAKER RD
KANSAS CITY, KS 66111

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
4338660
4338640
4338620
4338600
4338580
4338560
4338540
4338520
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
USDA
Natural Resources
Conservation Service
Web Soil Survey
National Cooperative Soil Survey
8/5/2025
Page 1 of 3

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%**

(Published _____)

SP2025-051

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-051, commonly known as 6125 Speaker Road, Kansas City, Kansas, legally described as:

> LOT 16 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, located at 6125 Speaker Road.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for general automobile maintenance.

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

1. **Adhere to 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

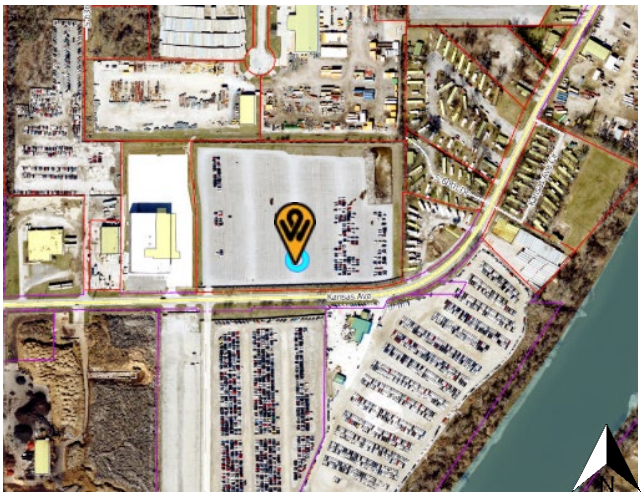
Subject Property:
6130 Kansas Avenue
Kansas City, Kansas 66109

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-055**, **for ten years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

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

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-055,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 19:53:

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

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

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. *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.

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 10, 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 Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

Motion starts at 23:31:

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

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:
SP2025-055:

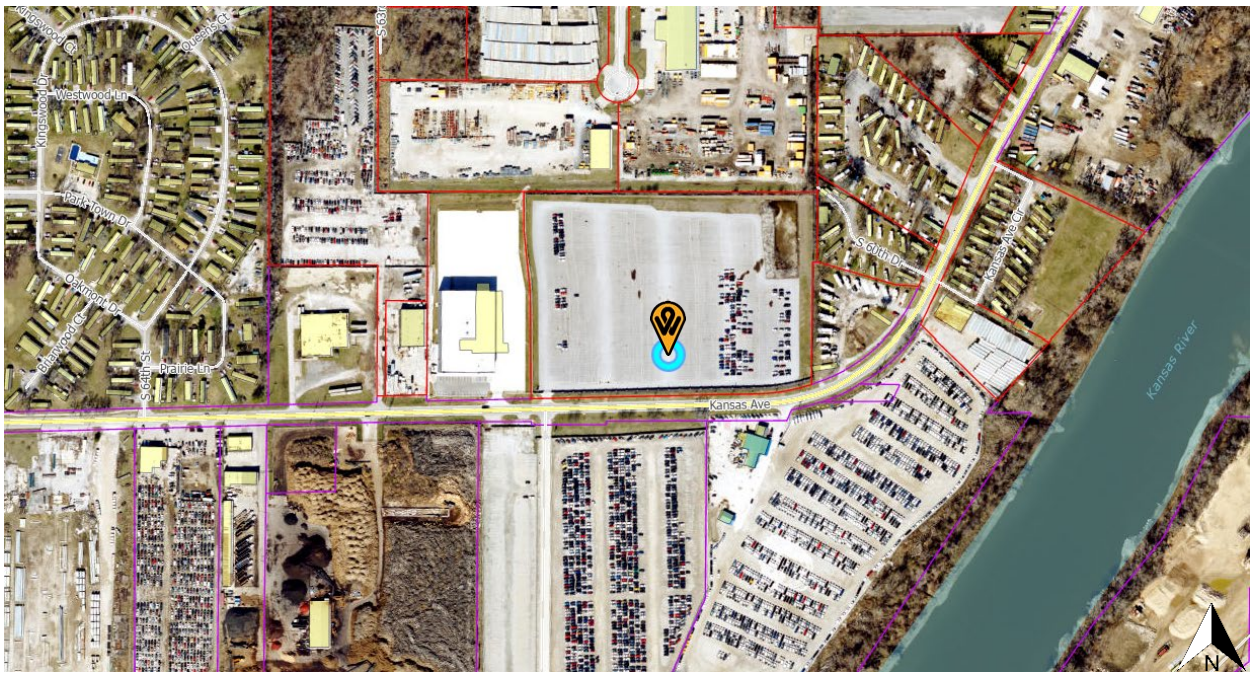
1. **Approximately 30 – 40 cars per day are moved to and from this lot to the main lot across the street. Only loaders are on this property. Transport trucks and tow trucks are not permitted on the property;**
2. **Hours of operation shall be from 8:00 AM to 5:00 PM, Monday through Friday;**
3. **All 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;

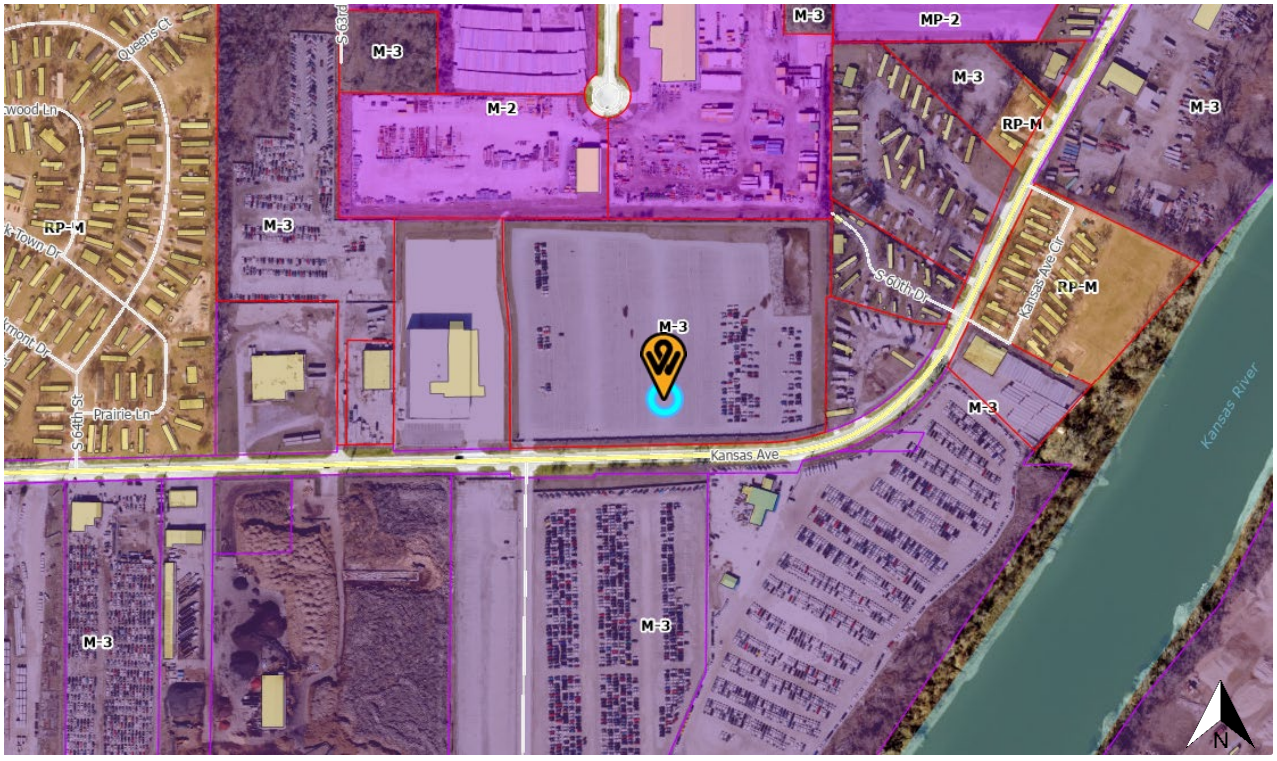
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and 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

Low-Density Residential
Business Park
Utilities
Medium-Density Residential
Floodway
Right-of-Way
Rural Residential
Public / Semi-Public Institutional
Neighborhood Commercial
SPEAKER
RICHLAND
KANSAS
BERGER
MIAMI
OSAGE
CLARK
PITKIN
PAWNEE
SWARTZ
INLAND
THORN
ROYAL
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:

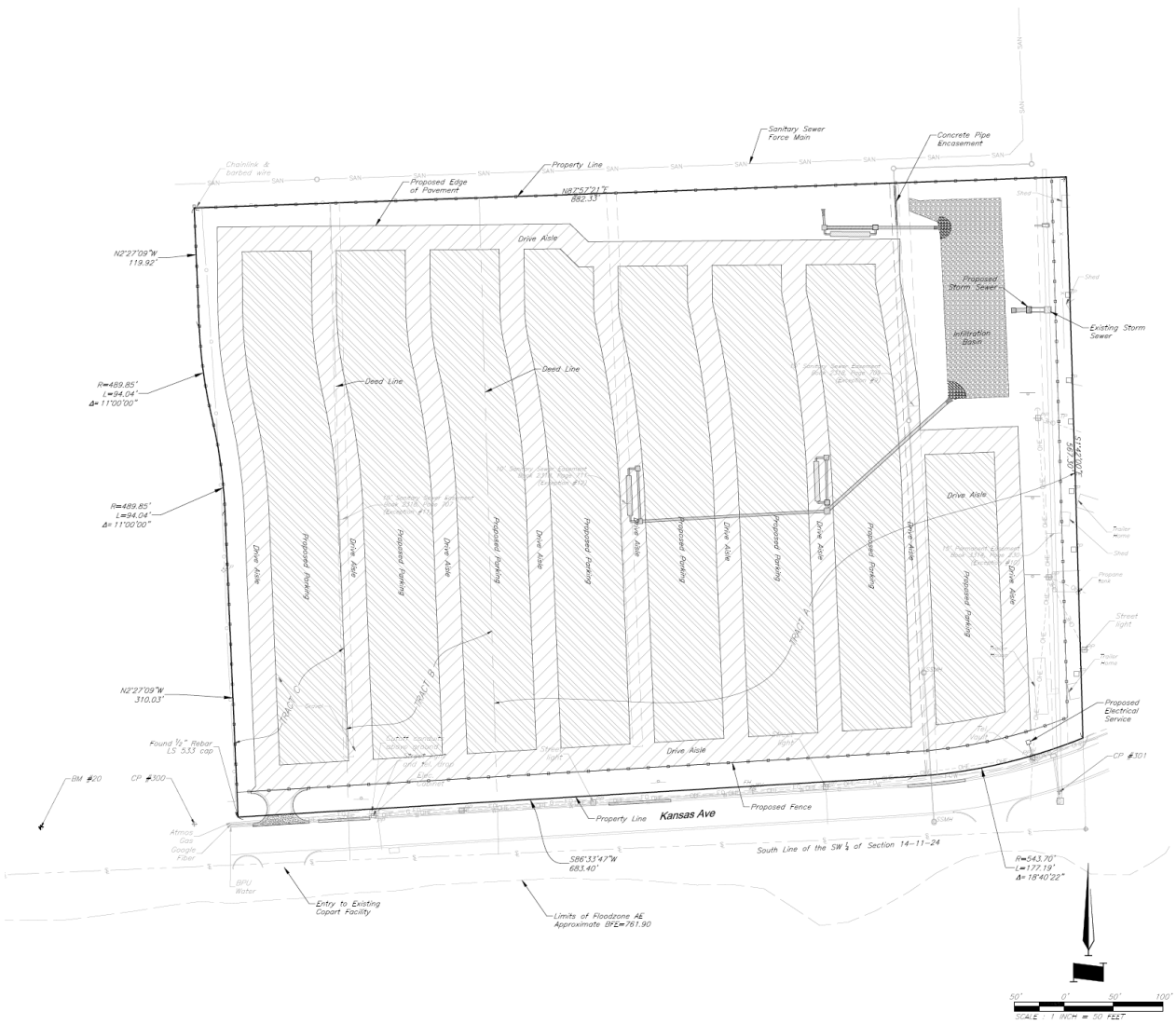
NA – no presentation given

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



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

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 REQ'D 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.

GBA architects engineers
9801 Renner Boulevard
Lenexa, Kansas 66219
913.492.9400
www.gbateam.com

DATE:	9/22/17
DESIGN BY:	CEL
DRAWN BY:	JRH
PROJECT NO.:	136710.00
SHEET NO.	L02
TOTAL SHEETS	L03

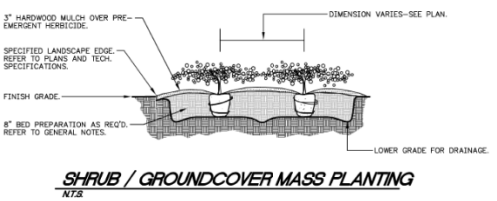
Clint Loumaster
Professional Engineer
License No. 21477

Final Development Plan

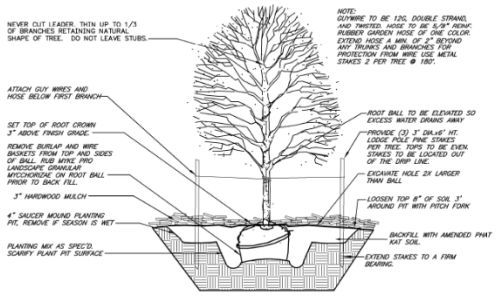
COPART PARKING ADDITION

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	

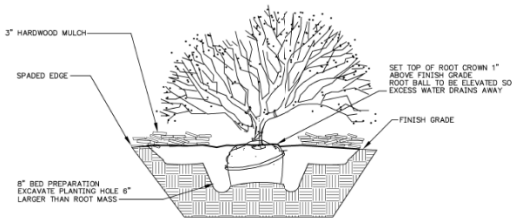


SHRUB / GROUNDCOVER MASS PLANTING
N.T.S.

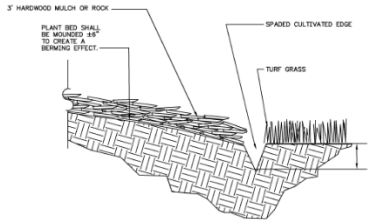


TYPICAL TREE PLANTING
N.T.S.

WAYNE L. KRICHHOFF
103
STATE OF KANSAS
5.10.17



TYPICAL SHRUB PLANTING
N.T.S.



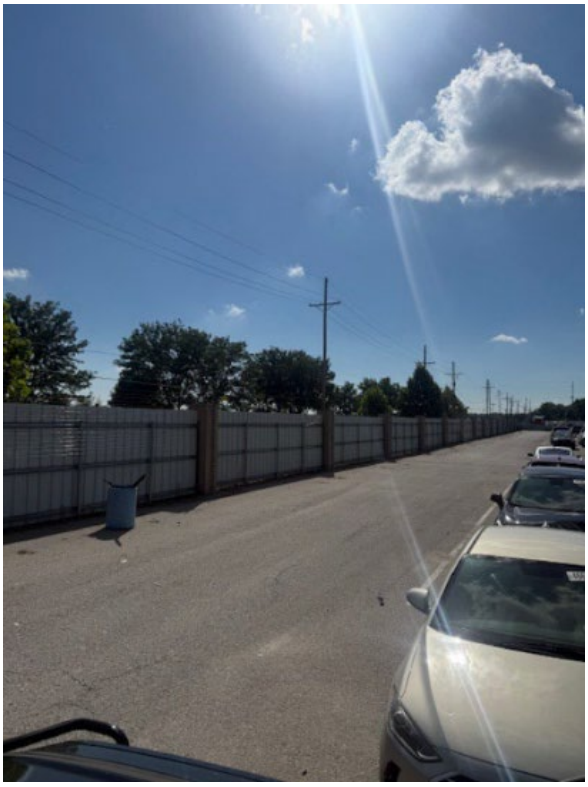
CULTIVATED EDGE TYP.
N.T.S.

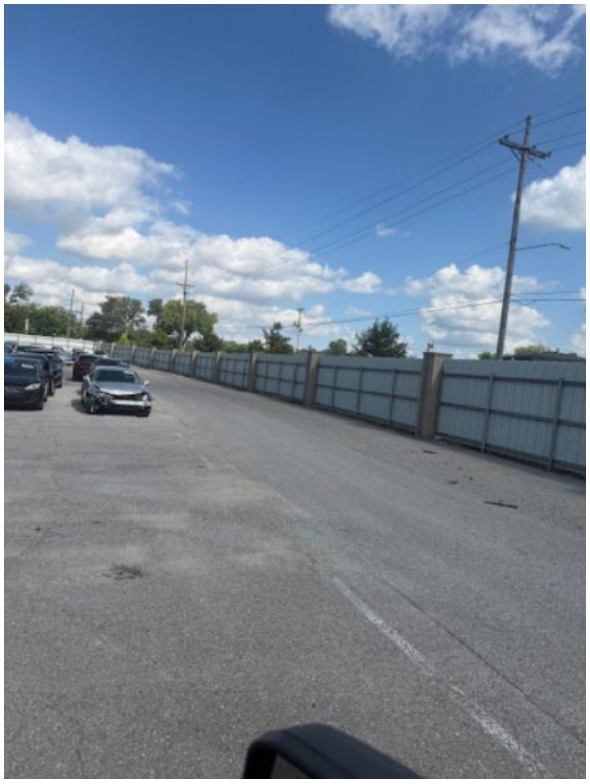
Landscape Notes & Details

© L:\136710\Civil_3D\Production Drawings\Construction Site Plans\L136710CT300.dwg, Layout: L02 Landscape Notes & Details, -- Friday, September 22, 2017, 10:08am -- Copyright 2017, George Butler Associates/Hallmark, CGM: F-45, Professional Engineer, CGM: F-82, Professional Land Surveyor, CGM: LS-F

PRIVATE
PROPERTY
NO
TRESPASSING

NOTICE
EMPLOYEES
ONLY





(Published _____)

SP2025-055

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-055, commonly known as 6130 Kansas Avenue, Kansas City, Kansas, legally described as:

> Beginning at the Southeast Corner of said Lot 1, said point also being on the North Right-of-Way line of Kansas Avenue, as now established; thence Westerly, along said North Right-of-Way line, along a curve to the right, having a radius of 543. 70 feet, a central angle of 01 °25'1 0", and whose initial tangent bearing is South 67°53'25" West, a distance of 13.47 feet; thence North 01 °46'03" West, departing said North Right-of-Way line, a distance of 362.66 feet; thence North 88° 13'57" East, a distance of 13.11 feet, to a point on the East line of said Lot 1; thence South 01 °42'00" East, along said East line, a distance of 358.13 feet, to the Point of Beginning. Containing 4,648.67 square feet, or 0.107 acres, more or less, located at 6130 Kansas Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of outside storage of used, damaged and undamaged, operable and inoperable vehicles.

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

1. **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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Special Use Permit Petition SP2025-062**

GENERAL INFORMATION

Applicant Information:
Tamara McConnell
Applicant
2000 North 67th Street
Kansas City, Kansas 66104

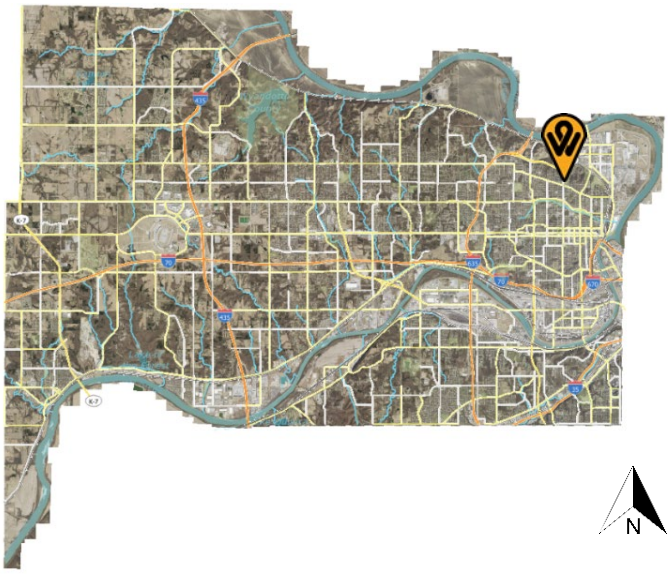
Subject Property:
1130 Quindaro Boulevard
Kansas City, Kansas 66104

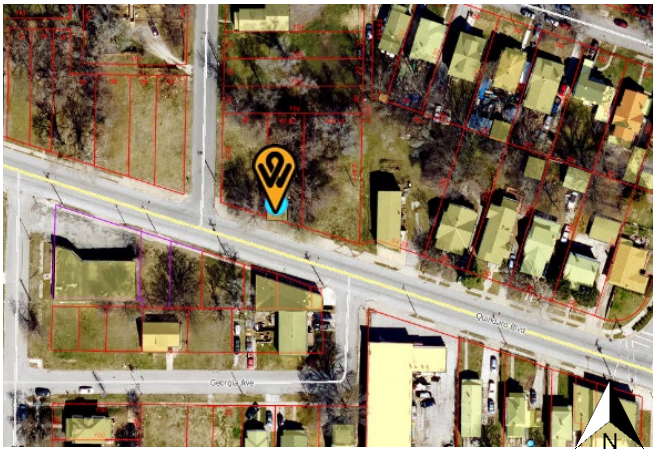
Requested Action and Purpose:
Approval of Special Use Permit for a liquor store (In conjunction with BOZA2025-025).

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, November 10, 2025, and December 4, 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, Approved.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Northeast Statistical neighborhood, neighborhood block group 0402002. The neighborhood consists of undeveloped and parcels to the north, east, and west. To the south, a vacant lot is located. Quindaro Boulevard is located to the south of the property.

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

The zoning and uses are set out above. Staff realizes this property was formerly a liquor store in the early 2000's. The subject property is surrounded by vacant and undeveloped parcels.

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

   The proposed use is suitable for the subject property, as the building was previously a liquor store, which at the time did not require a Special Use Permit. . Removal of restrictions will not detrimentally affect nearby property provided the property is properly maintained and the applicant complies with the conditions of approval.

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

   The property is vacant. Unsure since when the property has been vacant.

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

   Special Use Permits are not addressed in the Northeast Area Plan. The Northeast Area Plan designates this property as Single Family, allows single-family homes. While the use is not compatible with the Northeast Area Plan land use designation, this building is the only commercial structure on the north side of Quindaro Boulevard between North 10th and North 13th Streets.

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

   This proposal would not create any issues with traffic or the street network.

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

   This use is not a necessary convenience to the public. This will only be a convenience to the owners of the liquor store.

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

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

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

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

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

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

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

    The relative gain to public health, safety and welfare is minimal. The proposed use of the subject property is approximately 1,145 feet from Bertram Caruthers Elementary School, a violation of 155 feet and approximately 707 feet from Antioch Baptist Church, a violation of 593 feet. If denied, the property owner may not use the property as a liquor store, however, they can still use it as a commercial retail uses allowed in the C-3 District.

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

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

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

    The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the parcels to the north, east, south, and west are vacant and undeveloped lots. The subject property would bring more individuals in the property, but it would not be likely to overcrowd the property nor nearby properties.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2624 North 13th Street on September 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Distance between the liquor store, a school, and a home of worship.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-062**, **for two (2) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-062** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-062,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 1:00:12:
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.

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

Present in Support:

- Tamara McConnell, Applicant, 8733 Cleveland Avenue, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:03:24: Lead Planner Byron Toy stated that staff recommends approval subject to the conditions outlined in the staff report.

The Planning Commission directed questions to Toy.

Motion starts at 1:03:51:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-062 for two (2) years:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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;

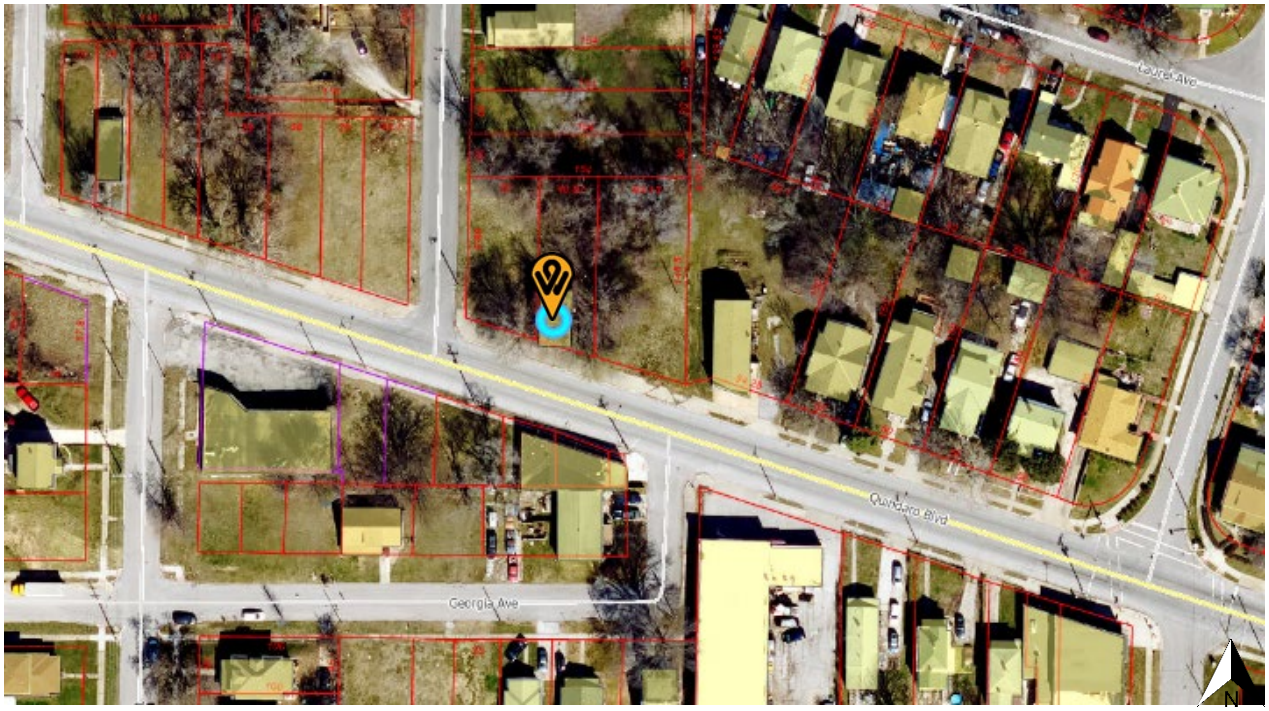
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning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

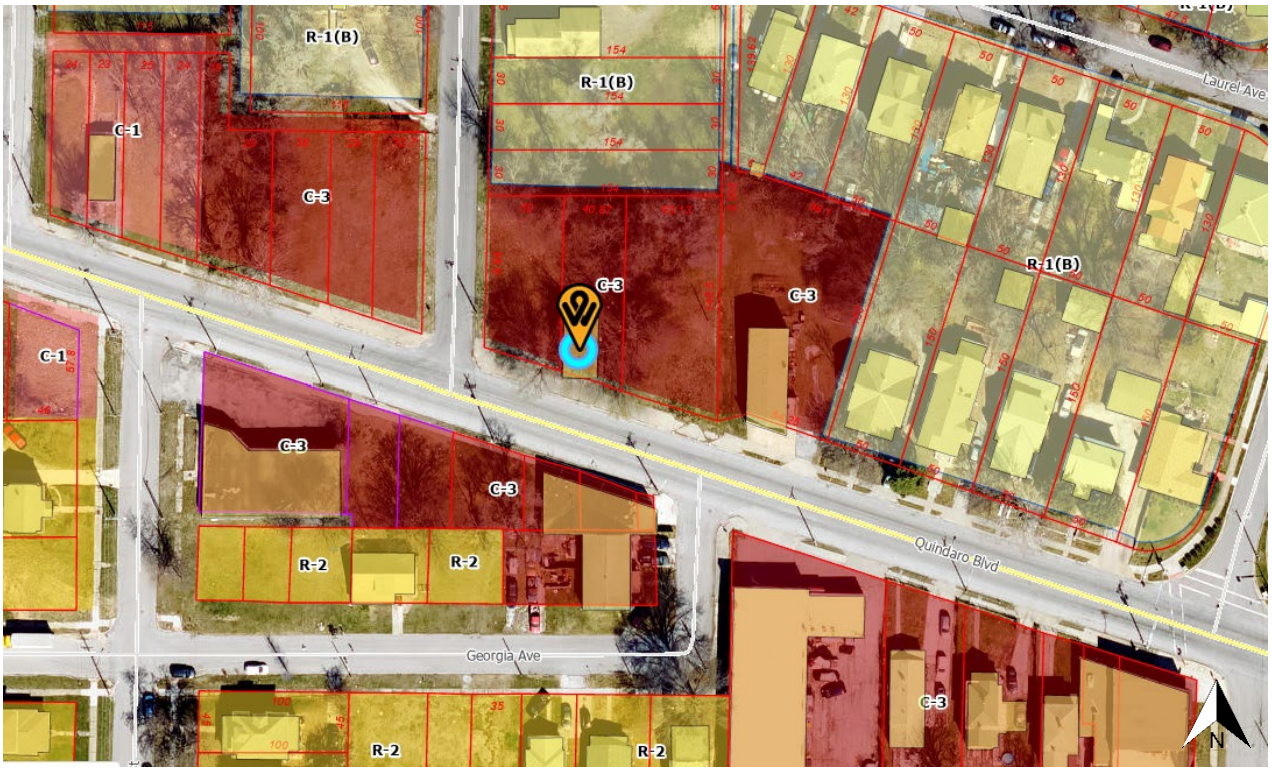
10. **Subject to approval, the Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months 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

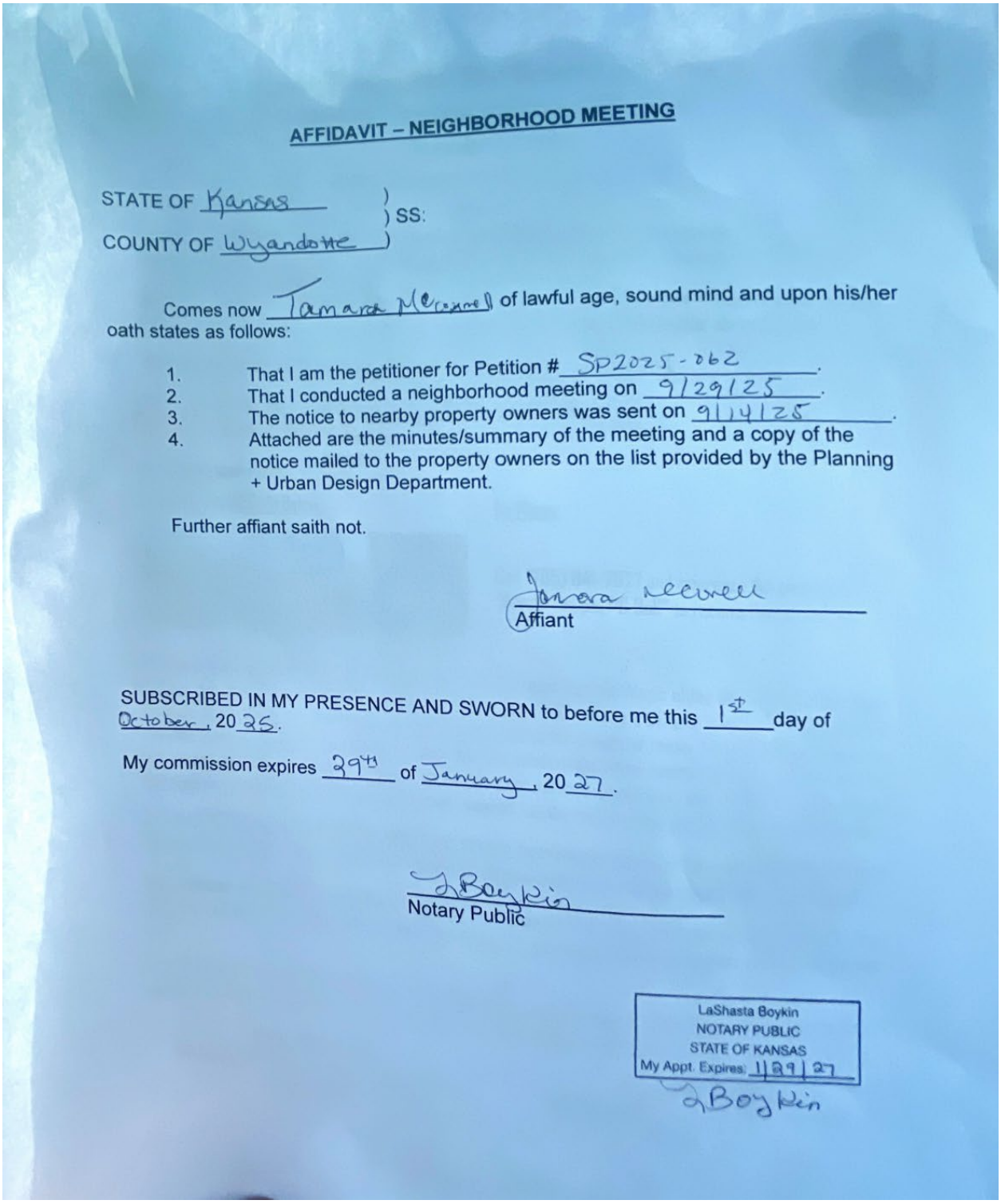


ZONING MAP



LAND USE MAP

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

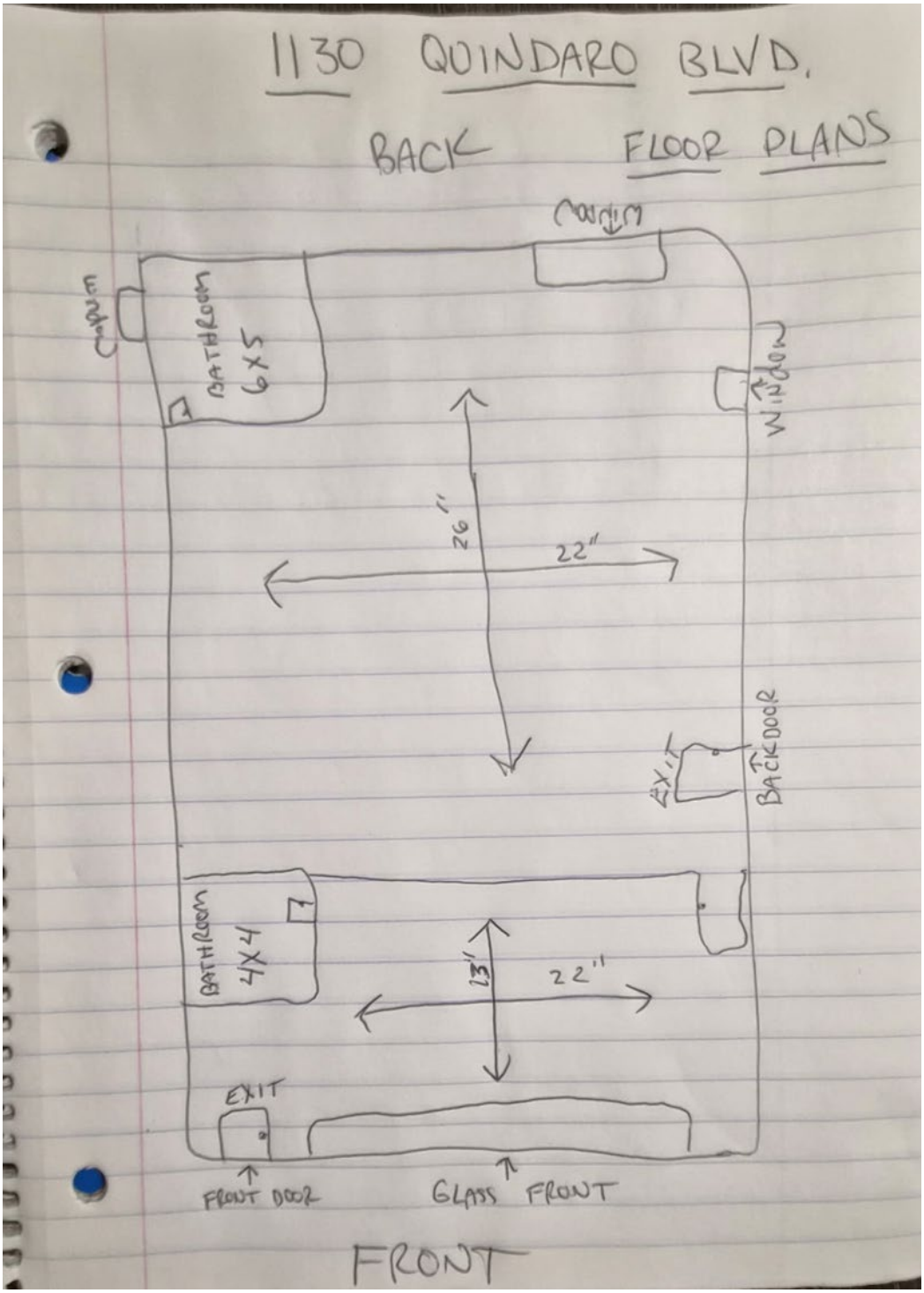
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of October, 2025.

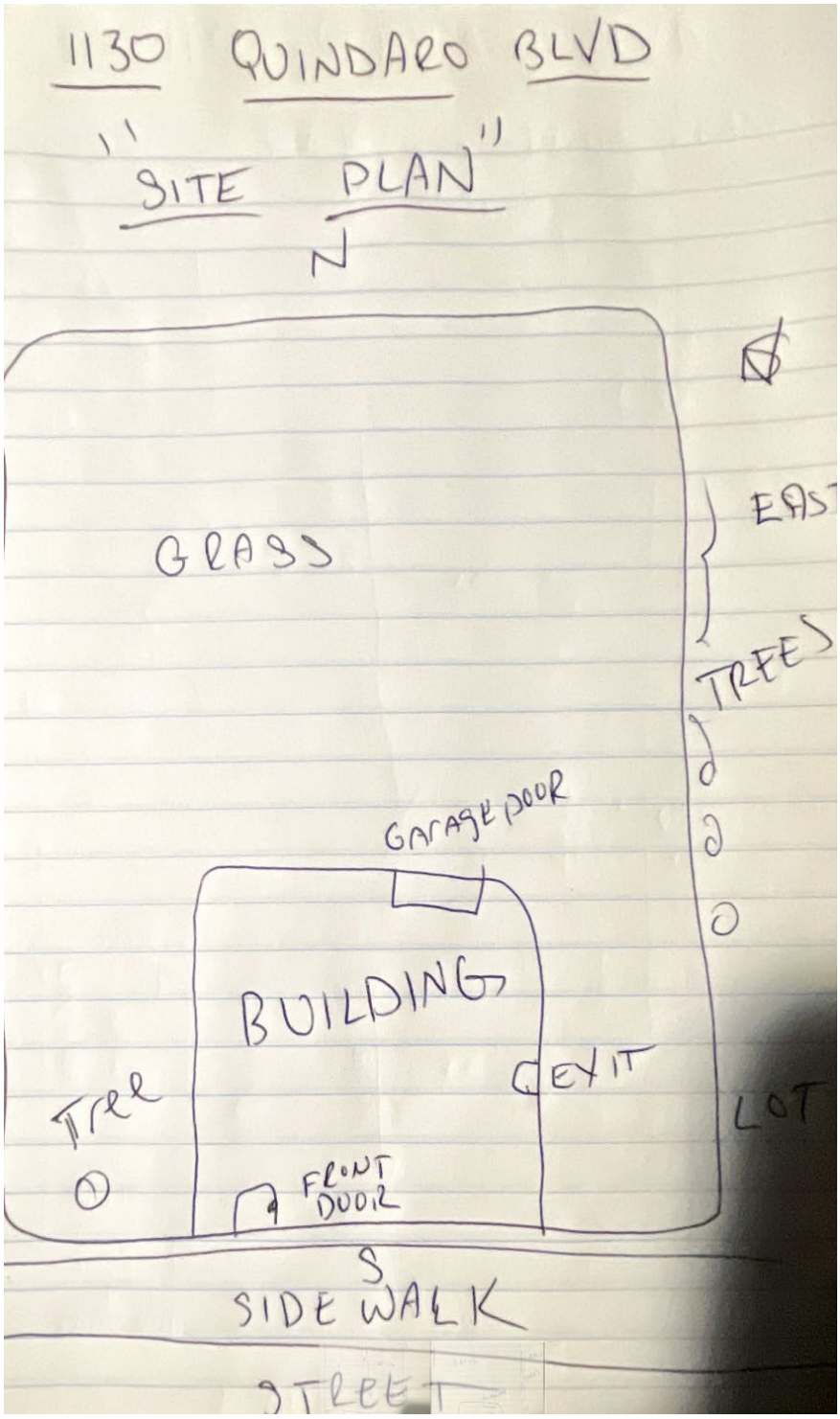
My commission expires 29th of January, 2027.

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
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

(Published _____)

SP2025-062

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-062, commonly known as 1130 Quindaro Boulevard, Kansas City, Kansas, legally described as:

MAYWOOD ADD, S33, T10, R25, ACRES 0.120000, L12 TO L13 LESS E 63.13FT, located at 1130 Quindaro Boulevard.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a liquor store.

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

1. **This City Planning Commission case is being heard in conjunction with BOZA2025-025. 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Special Use Permit Petition SP2025-065**

GENERAL INFORMATION

Applicant Information:
Amy and Jace Larsen
4206 Mission Road
Kansas City, Kansas 66103

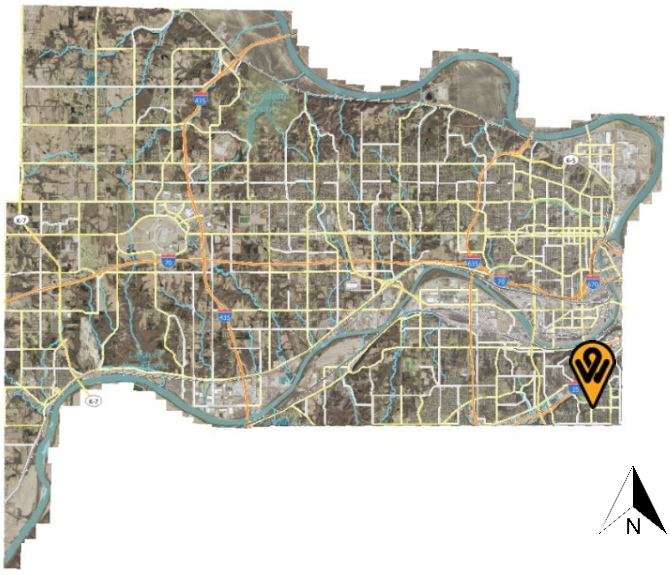
Subject Property:
4206 Mission Road
Kansas City, Kansas 66103

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-065**, **for one (1) year**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-065** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-065** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-065,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:04:39:
SP2025-065 - JACE AND AMY LARSEN
Synopsis: Special Use Permit for a short-term rental at 4206 Mission Road. *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.

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

Present in Support:

- Amy and Jace Larsen, Applicants, 4206 Mission Road, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:05:55: Lead Planner Byron Toy stated that this request is for a non-owner occupied short-term rental. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:06:23:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-065 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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;**
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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.**

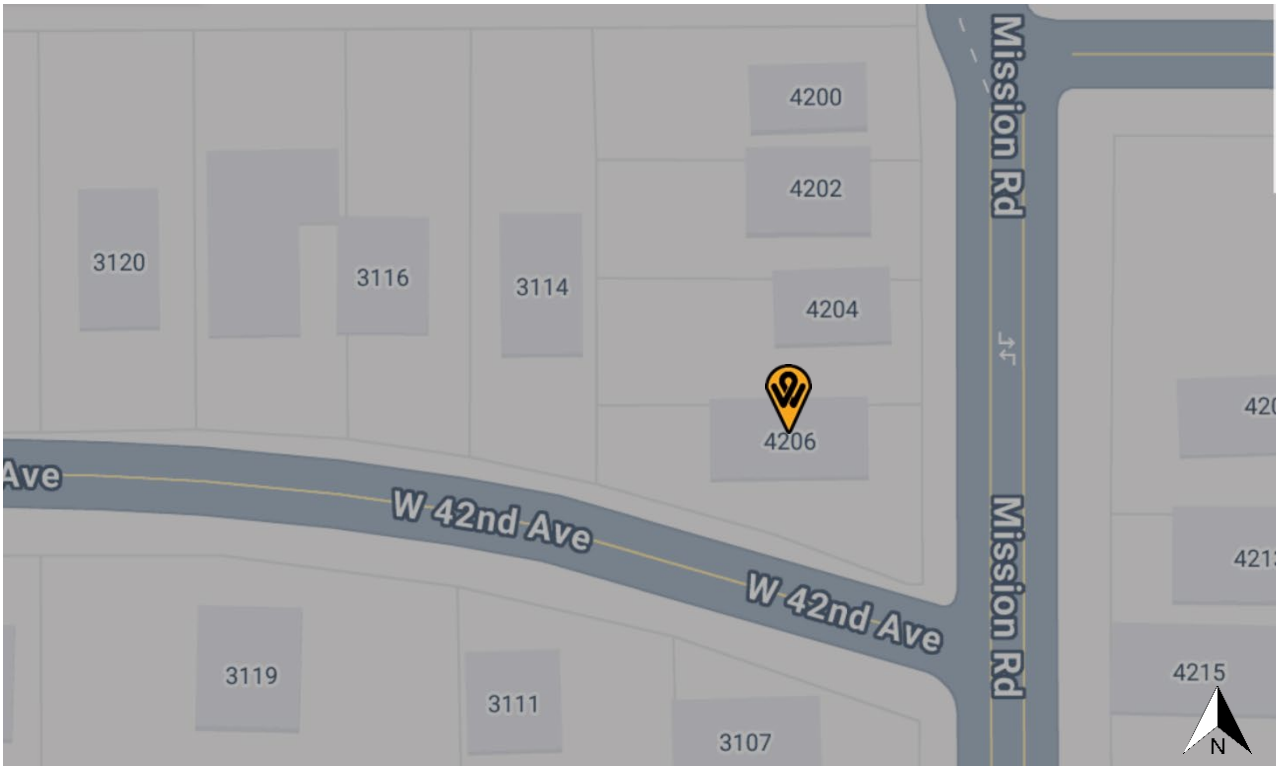
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



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):

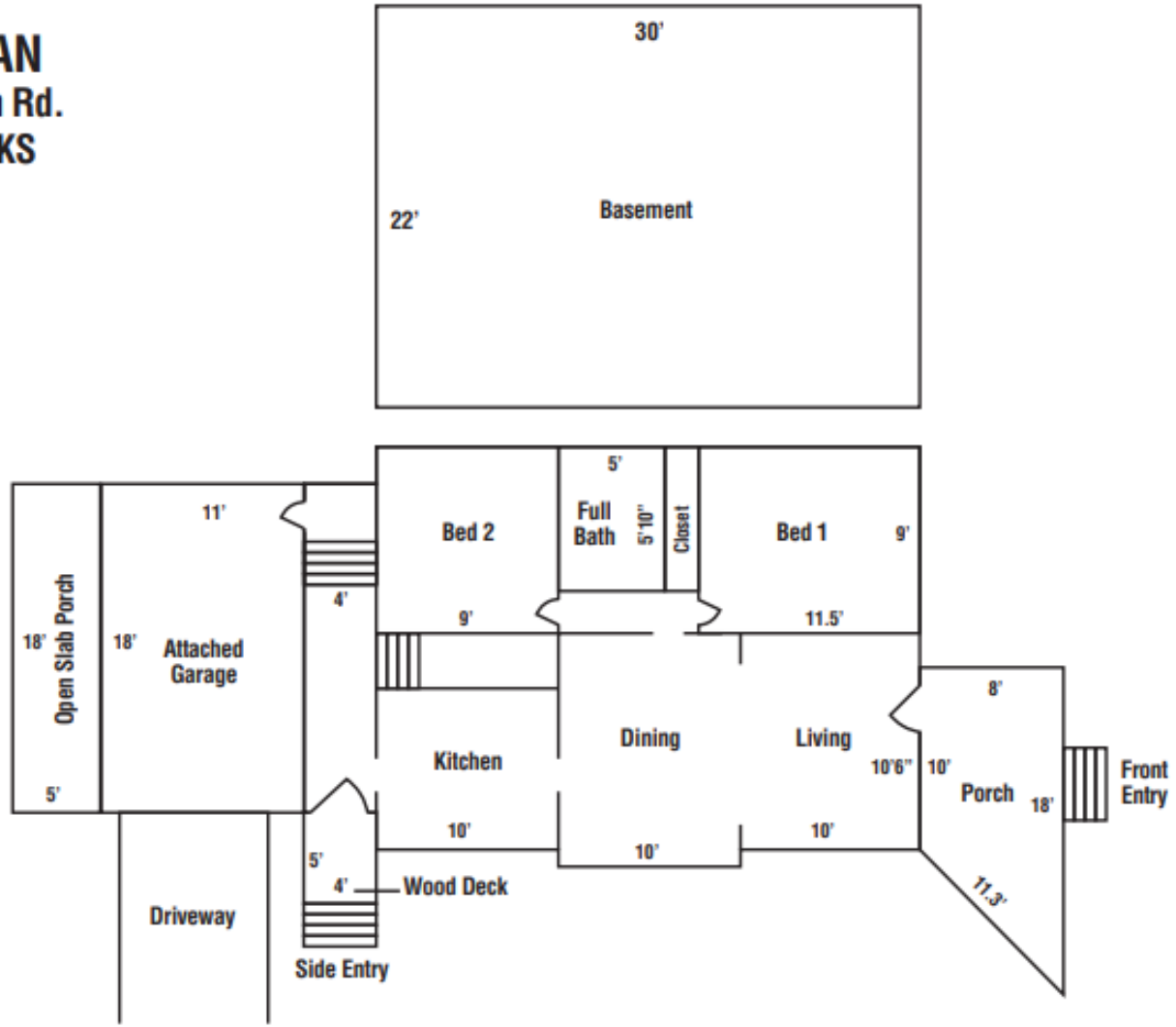
- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

There were no questions asked.

Meeting adjourned at: 6:30pm

Minutes taken by: Jace Larsen

FLOORPLAN
4206 Mission Rd.
Kansas City, KS



December 4, 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.

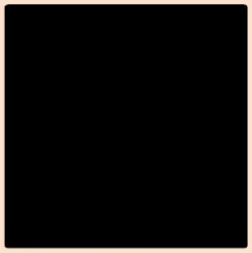
Check-Out Time

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

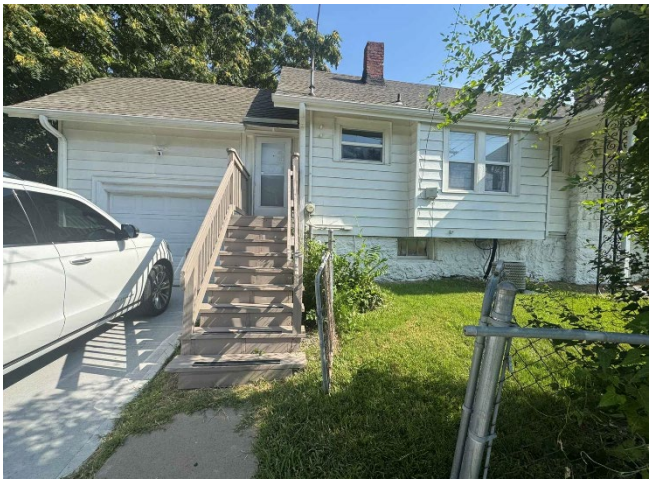
Enjoy local neighborhood routes, including Rosedale Park, great for walking and jogging.

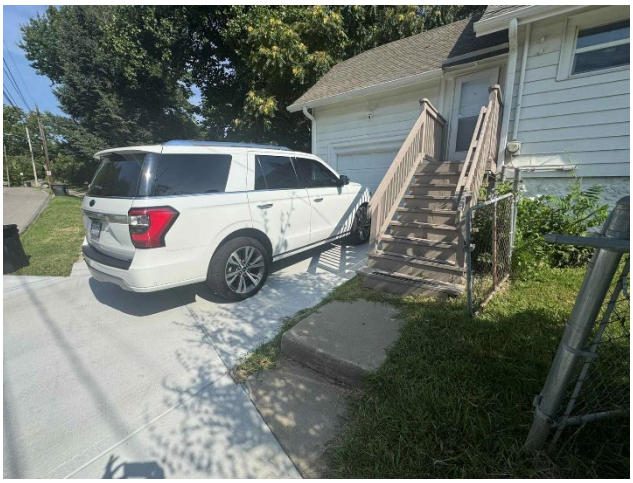
Family Options

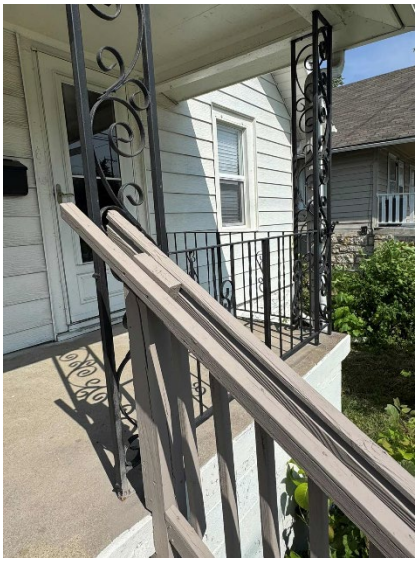
BabyQuip stroller and wagon rentals with delivery.

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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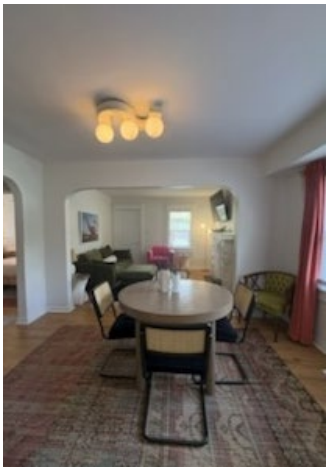
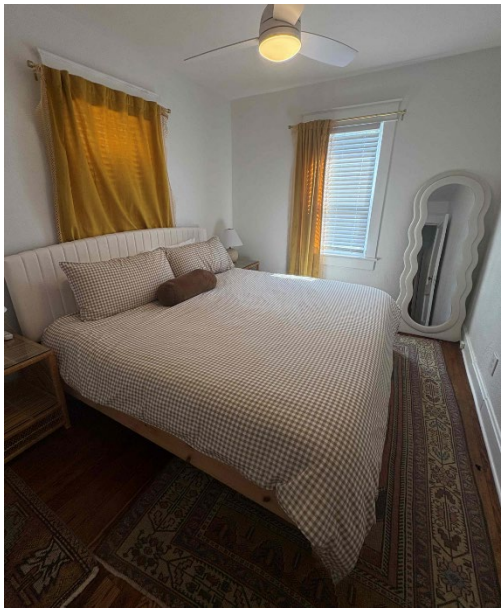
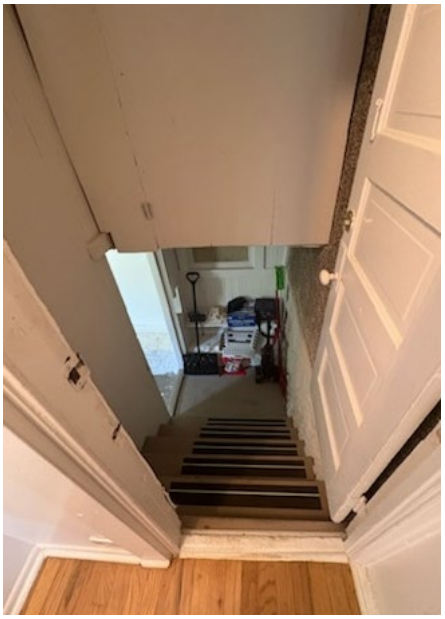
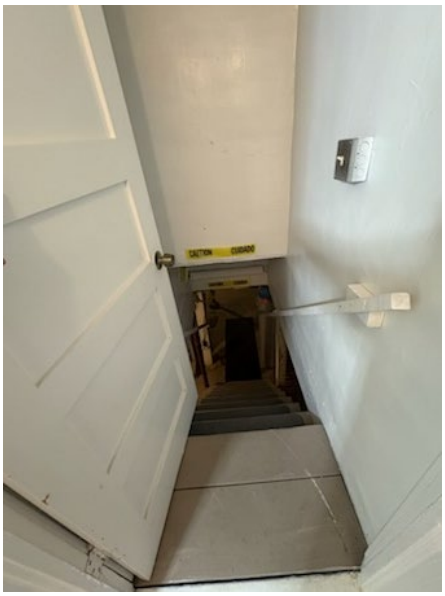








(Published _____)

SP2025-065

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-065, commonly known as 4206 Mission Road, Kansas City, Kansas, legally described as:

MISSION HEIGHTS, S34, T11, R25, ACRES 0.1, L4, LESS STREET, located at 4206 Mission Road.

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

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

1. **Maximum number of guests shall be five (5);**
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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

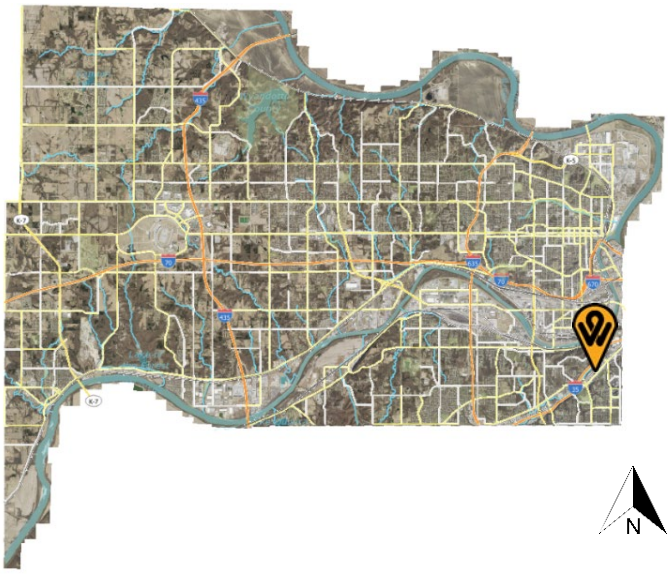
Subject Property:
819 Southwest Boulevard
Kansas City, Kansas 66103

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 Hearings: November 10, 2025 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-066**, **for two (2) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes

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 Approval	December 4, 2025

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

MOTIONS

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

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-066,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 19:53:

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

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

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

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

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

Motion starts at 23:31:

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

Carson	**Chairman**
Ward	**Aye**
Armstrong	**Aye**
Ernst	**Aye**
Easterwood	**Aye**
Mohler	**Aye**

Beth **Aye**
Miller **Aye**
Straws **Not Present**
Jones **Not Present**
Schwartz **Not Present**
Motion to recommend APPROVAL passed: 7 to 0
Subject to:
SP2025-066:

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;

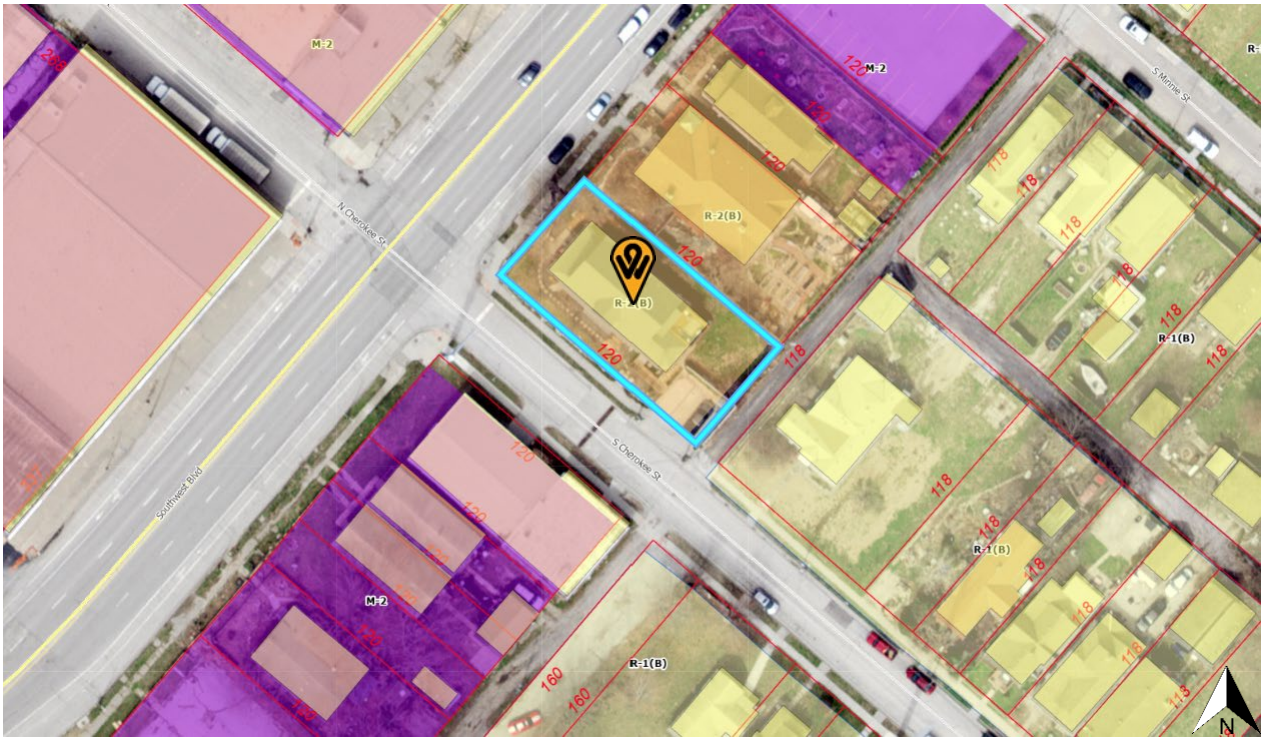
14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Special Use Permit is not valid for the approved use to be in operation 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

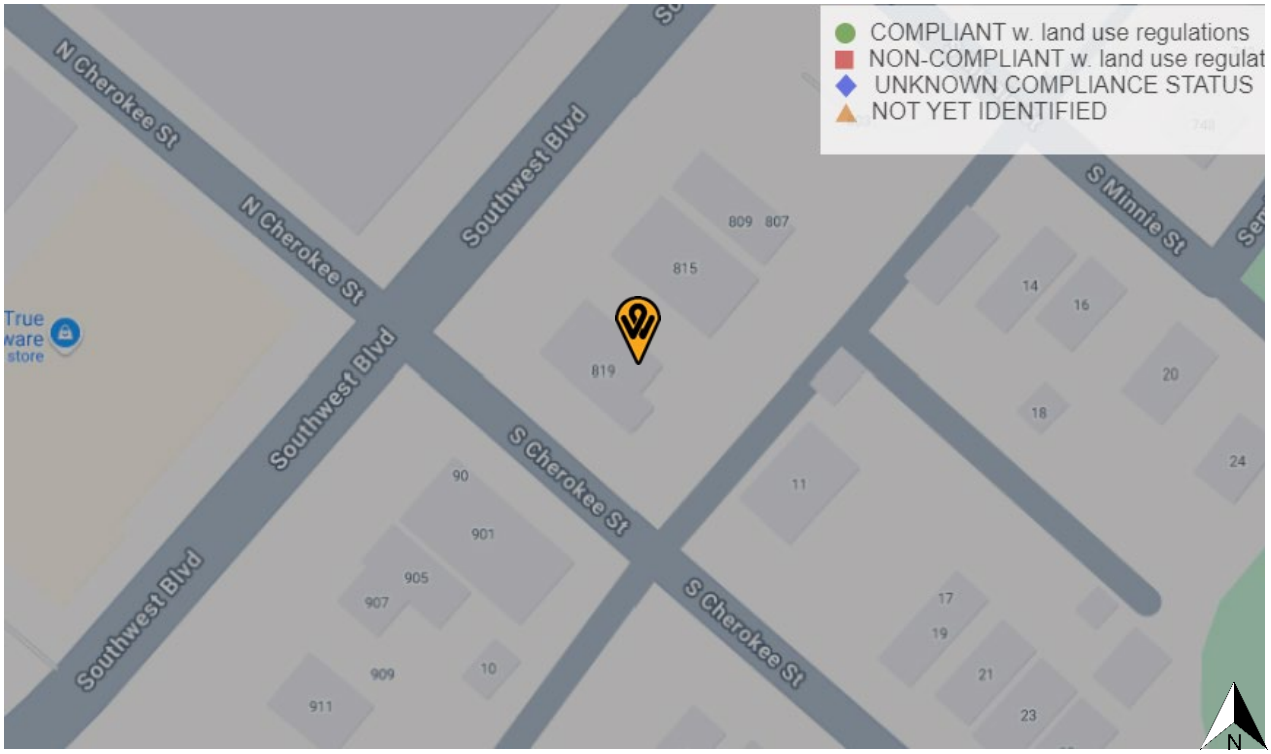
AERIAL IMAGERY

ZONING MAP



LAND USE MAP

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.

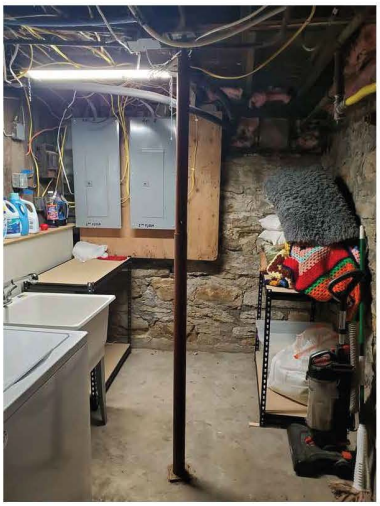
10.4.1 Floor Structure

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

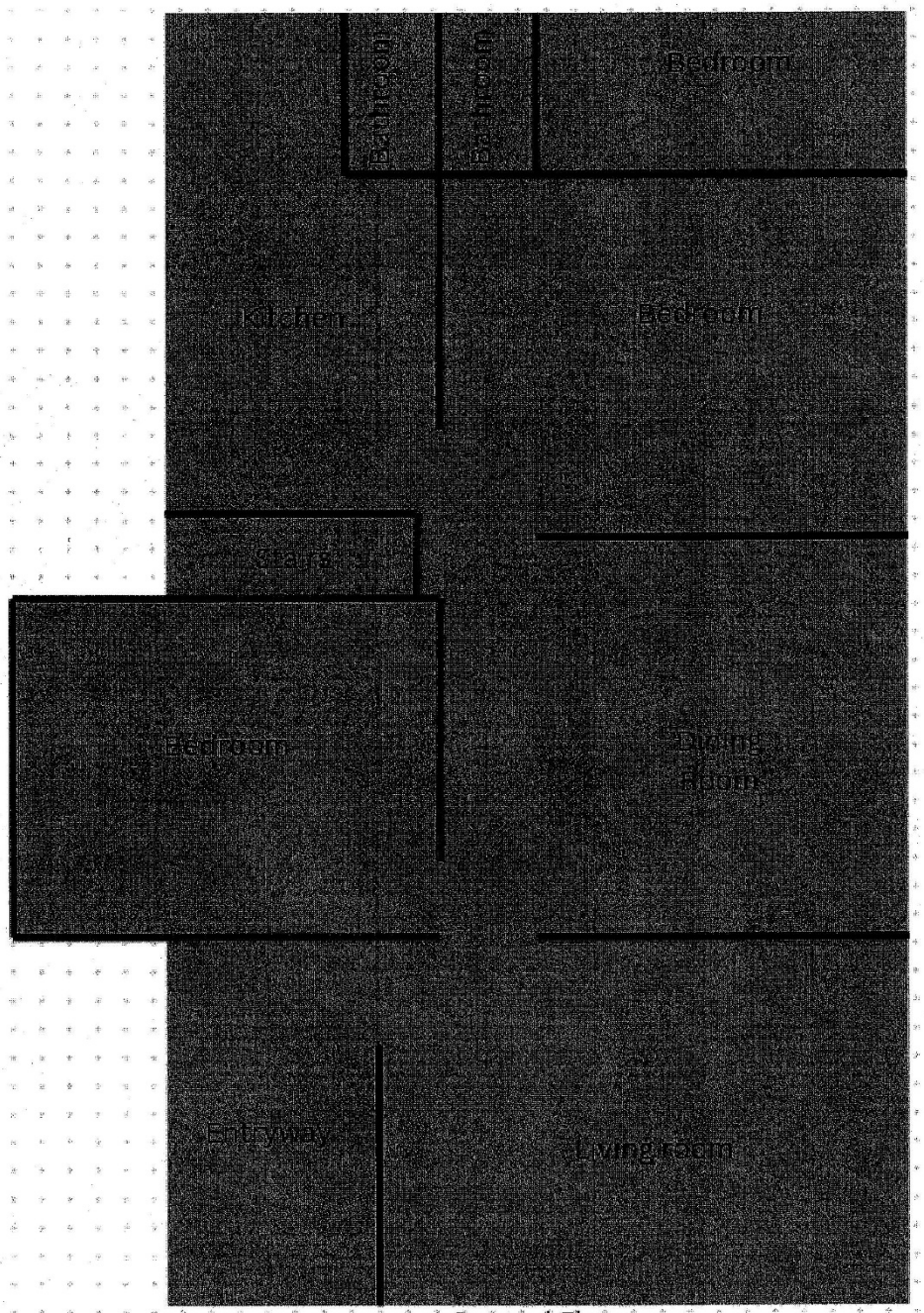
Observed signs of mildew/mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation

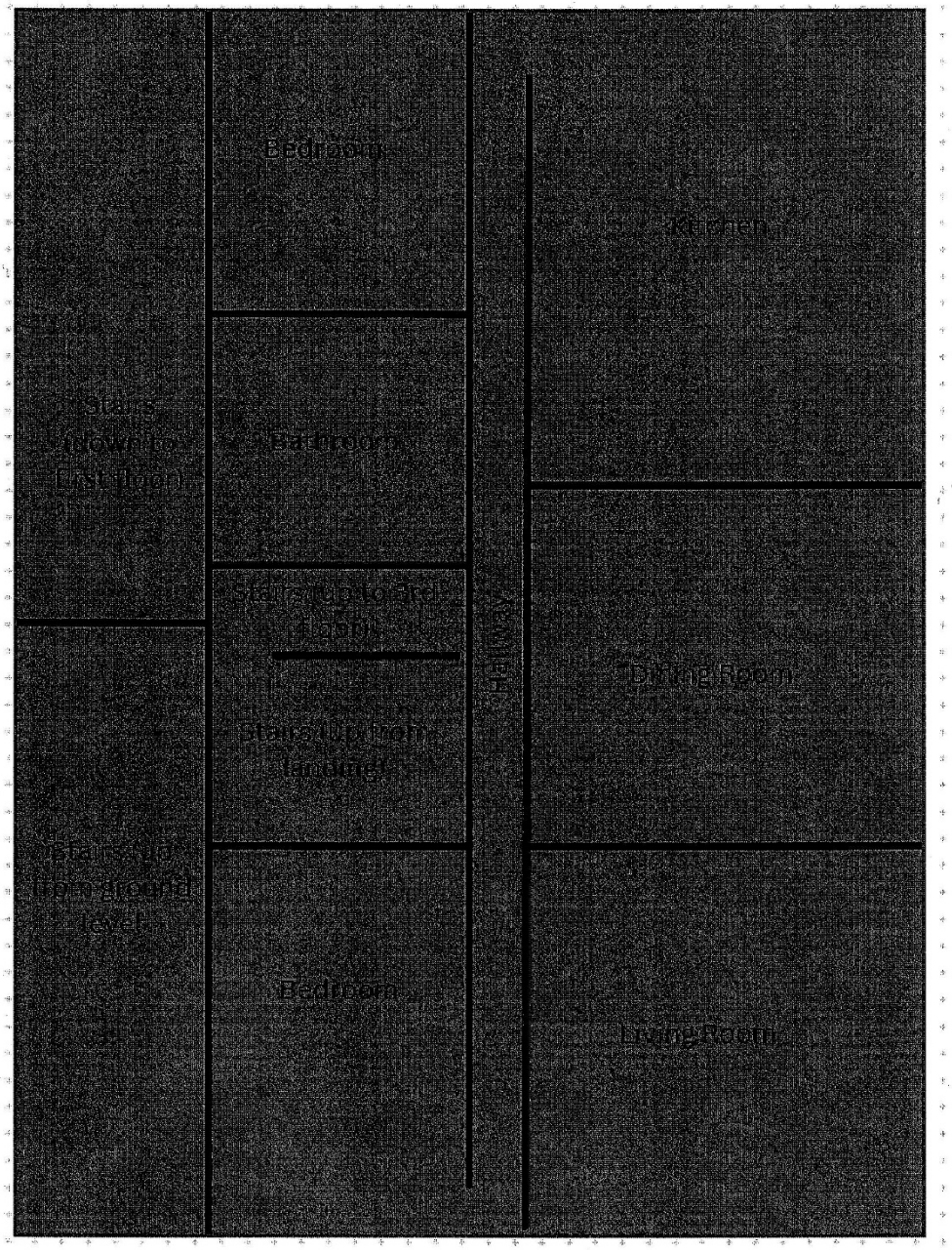
Contact a qualified mold inspection professional.

FLOOR PLAN

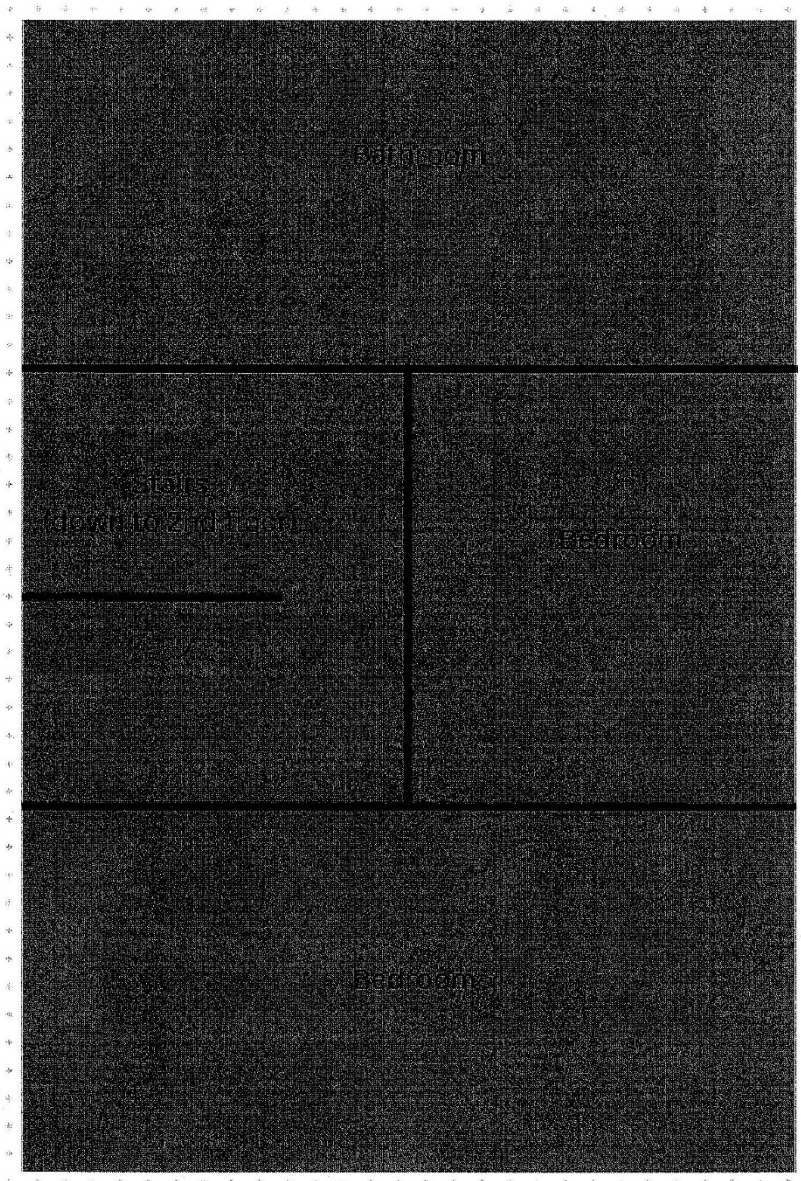
THIRD FLOOR
15'0" x 13'0"
20'0" x 14'0"
BATH
15'0" x 14'0"
SECOND FLOOR
BEDROOM 2
12'0" x 11'0"
LIVING ROOM
14'6" x 15'0"
DINING ROOM
14'6" x 13'5"
KITCHEN
14'6" x 13'0"
BATHROOM
7'6" x 8'0"
BEDROOM 1
12'0" x 9'0"
12'0" x 5'0"
DECK
14'0" x 14'0"
MAIN FLOOR
PORCH
HALLWAY
4'6" x 13'0"
LIVING ROOM
10'0"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



Ground Floor
(Unit 1)



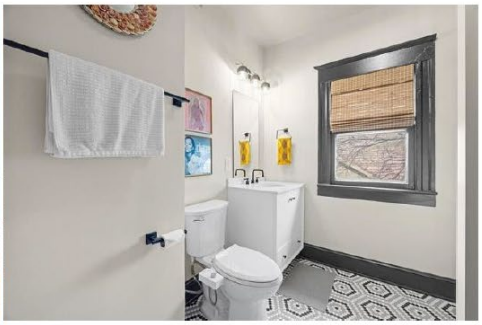
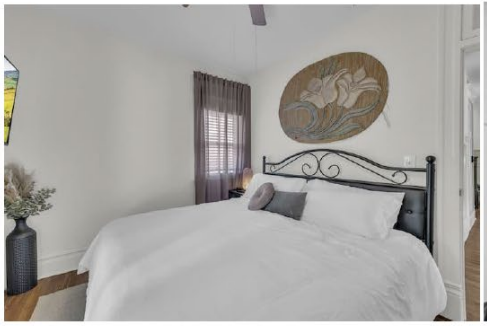
Second Floor
(Unit 2)

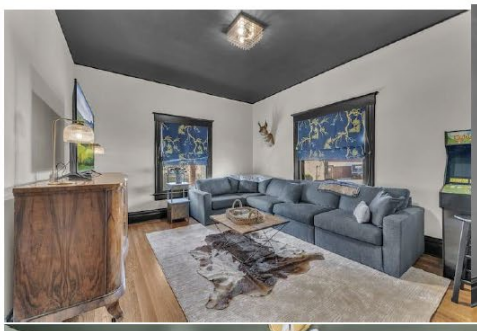


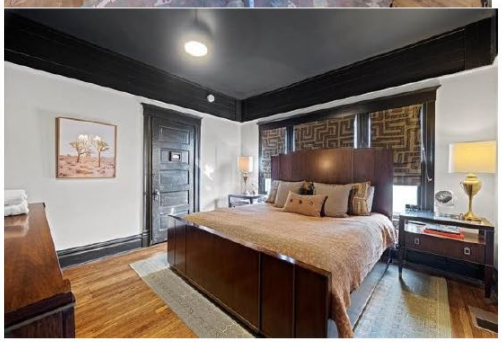
Third Floor
(Entry from
Unit 2)

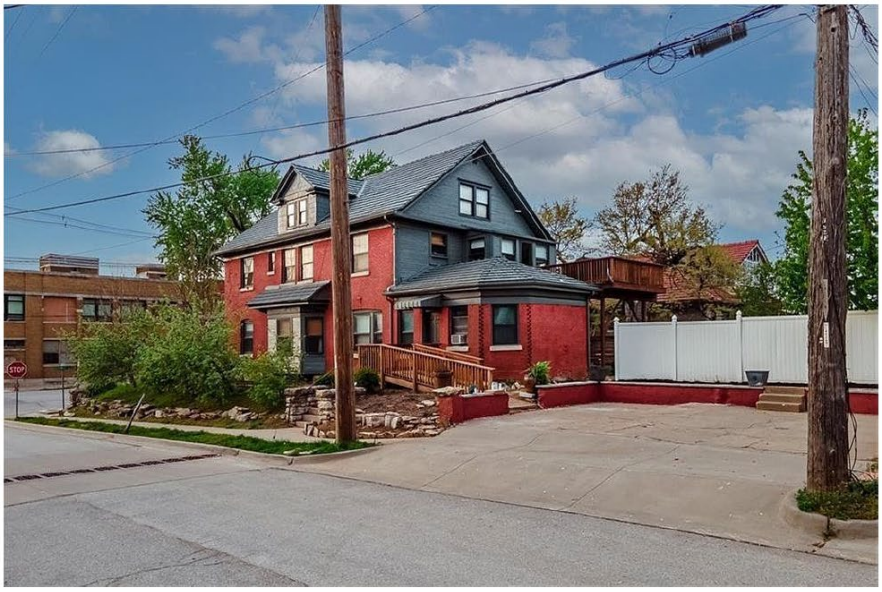
Short-Term Rental Application

Photos of the Property







(Published _____)

SP2025-066

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-066, commonly known as 819 Southwest Boulevard, Kansas City, Kansas, legally described as:

MARTYS 2ND ADD & 1399, S27, T11, R25, ACRES 0.17, B2 L1, SW 1/4 L2, located at 819 Southwest Boulevard.

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

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

1. **Maximum number of guests shall be 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

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

GENERAL INFORMATION

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

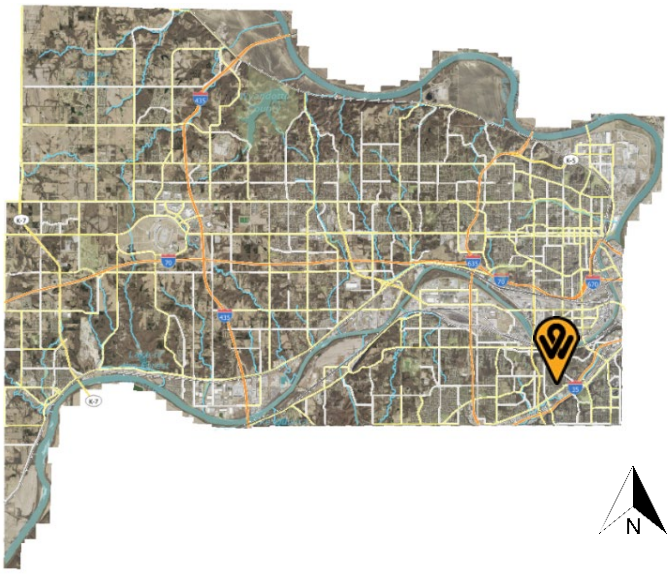
Subject Property:
4110 South Minnie Street
Kansas City, Kansas 66103

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-067**, **for five (5) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

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

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-067,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 19:53:

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

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

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. *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.

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 10, 2025;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

Motion starts at 23:31:

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

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:
SP2025-067:

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;**
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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;

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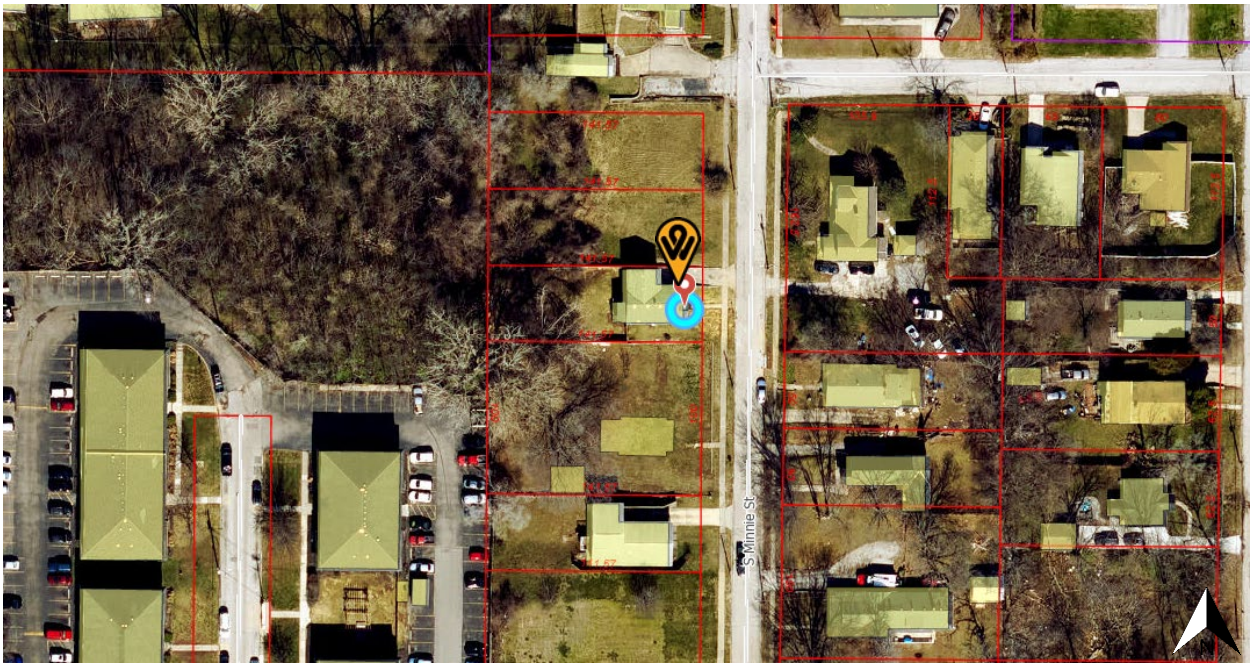
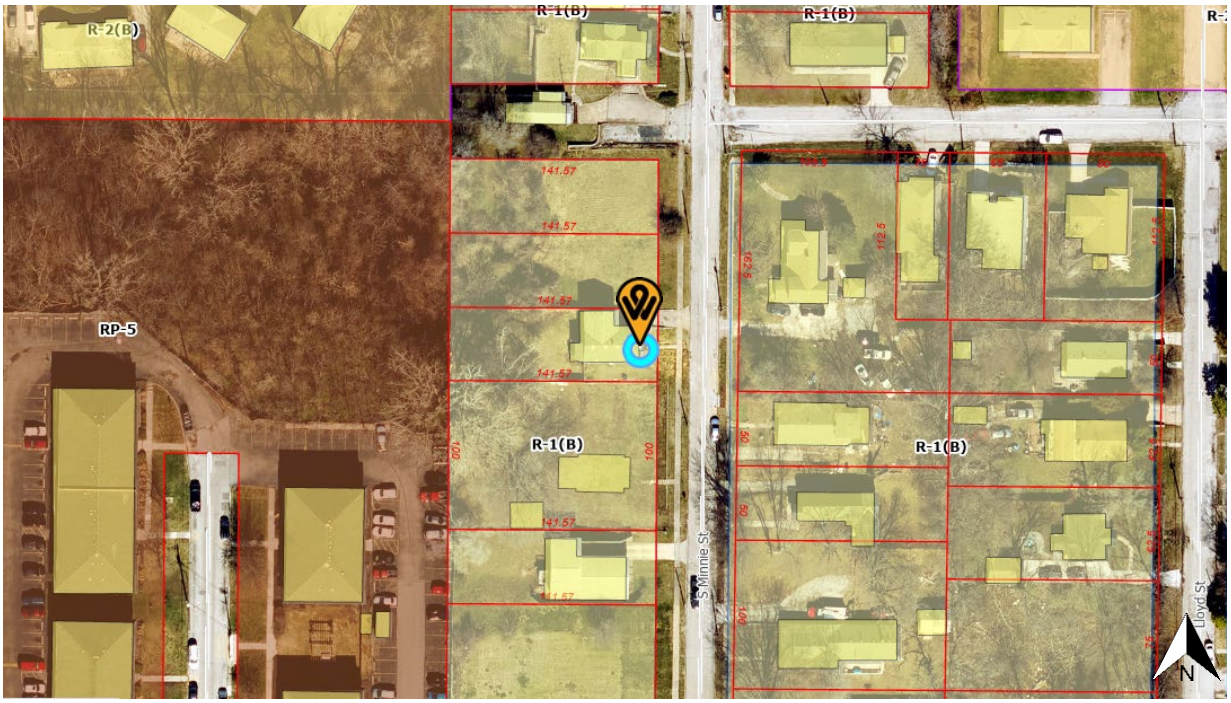
ATTACHMENTS

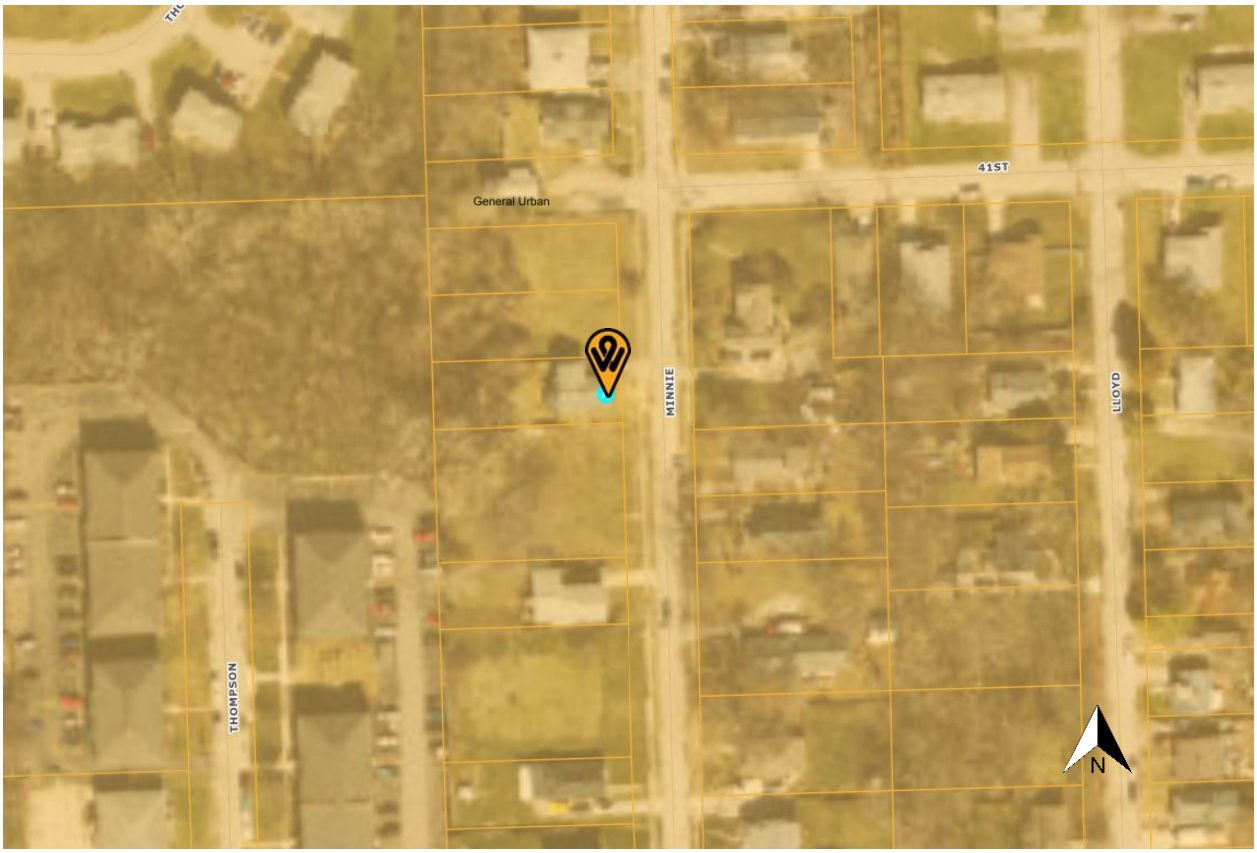
AERIAL IMAGERY



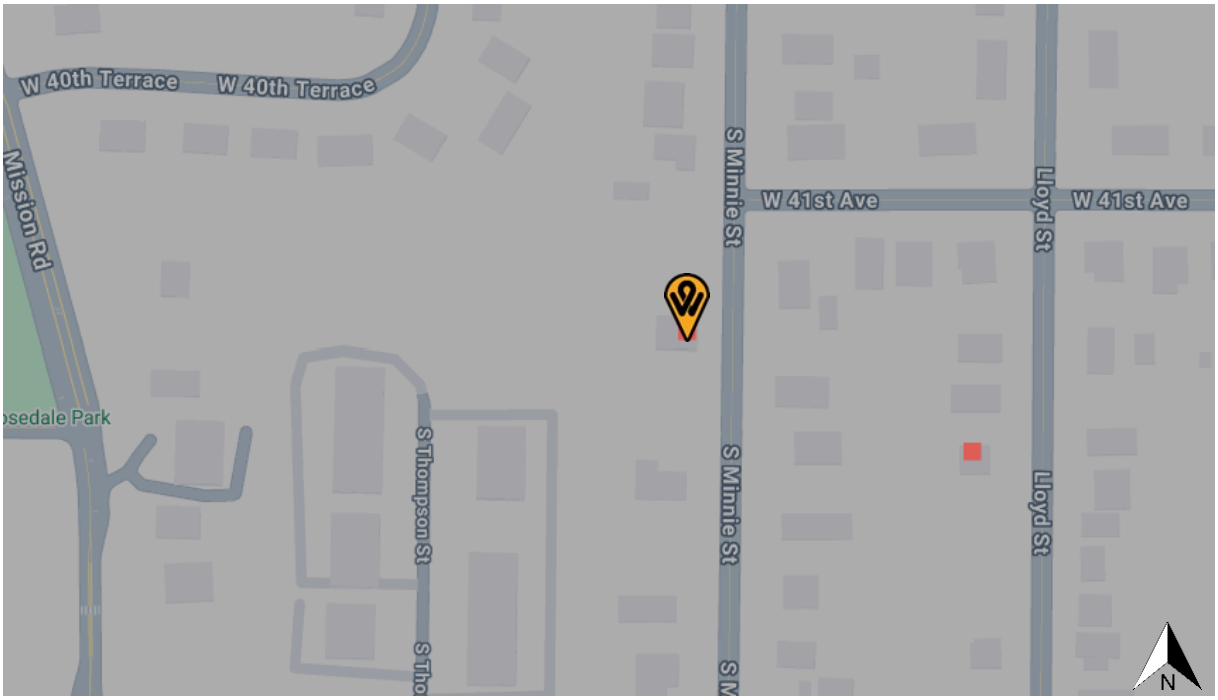
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Winfield 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:

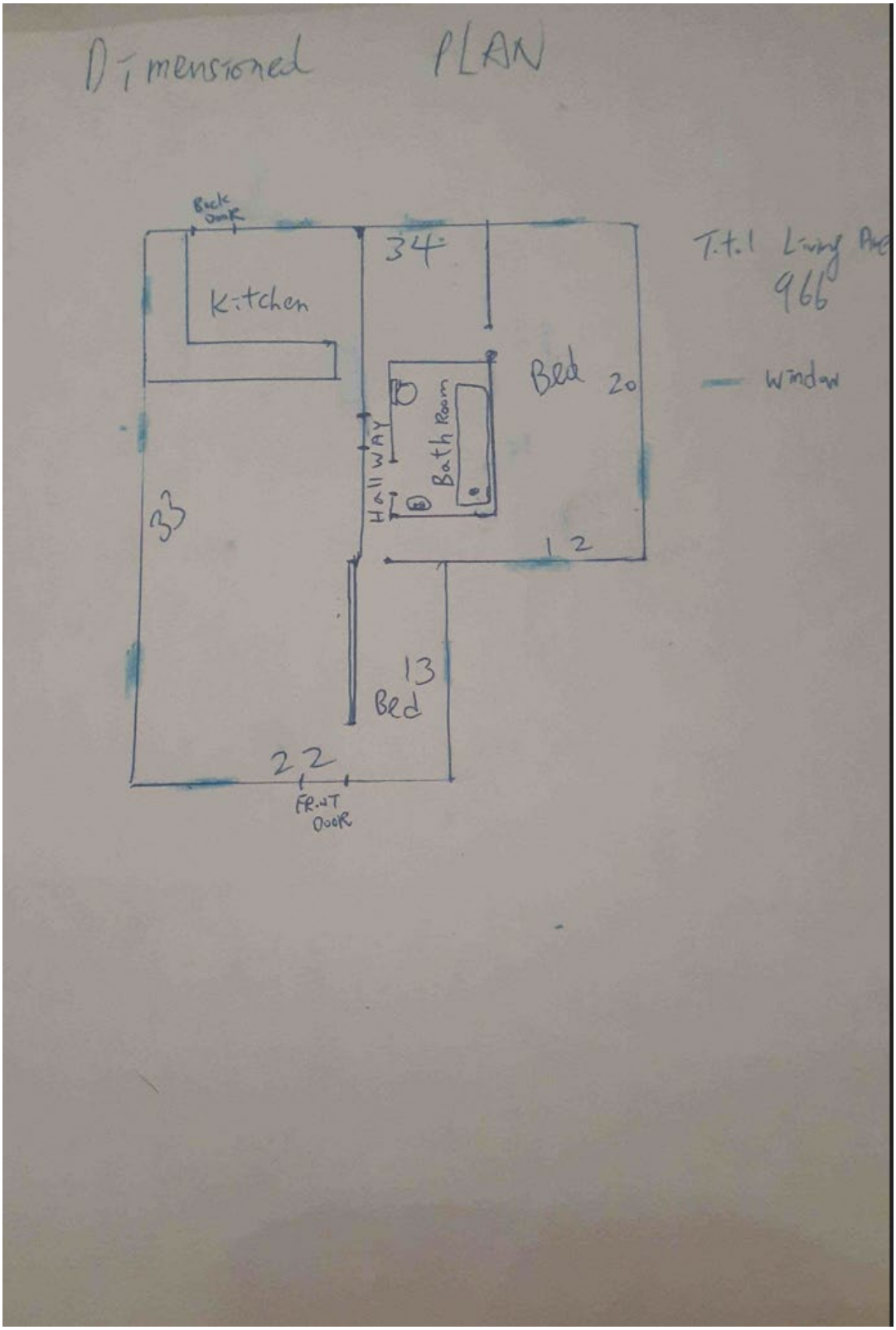
Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

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

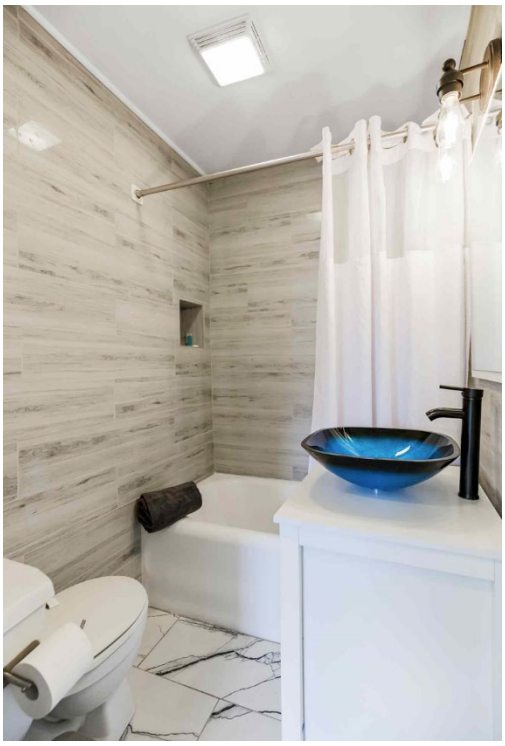
Properties built before 1978, potentially lead based paint within the residence
https://www.epa.gov/system/files/documents/2024-09/lead-disclosure-rule-fact-sheet.pdf

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
HOM



(Published _____)

SP2025-067

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-067, commonly known as 4110 South Minnie Street, Kansas City, Kansas, legally described as:

> All of the North half of the East half of Lot 2 in Block 10, BRIGHAM AND LLOYD'S ORCHARD HIGHLANDS in a part of Kansas City, Wyandotte County, Kansas, located at 4110 South Minnie Street.

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

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

1. **Maximum number of guests shall be 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

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

GENERAL INFORMATION

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

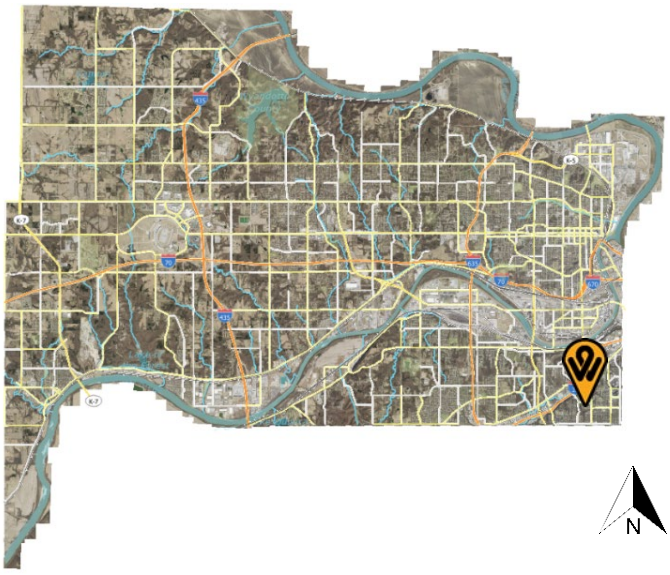
Subject Property:
4516 Eaton Street
Kansas City, Kansas 66103

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-068**, **for two (2) years**, subject to:

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;**
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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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

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

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-068,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 19:53:

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

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

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. *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.

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

Motion starts at 23:31:

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

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:
SP2025-068:

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;**

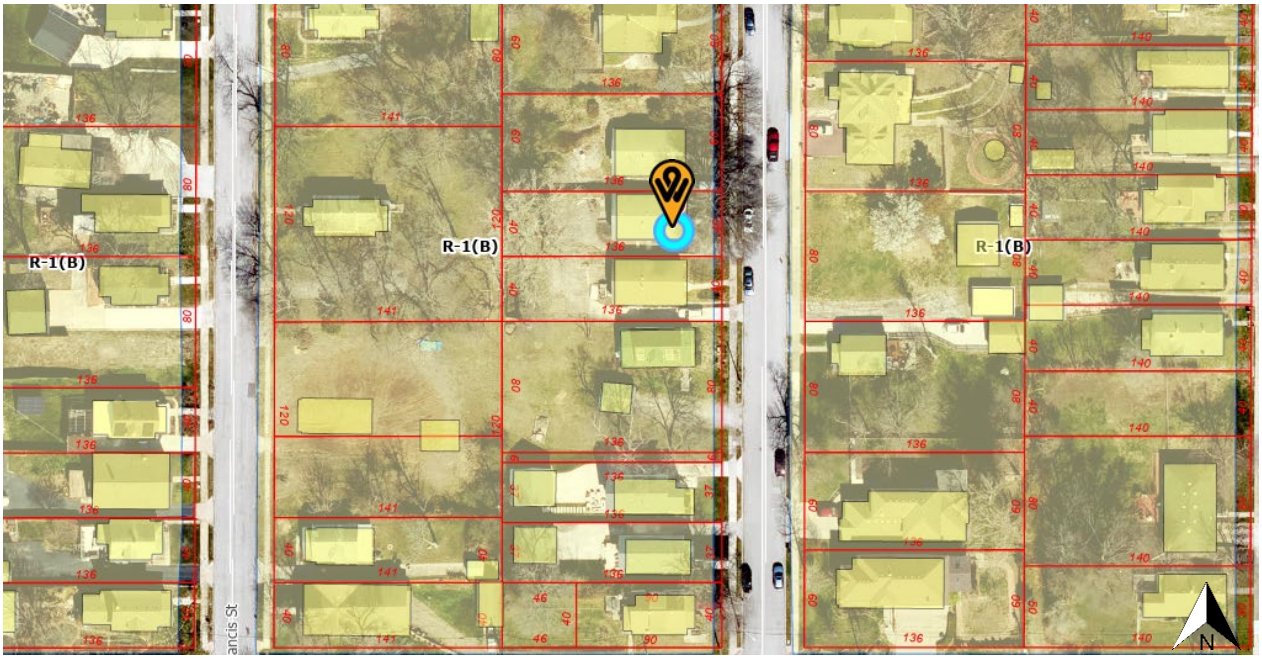
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, 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.**

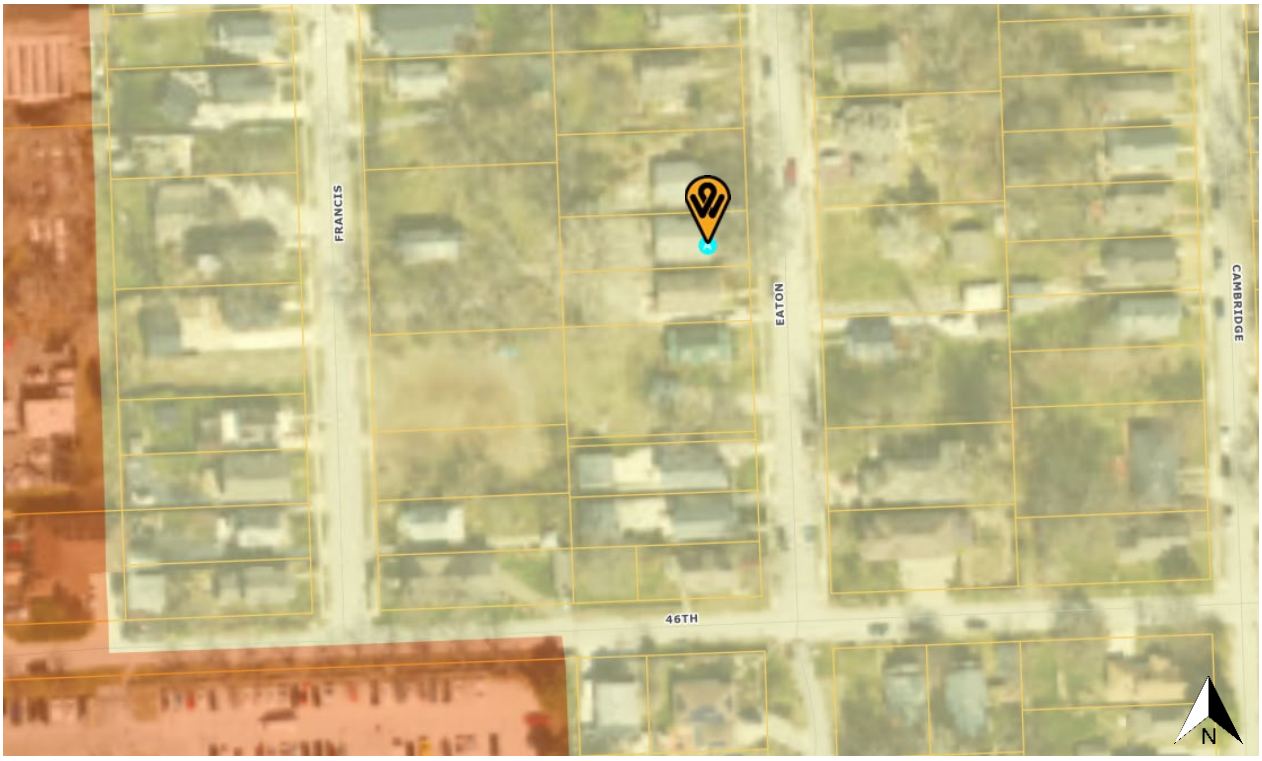
ATTACHMENTS

AERIAL IMAGERY

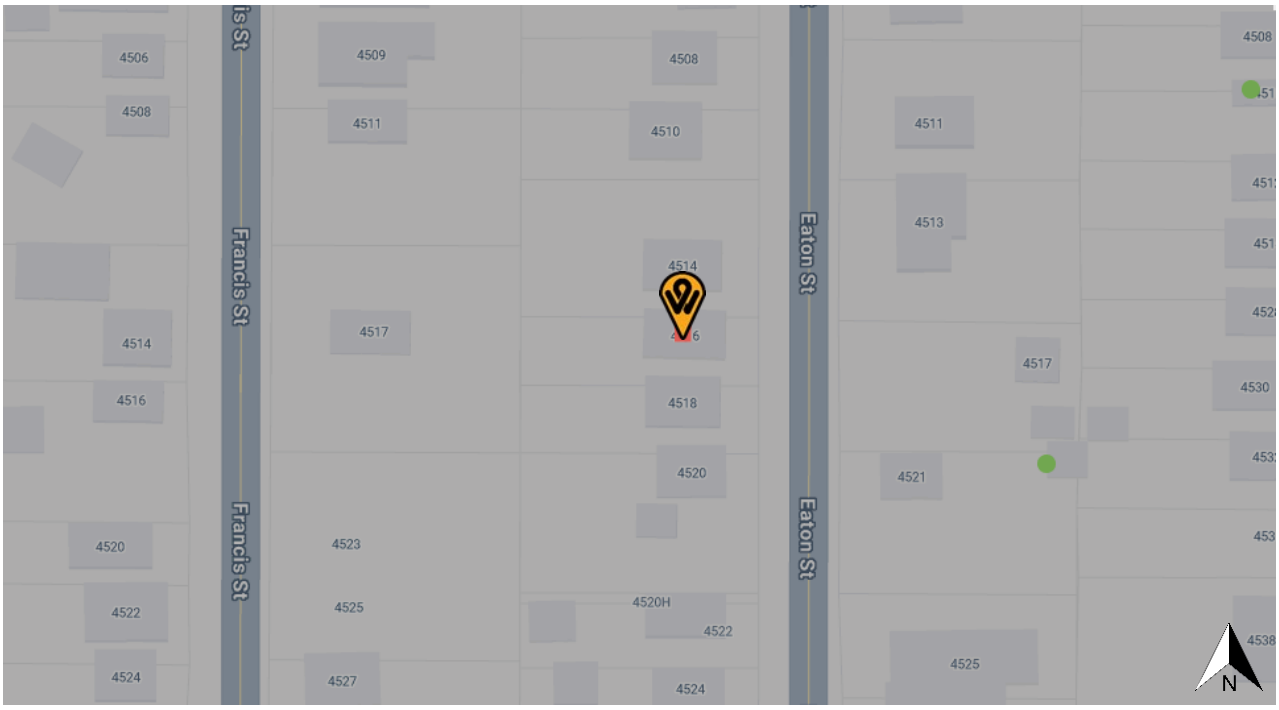
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



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

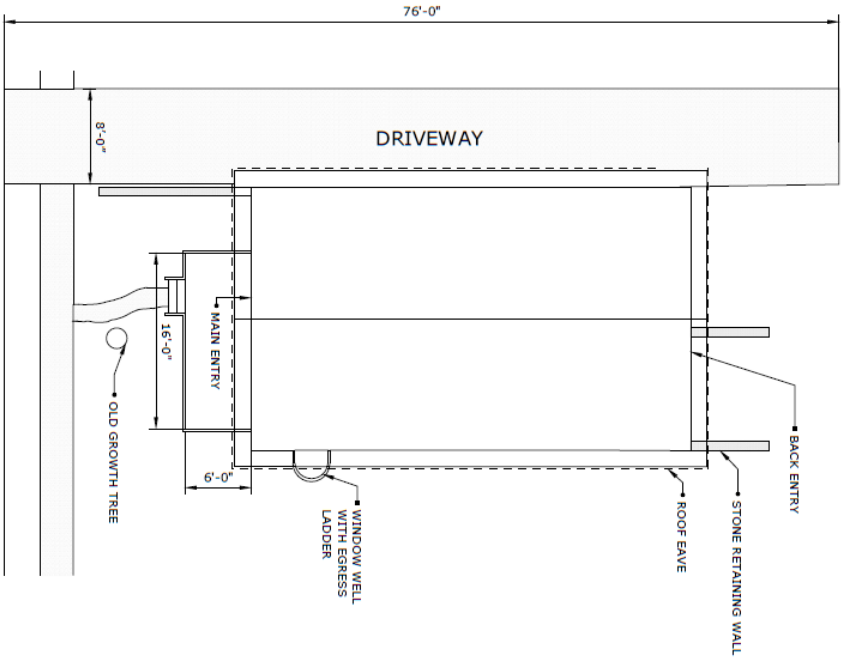
PROJECT ADDRESS	4516 EATON ST KANSAS CITY, MO 66103	
OWNER CONTACT	DAVID DICKEY +1 (913) 744-9222	

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

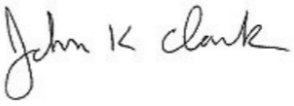
Policy No: MPU0305730-00

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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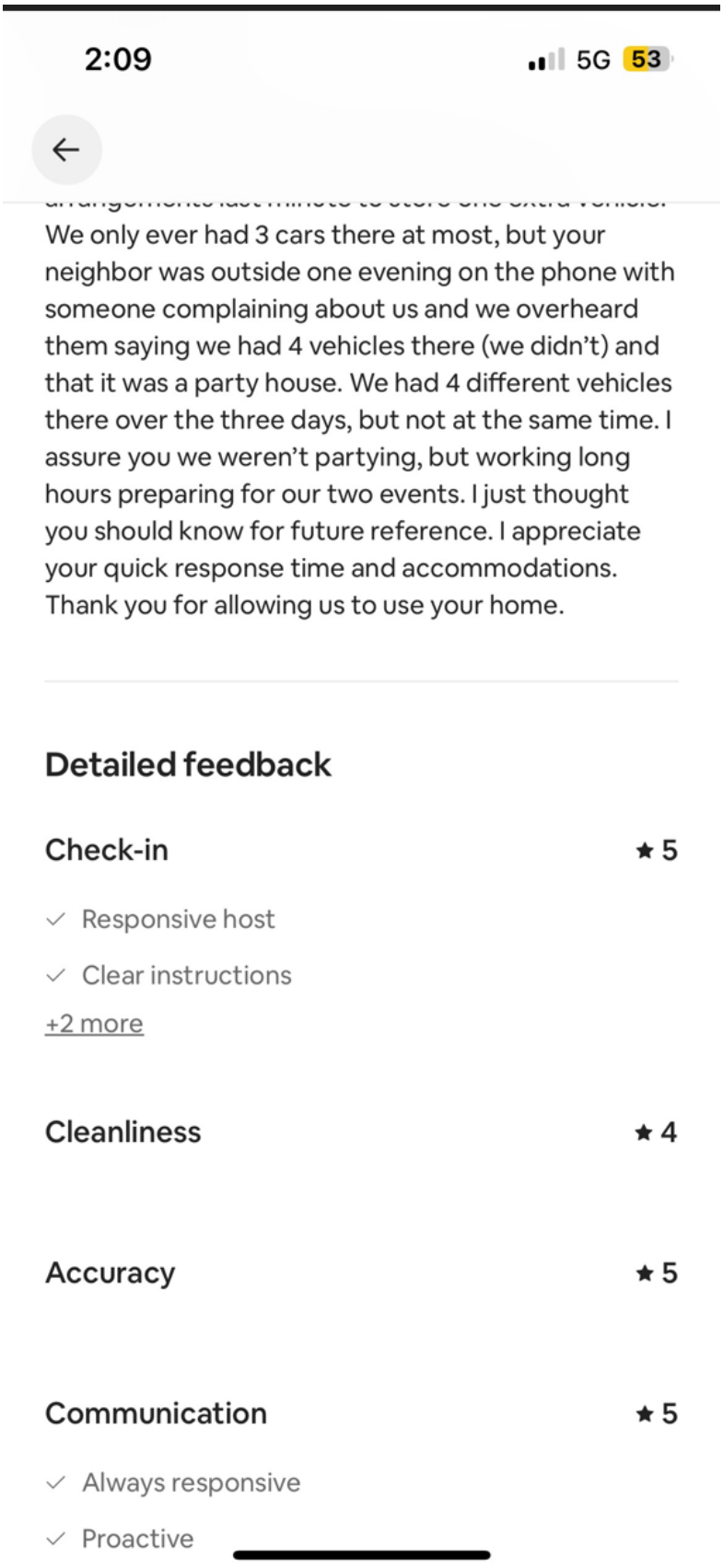
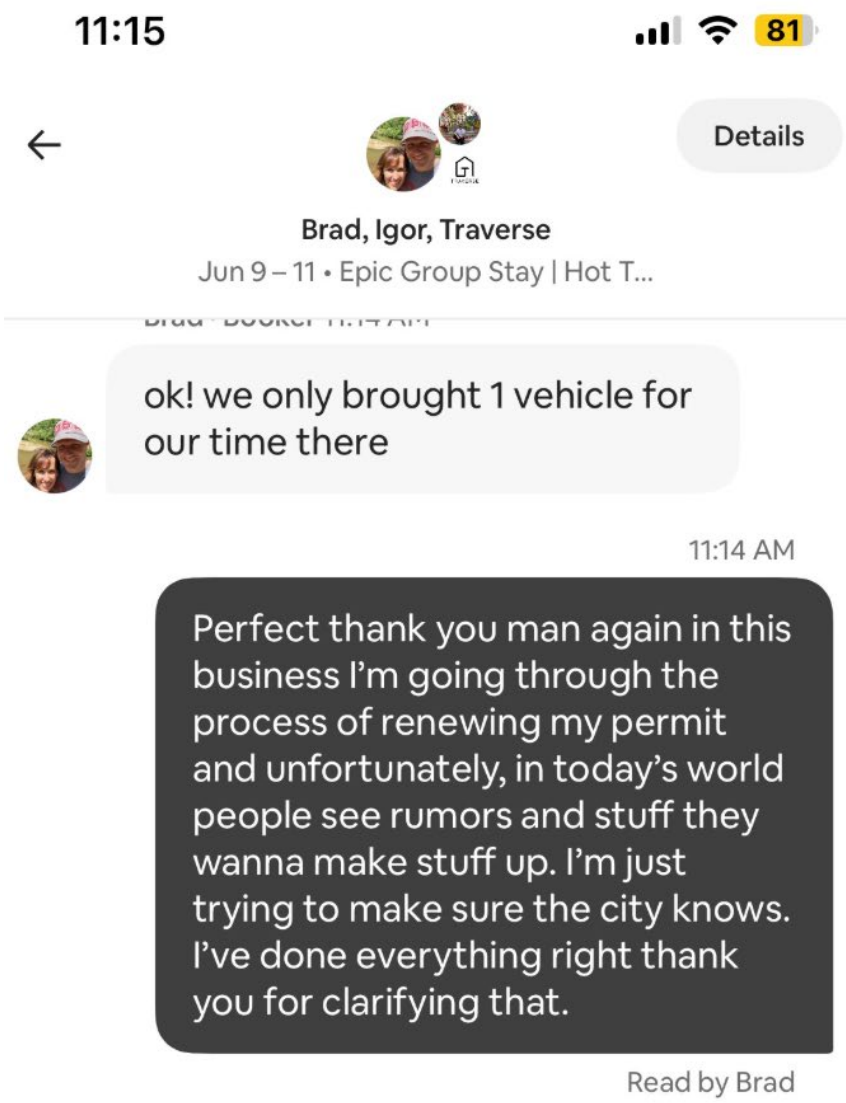

2:09
5G
53
We only ever had 3 cars there at most, but your neighbor was outside one evening on the phone with someone complaining about us and we overheard them saying we had 4 vehicles there (we didn't) and that it was a party house. We had 4 different vehicles there over the three days, but not at 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

(Published _____)

SP2025-068

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-068, commonly known as 4516 Eaton Street, Kansas City, Kansas, legally described as:

SPRING VALLEY ADD & 0968, S35, T11, R25, ACRES 0.130000, L105, located at 4516 Eaton Street.

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

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

1. **Maximum number of guests shall be 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

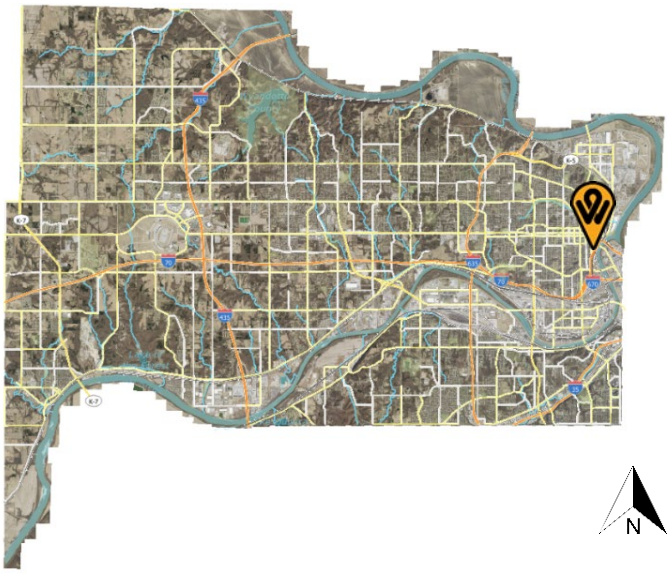
Subject Property:
401 North 6th Street
Kansas City, Kansas 66101

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-069**, **for two (2) years**, subject to:

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.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-069** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-069** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-069,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 1:07:12:
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. *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.

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

Present in Support:

- Andrea Ryan and Denise Whiteman, Applicants, 335 North 16th Street, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:08:55: Lead Planner Byron Toy stated that staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:09:13:

On motion by Commissioner Easterwood, seconded by Commissioner Miller the Planning Commission voted as follows to **recommend APPROVAL of SP2025-069 for two (2) years:**

Carson	**Chairman**
Ward	**Aye**

Armstrong Aye
Ernst Aye
Easterwood Aye
Mohler Aye
Beth Aye
Miller Aye
Straw Not Present
Jones Not Present
Schwartz Not Present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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;**
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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;**
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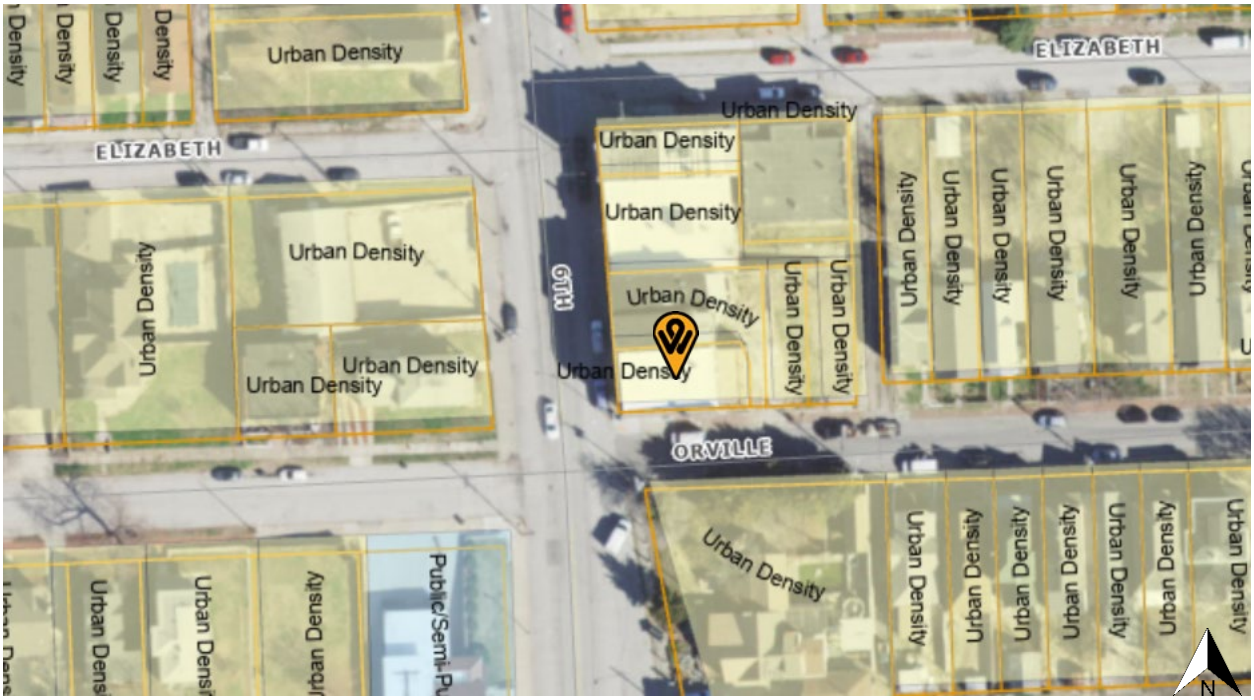
ATTACHMENTS

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)

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)

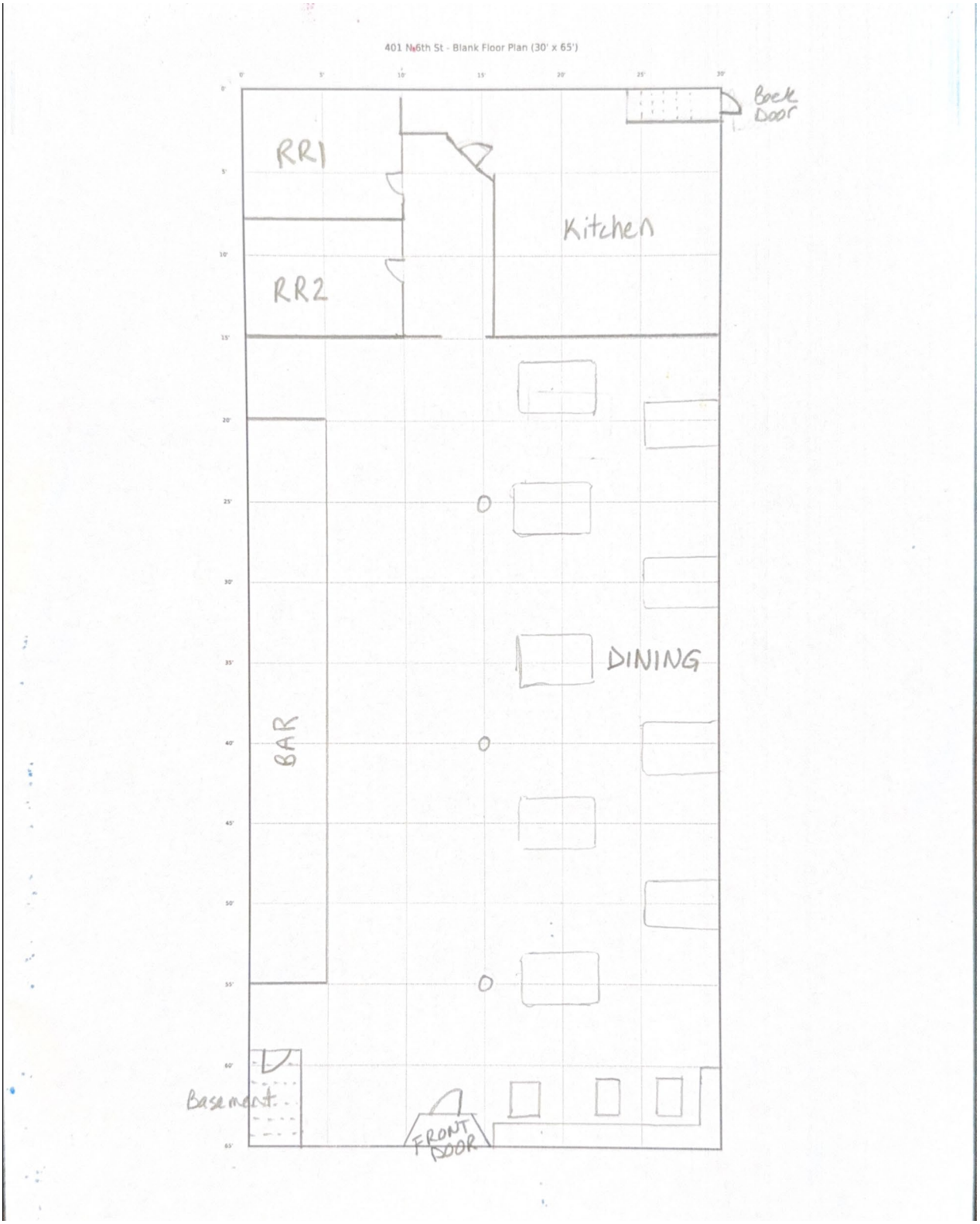
Date: 10/22/25

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

ORVILLE AVE
STOP

STOP
WM

(Published _____)

SP2025-069

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-069, commonly known as 401 North 6th Street, Kansas City, Kansas, legally described as:

> Beginning at the Southwest corner of Lot 27, Block 2, in MORRIS AND EARLY'S ADDITION TO WYANDOTTE CITY, a subdivision in Kansas City, Wyandotte County, Kansas; thence East 68.30 feet on the South line of said Lot 27; thence North 00 degrees 12 minutes East 23.00 feet on a line parallel to the East line of said Lot 27; thence North 21 degrees West 11.90 feet; thence South 88 degrees 15 minutes West, 65.44 feet more or less to the West line of said Lot 26; thence South 02 degrees 32 minutes East 32.10 feet on said West line to the point of beginning, located at approximately 401 North 6th Street.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a drinking establishment with live entertainment.

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

1. **The 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

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

GENERAL INFORMATION

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

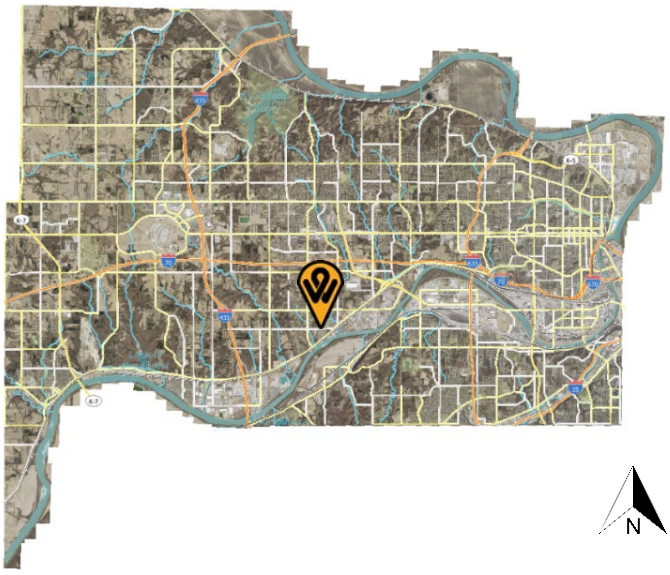
Subject Property:
741 South 76th Street
Kansas City, Kansas 66111

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-070**, **for five (5) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes

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 Approval	December 4, 2025

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

MOTIONS

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

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-070,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 19:53:

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

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

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. *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.

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated November 10, 2025;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

Motion starts at 23:31:

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

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:
SP2025-070:

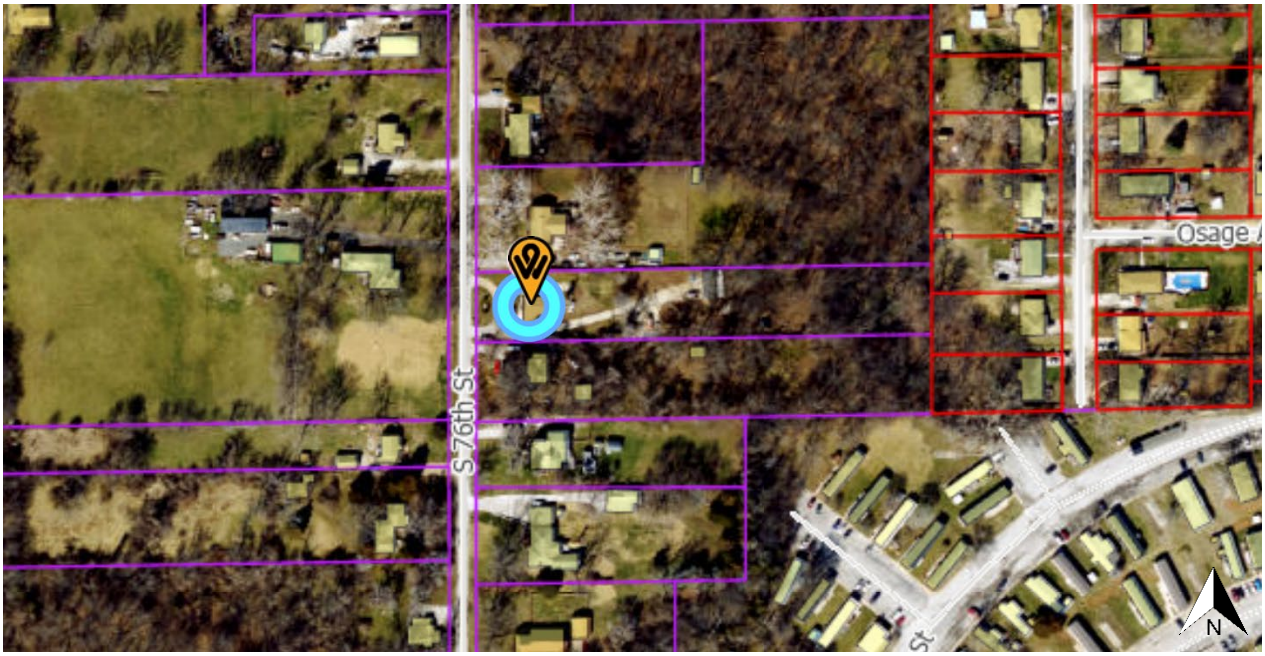
1. **Adhere to the Conservation District comments;**
2. **This permit is solely for the horse expressly identified in this document. Subtitution or replacement with any other horse shall render this permit invalid;**
3. **Supplementation of grain and grass provided for the horse with additional food 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;

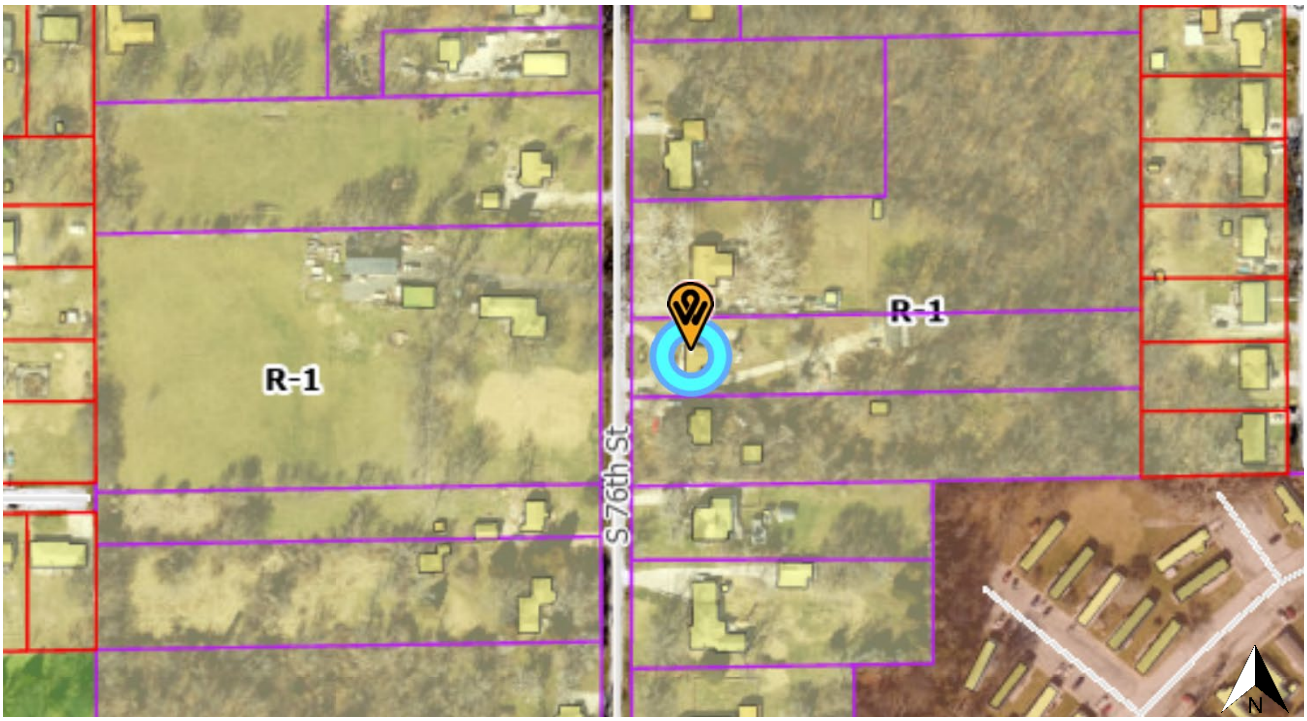
13. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration 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

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

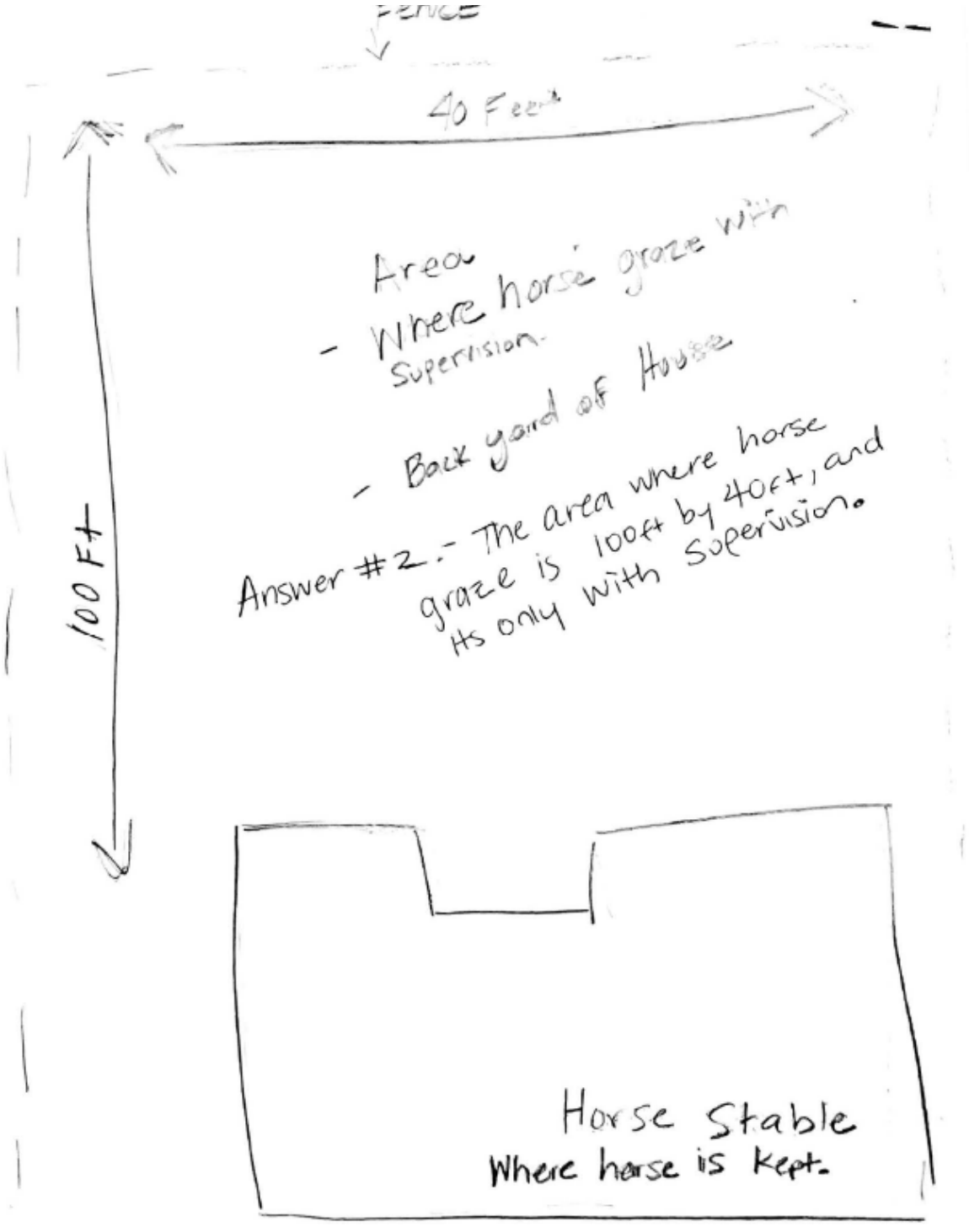
ID Checked ☒ Equipment Checked in ☐

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.

(Published _____)

SP2025-070

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-070, commonly known as 741 South 76th Street, Kansas City, Kansas, legally described as:

> TRACT 351A, BEGINNING 16.5 FEET EAST AND 112 FEET NORTH OF THE SOUTHWEST CORNER, NORTHEAST ? OF THE NORTHWEST 1/4; THENCE NORTH 100 FEET, EAST 643.5 FEET, SOUTH 100 FEET, WEST 643.5 FEET TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS, LOCATED AT APPROXIMATELY 741 SOUTH 76TH STREET.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for keeping one (1) horse.

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

1. **Adhere to the Conservation District comments;**
2. **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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

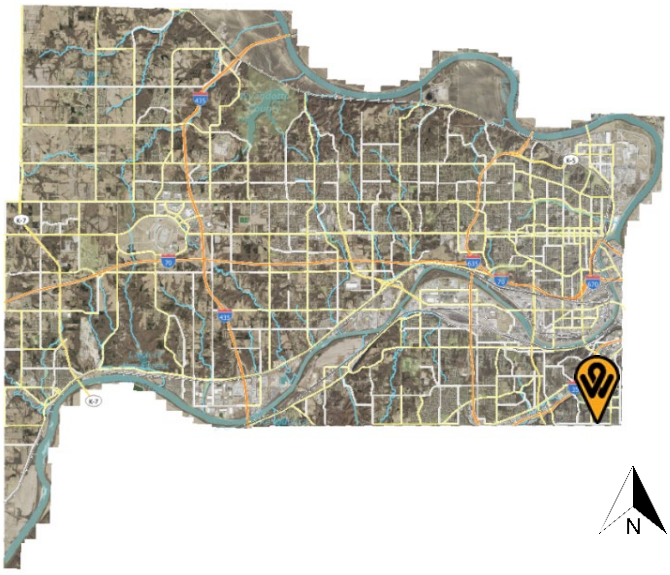
Subject Property:
2862 West 47th Avenue
Kansas City, Kansas 66103

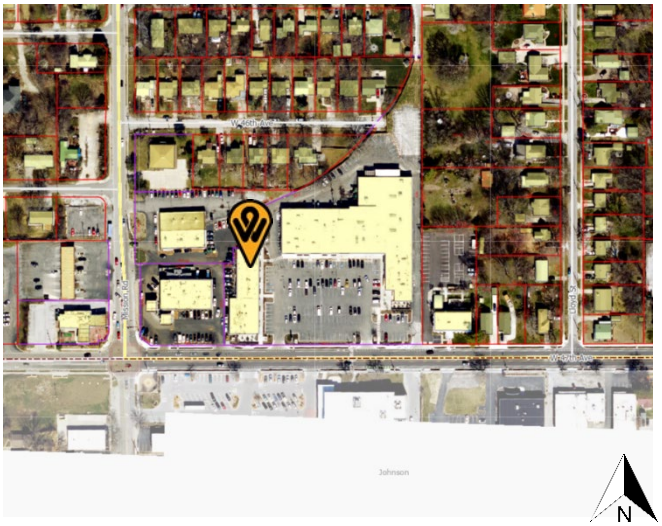
Requested Action and Purpose:
Approval of a Special Use Permit to operate a liquor store (Northwood Liquor Store).

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 and December 4, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The representative, Melissa Vancrum with Rouse 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-071**, **for ten years**, subject to:

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;**
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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;**
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STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-071** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-071** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-071,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:10:09:
SP2025-071 - NORTHWOOD LIQUOR
Synopsis: Special Use Permit for a liquor store at 2862 West 47th Avenue. *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.

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

Present in Support:

- Melissa Vancrum, Applicant Representative, Rouse Frets White Goss Law Firm

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:11:56: Lead Planner Byron Toy stated that staff recommends approval for ten (10) years subject to the conditions outlined in the staff report.

Motion starts at 1:12:17::

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-071 for ten years:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

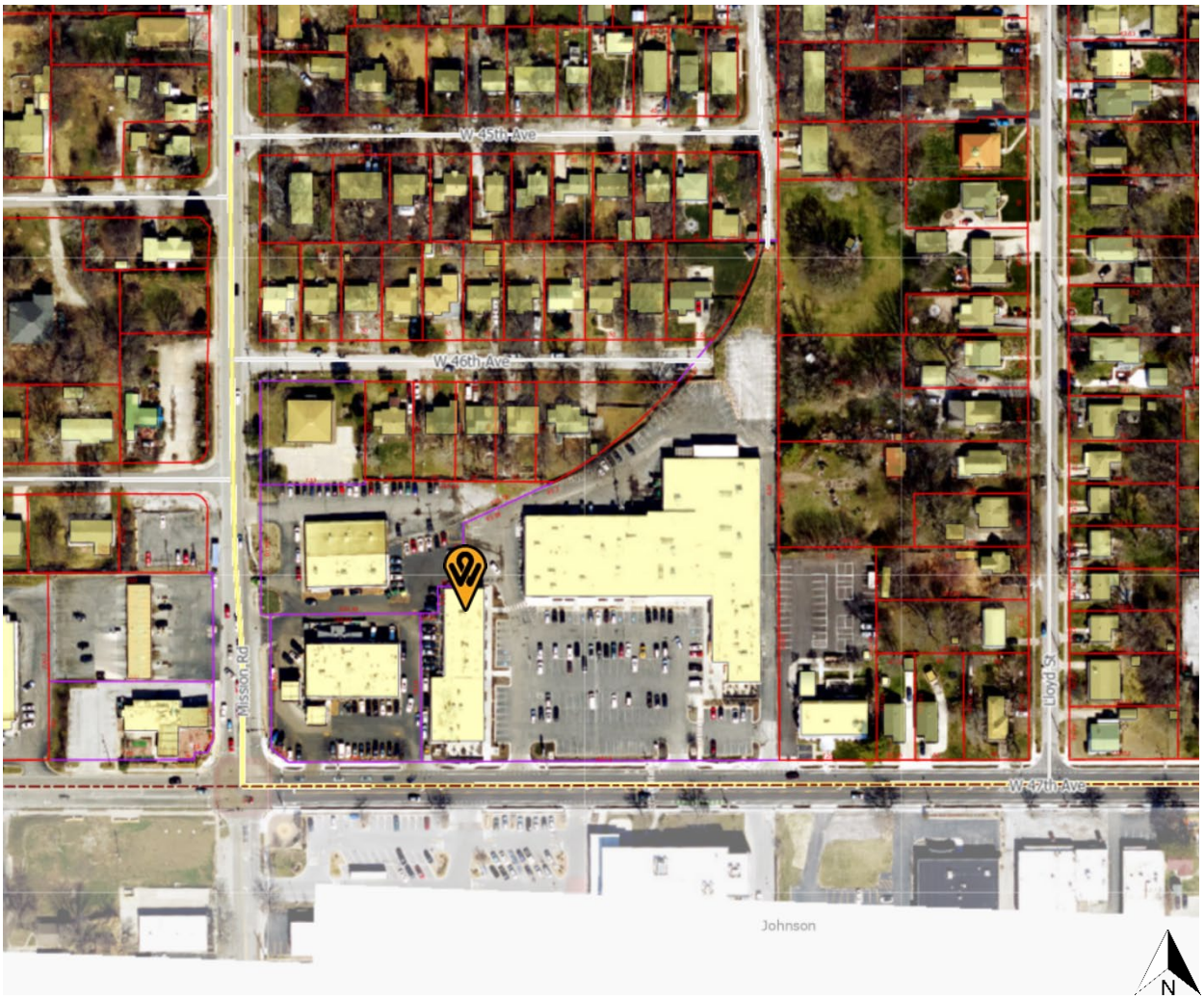
1. **Hours of operation shall comply with the Kansas statutory hours applicable to a retail liquor store;**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. 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;

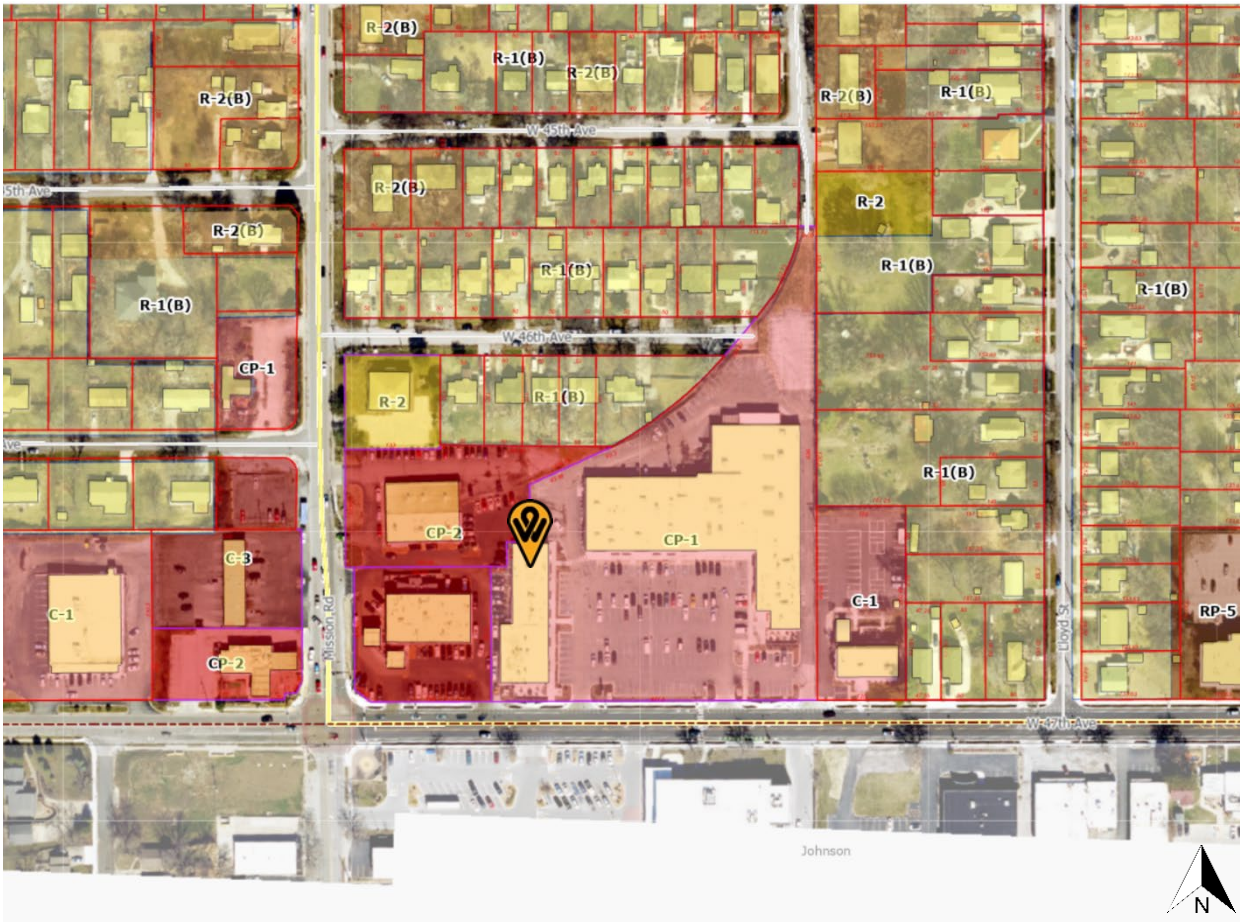
8. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty 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

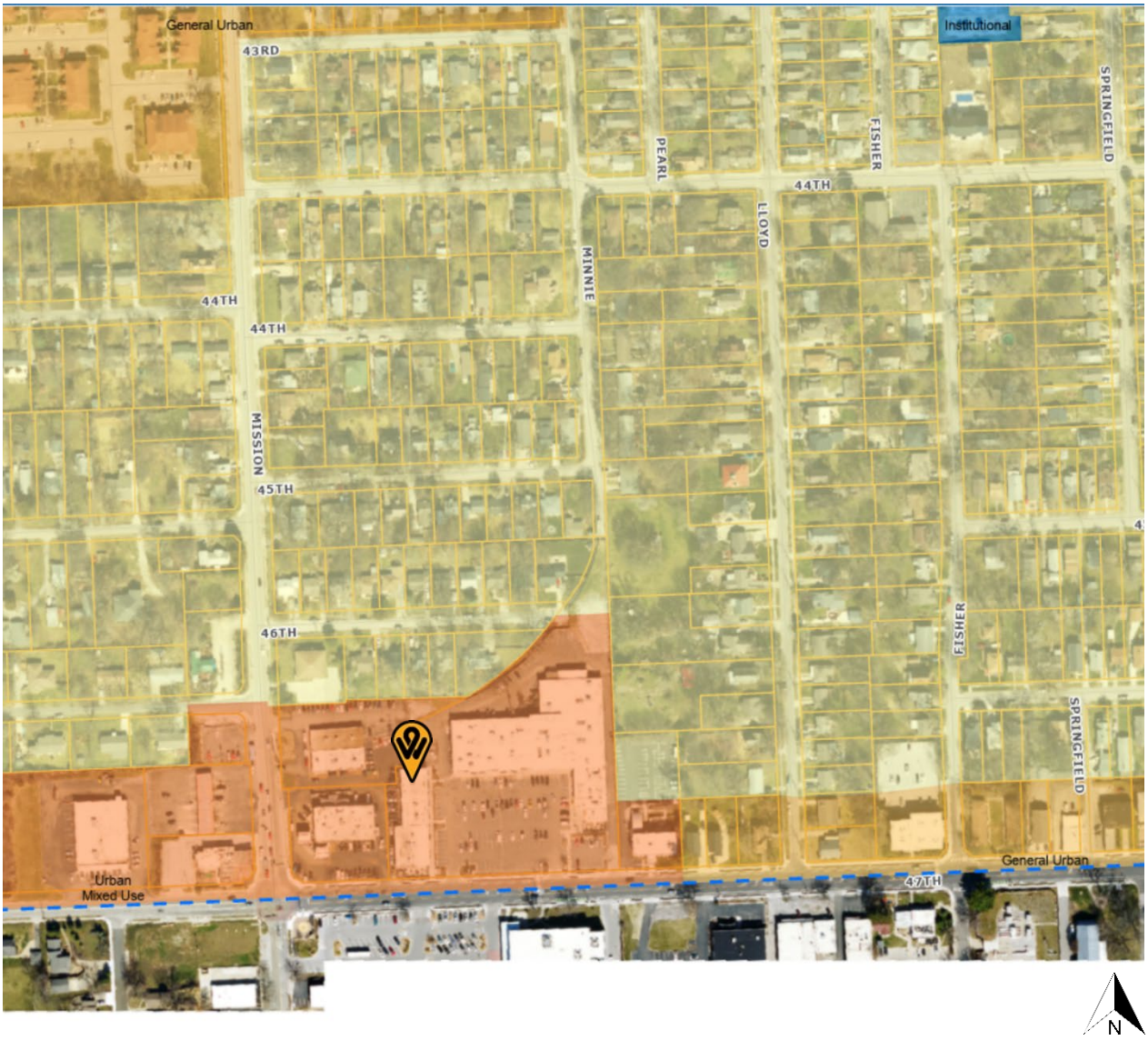
AERIAL IMAGERY



ZONING MAP


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
Mission Rd
Lloyd St
W 47th Ave
Johnson
N

LAND USE MAP


General Urban
43RD
Institutional
PEARL
FISHER
SPRINGFIELD
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 Evers	19715 W 105th	daryl.evers@ATT.net	(123) 456-7890	
2				913-207-5220	
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.

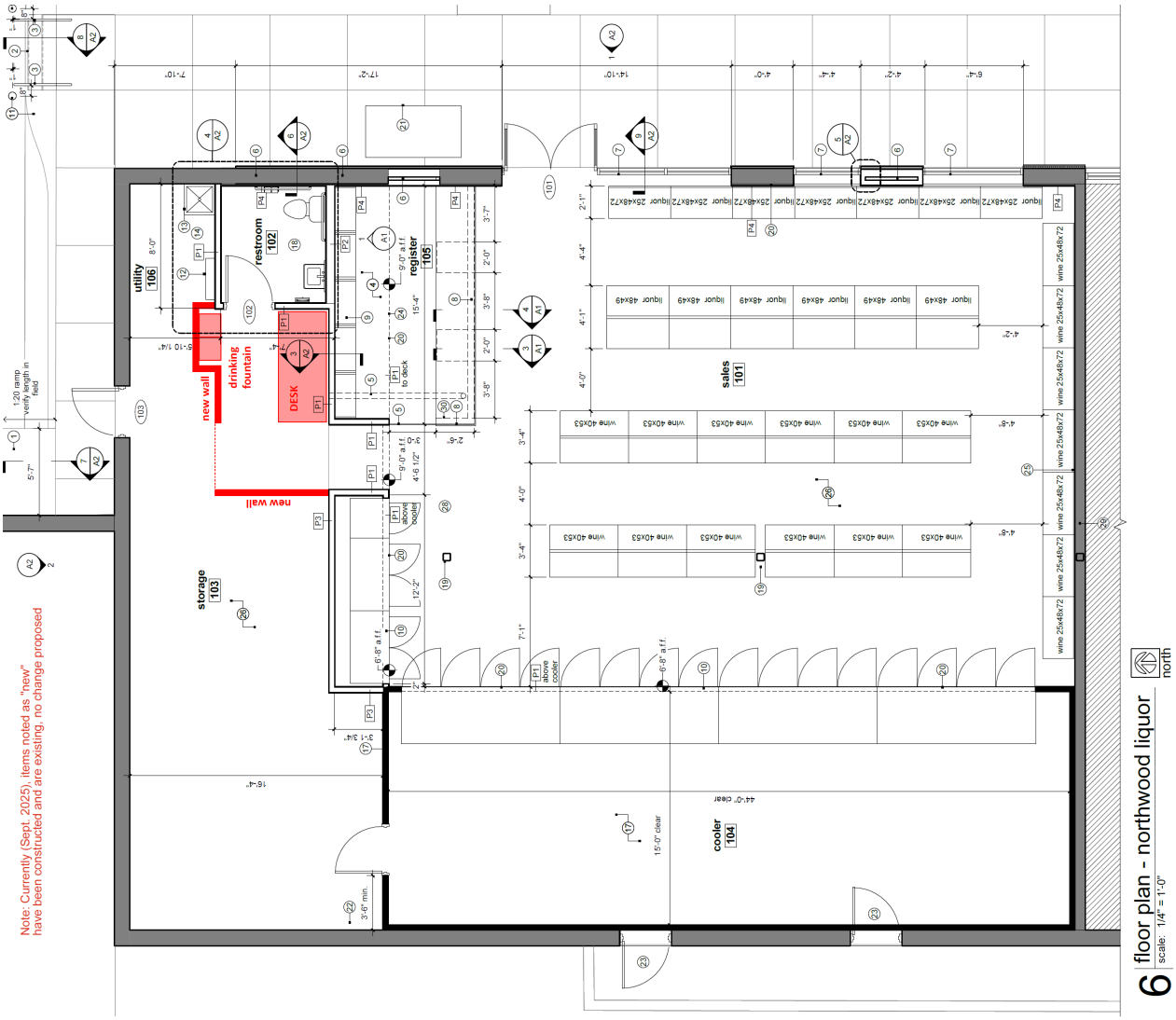
Melissa L Vancleave
Affiant

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

My commission expires 24 of Oct, 2025.

NOTARY PUBLIC STATE OF KANSAS JANET WARDEN My Appt. Exp. 2-2-27

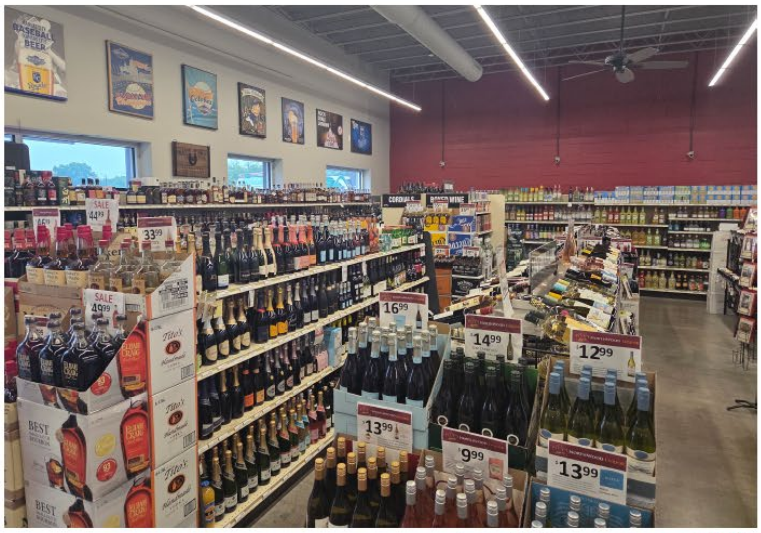
Janet Warden
Notary Public



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

(Published _____)

SP2025-071

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-071, commonly known as 2862 West 47th Avenue, Kansas City, Kansas, legally described as:

> SEC-34 TWP-11 RNG-25, S34, T11, R25, ACRES 4, BEG 223FT E & 30FT N OF SW COR SE1/4; N 183.8FT, E 22.31FT, N 32.8FT, E 32.69FT, N 76.12FT, N71E-63.86FT, N61E-90.3FT, NELY CUR LT-368.67FT, E 22.9FT, S 636FT, W 441.5FT TO POB CONTG 4AC M/L, located at 2862 West 47th Avenue.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a liquor store.

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

1. **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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

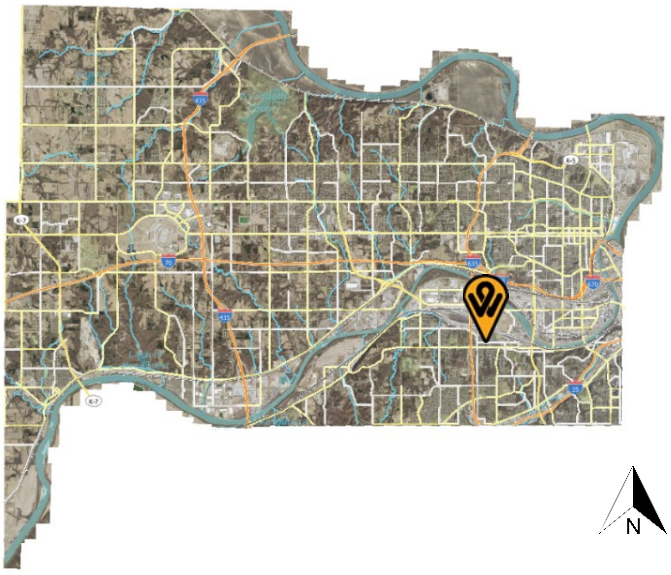
Subject Property:
1425 South 36th Street
Kansas City, Kansas 66106

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-072**, **for one (1) year**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-072** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-072** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-072,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 1:13:05:
SP2025-072 - KURT RIETEMA
Synopsis: Special Use Permit for a short-term rental at 1425 South 36th Street. *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.

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

Present in Support:

- Kurt Rietema, Applicant, 1414 South 35th Street, Kansas City, Kansas 66106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:14:40: Lead Planner Byron Toy stated that this request is for a non-owner occupied short-term rental. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:15:04:

On motion by Commissioner Easterwood, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-072 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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.**

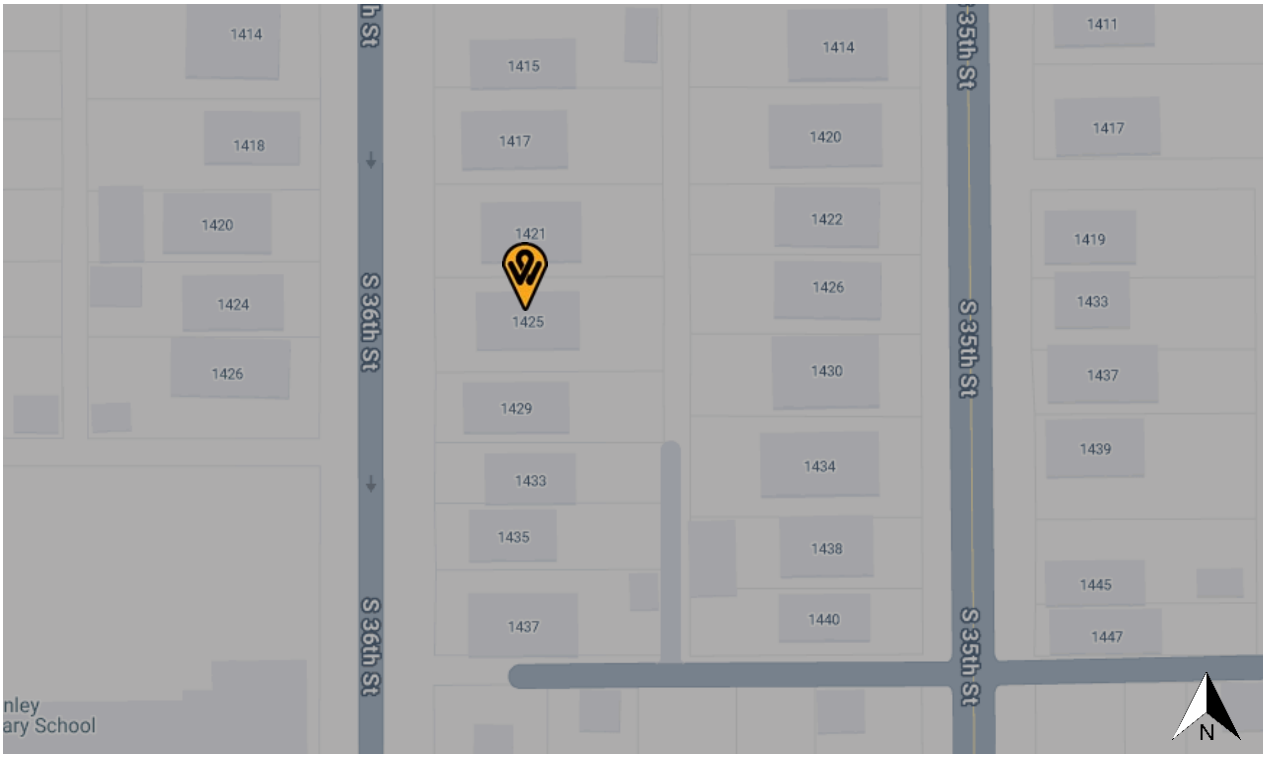
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Kurt Bevard, 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

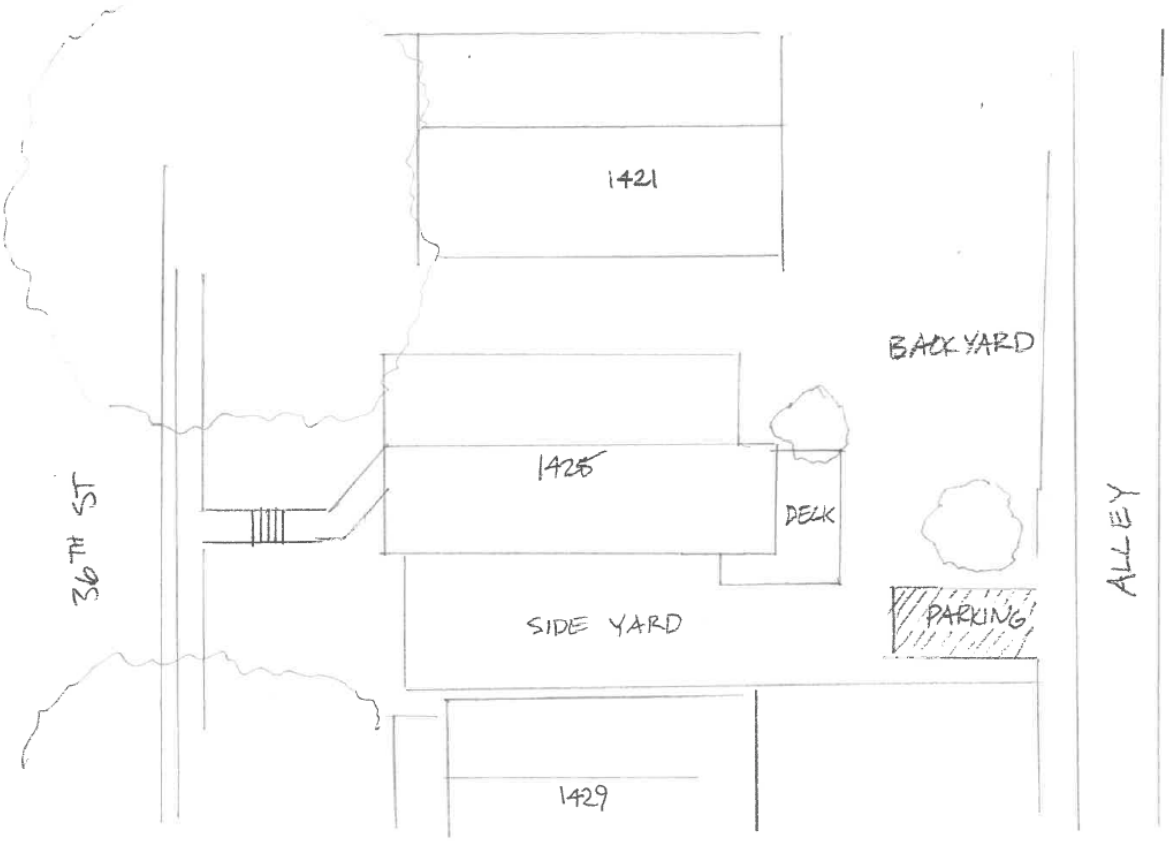
Names of people in attendance:

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



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.

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
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Marvin & Helene Rietema Living Trust
1414 S 35th St
Kansas City, KS 66106

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 CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			[redacted]	09/26/2025	09/26/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$
							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 35TH 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

Master Bed

Basement

Bathroom

Living Room

Bathroom

Bedroom

Kitchen

Kitchen

South Lawn

Alley Entrance

Back Deck

(Published _____)

SP2025-072

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-072, commonly known as 1425 South 36th Street, Kansas City, Kansas, legally described as:

> Lots 17 & 18 in block 1, in Greenlee's Second Addition now in and a part of the city of Kansas City, Wyandotte County, Kansas, located at 1425 South 36th Street.

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

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

1. **Maximum number of guests shall be 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;**
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15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle**

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

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

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Special Use Permit Petition SP2025-073**

GENERAL INFORMATION

Applicant Information:
John O'Dwyer
548 North 80th Terrace
Kansas City, Kansas 66112

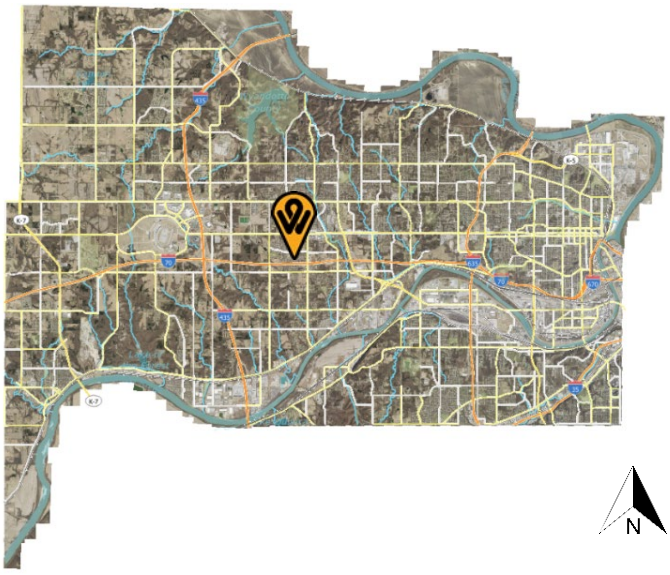
Subject Property:
548 North 80th Terrace
Kansas City, Kansas 66112

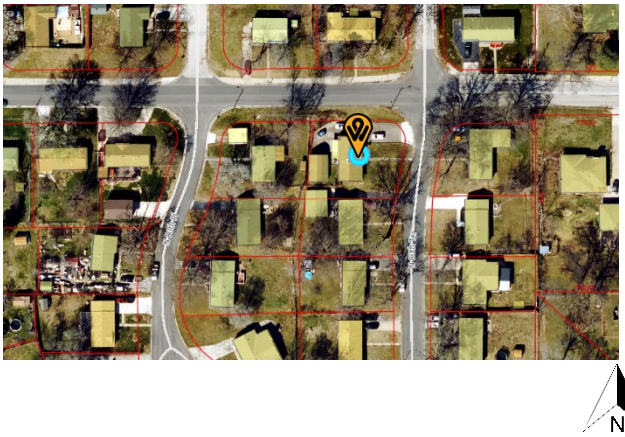
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-073**, **for one (1) years**, subject to:

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-073** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-073** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-073,** 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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 1:16:00:
SP2025-073 - JOHN O'DWYER
Synopsis: Special Use Permit for a short-term rental at 548 North 80th Terrace.
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.

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

Present in Support:

- John O'Dwyer, Applicant, 5406 Aberdeen Road, Fairway, Kansas 66205

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:16:58: Lead Planner Byron Toy stated that this request is for a non-owner-occupied short-term rental. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:17:25:

On motion by Commissioner Easterwood, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-073 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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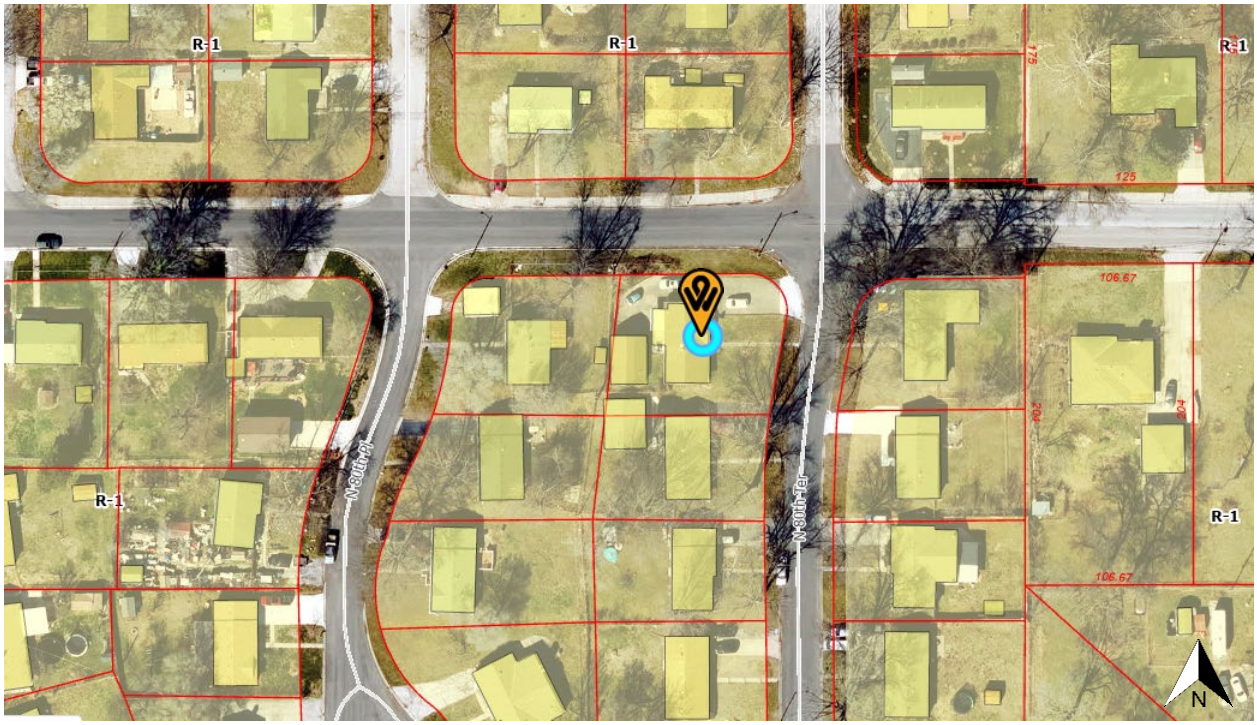
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the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

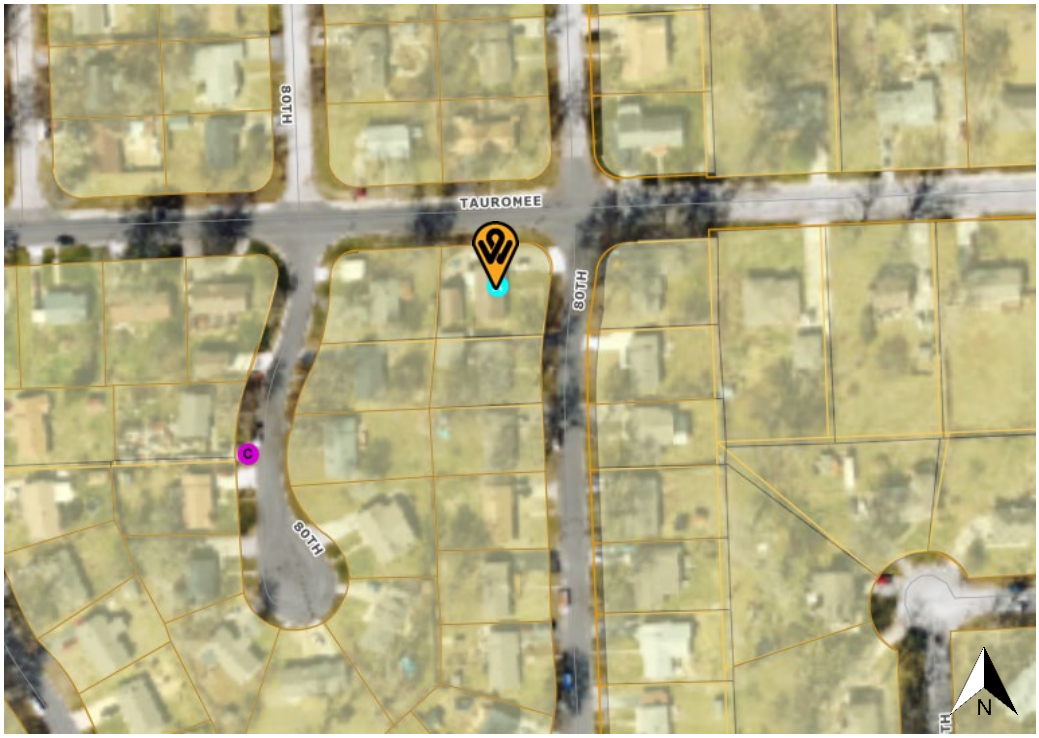
ATTACHMENTS

AERIAL IMAGERY

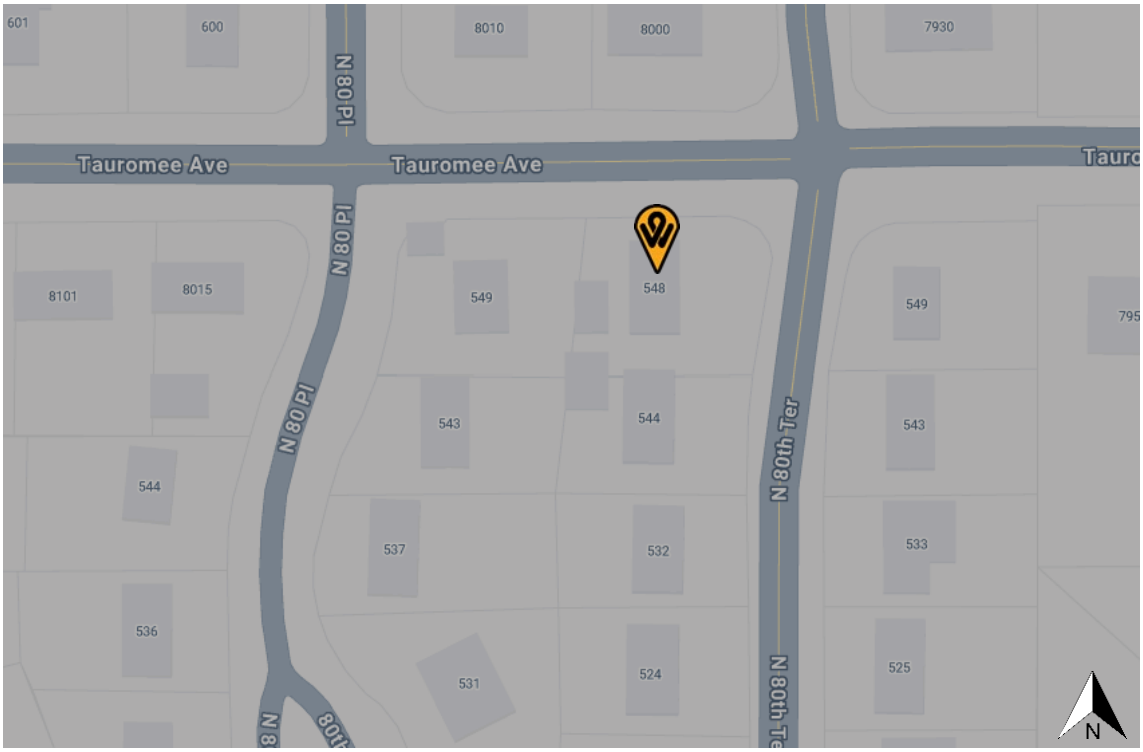
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



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.

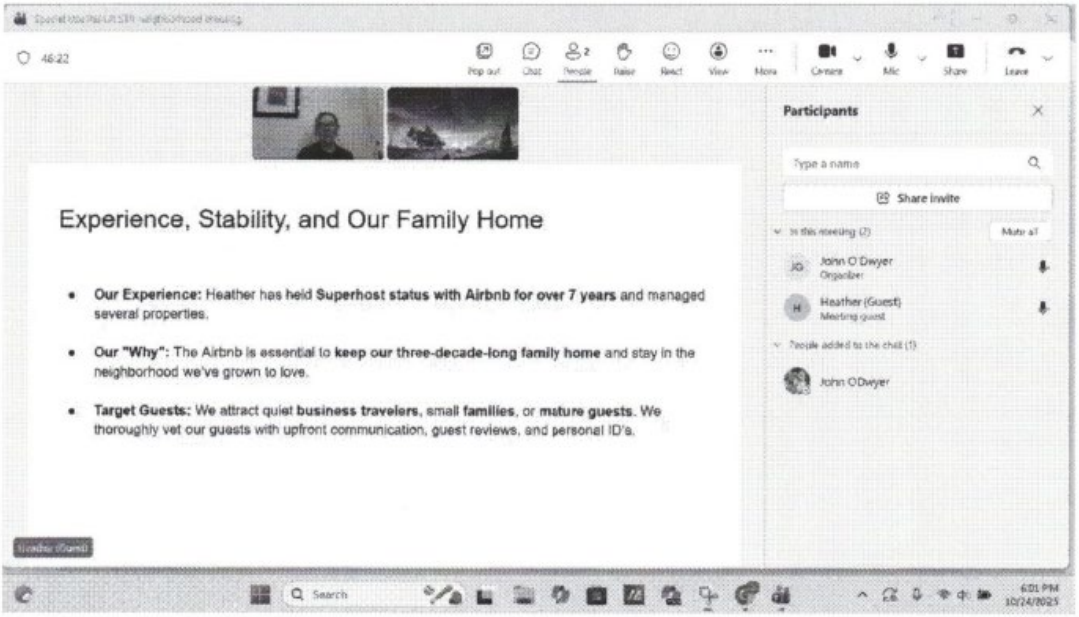
Meeting adjourned at: Oct 24, 2025 at 6:03pm

Minutes taken by Heather Copeland O'Dwyer

Heather Copeland O'Dwyer

Exhibit B

39:54
Participants
Type a name
Share Invite
Mute all
John O'Dwyer
Organizer
Heather (Guest)
Meeting guest
John ODwyer
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
Search
5:54 PM
10/24/2025


46:22
Participants
Type a name
Share Invite
Mute all
John O'Dwyer
Organizer
Heather (Guest)
Meeting 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.
Search
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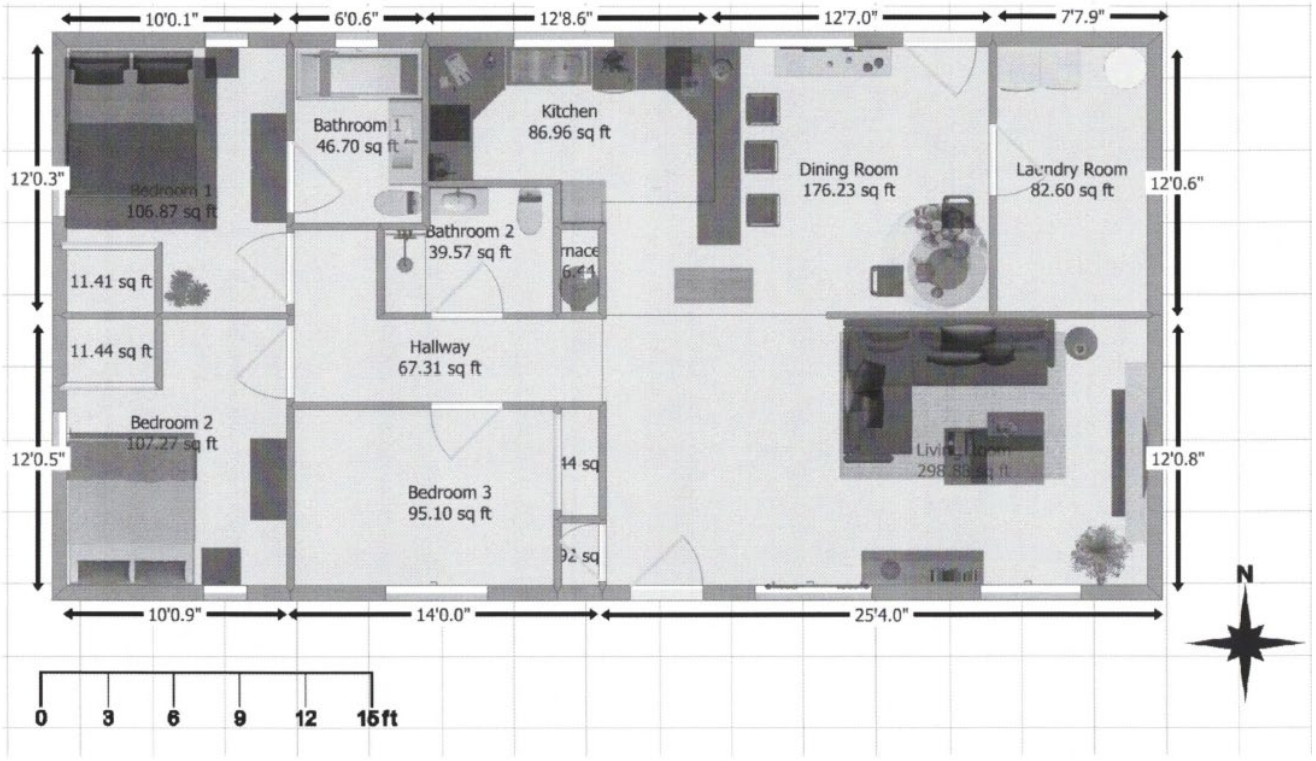
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Bedroom 1
106.87 sq ft
Bathroom 1
46.70 sq ft
Kitchen
86.96 sq ft
Dining Room
176.23 sq ft
Laundry Room
82.60 sq ft
Bathroom 2
39.57 sq ft
11.41 sq ft
11.44 sq ft
Hallway
67.31 sq ft
Bedroom 2
107.27 sq ft
Bedroom 3
95.10 sq ft
Living Room
298.88 sq ft
10'0.9"
14'0.0"
25'4.0"
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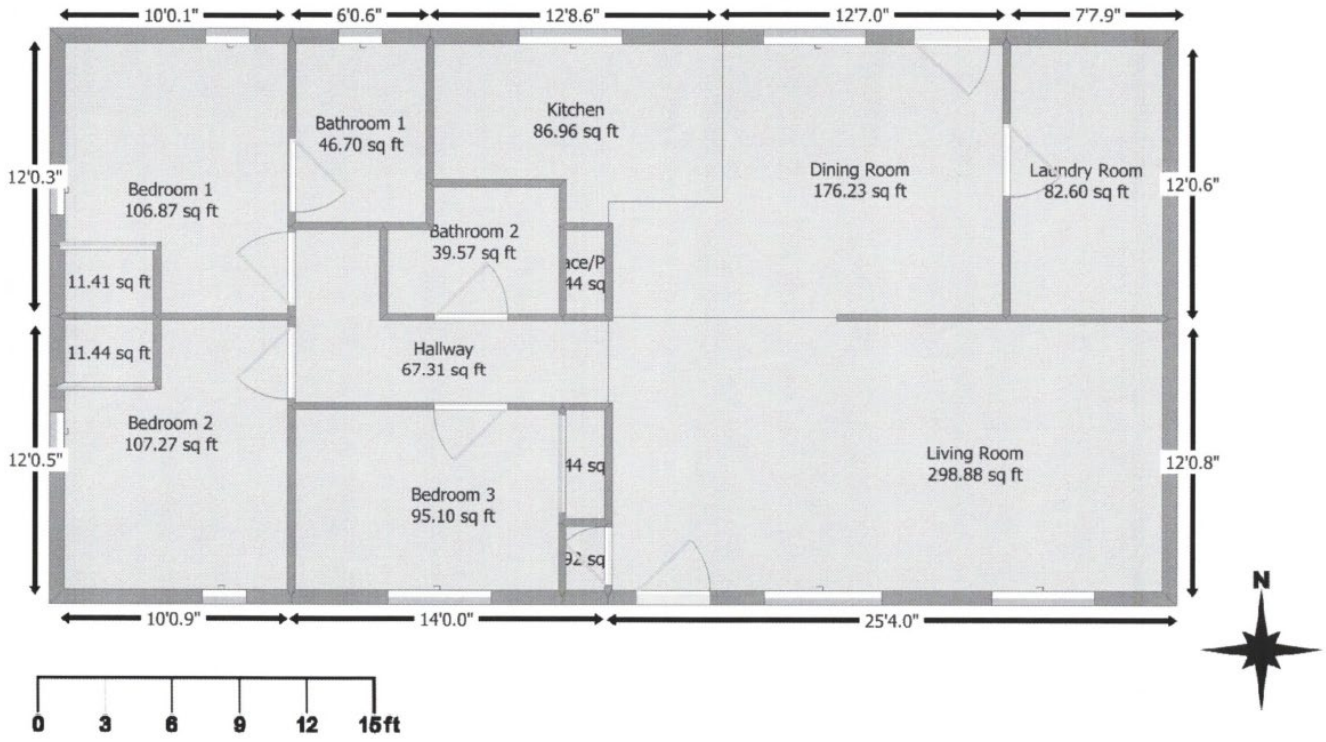
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Living Room
298.88 sq ft
10'0.9"
14'0.0"
25'4.0"
N
0
3
6
9
12
15ft

N 80TH TERRACE
TAUROMEE AVENUE
LANDSCAPE
BUILDING (HOUSE)
BACK PORCH
SHED (LOCKED)
DRIVEWAY (PRIVATE PARKING)
APPROX. 2,450 SQ FT
DRIVEWAY (PRIVATE PARKING)
APPROX. 1,470 SQ FT
SIDEWALK (PRIVATE)
FRONT PORCH
OVERHEAD ELECTRICAL
LIGHT POLE
PLAN NOTES
SITE PARKING
GRAPHIC SCALE IN FEET
NORTH
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 AS A GENERAL REFERENCE AND IS NOT INTENDED FOR CONSTRUCTION.
2. DIMENSIONS AND PARKING AVAILABILITY ARE APPROXIMATE.
3. SURVEY DATA, PROPERTY LINES, AND GEO-REFERENCED AERIAL IMAGERY.

SITE PARKING

1. ALL PARKING SPACES SHOWN ARE APPROXIMATELY 9' X 18'.
2. DRIVEWAY PARKING SPOTS: 9
3. GARAGE PARKING SPOTS: 8
4. TOTAL AVAILABLE SITE PARKING SPOTS: 17

SHEET NUMBER: SP-02	DATE: 09/12/2025	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.

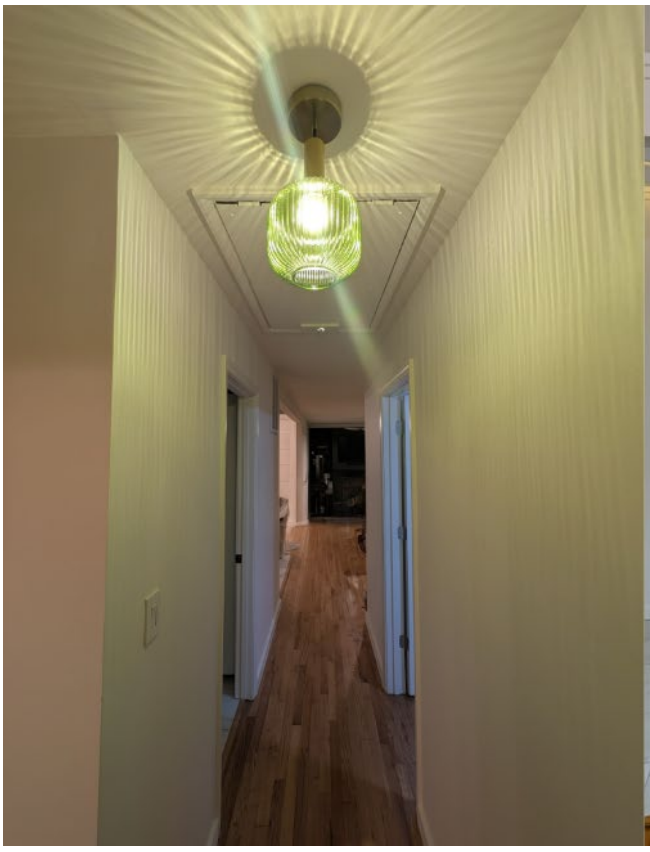
Things to Do & See

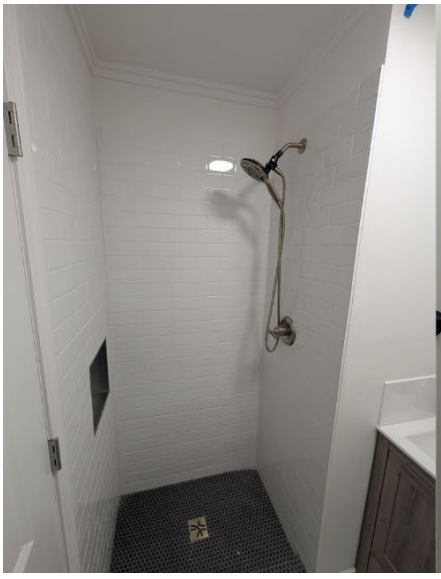
- **Sporting KC:** Catch a Major League Soccer match at Children's Mercy Park, just a short drive from the house at One Sporting Way, Kansas City, KS 66112.
- **The Legends Outlets Kansas City:** This is a huge entertainment and shopping district just a short drive from your home. Besides shopping and 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.

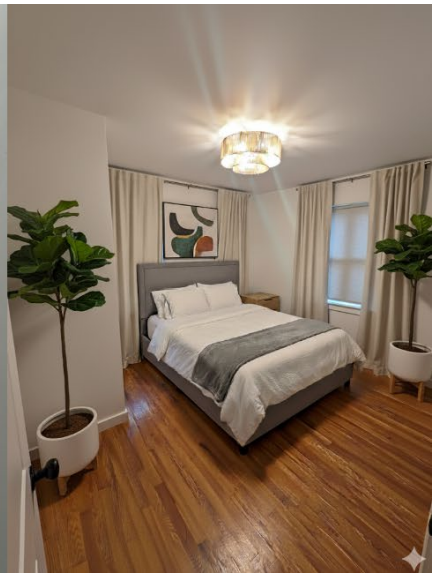
Please Share Your Experience!

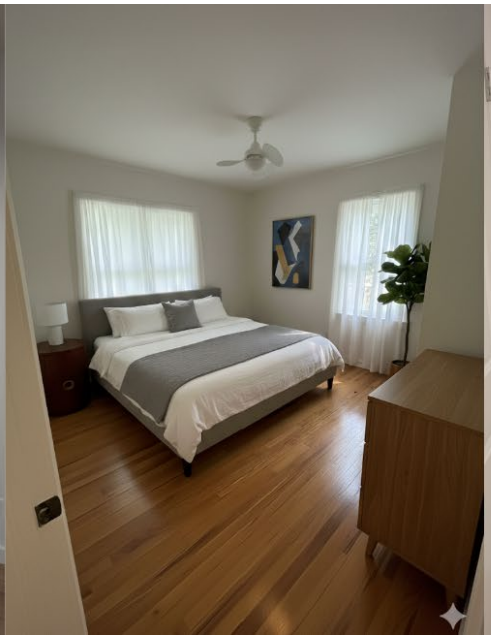
We would love to hear about your stay! Please take a moment to write a note, share a highlight of your trip, or leave a recommendation for future guests. Thank you for choosing our home!

Date of Stay: Your Name(s): Our Favorite Part of the Trip Was... We Would Recommend... A Message for the Next Guests:









(Published _____)

SP2025-073

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-073, commonly known as 548 North 80th Terrace, Kansas City, Kansas, legally described as:

Lot2, Block 15, Stoney Point Heights, located at 548 North 80th Terrace.

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

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

1. **Maximum number of guests shall be 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Special Use Permit Petition SP2025-074**

GENERAL INFORMATION

Applicant Information:
Sarah Belarde
Applicant
14334 Linda Vista Drive
Whittier, California 90602

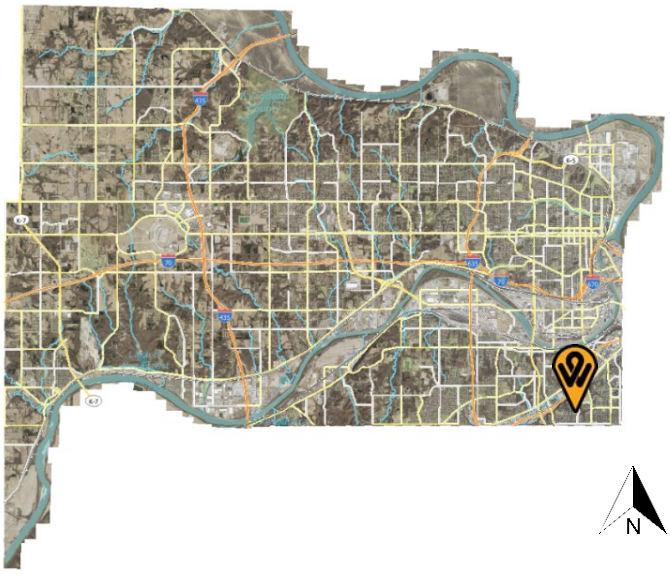
Subject Property:
3008 South 9th Street
Kansas City, Kansas 66103

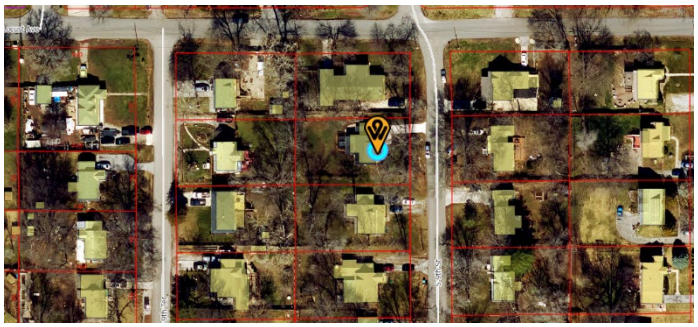
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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 and December 4, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-074**, **for five (5) years**, subject to:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of**

ownership of the property;

8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (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~~ 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; (Amended by the City Planning Commission)**
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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-074** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-074** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-074,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:18:35:
SP2025-074 - SARAH BELARDE
Synopsis: Special Use Permit for a short-term rental at 3008 South 9th Street. *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.

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

Present in Support:

- Sarah Belarde, Applicant, 3008 South 9th Street, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:19:58: Lead Planner Byron Toy stated that this request should have been added to the Consent Agenda as the Special Use Permit has been priorly renewed. Staff requests to amend condition #17 to five (5) years as opposed to one (1) year.

Motion starts at 1:20:32:

On motion by Commissioner Ward, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-074, amending condition #17 to five (5) years:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
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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;**
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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;**
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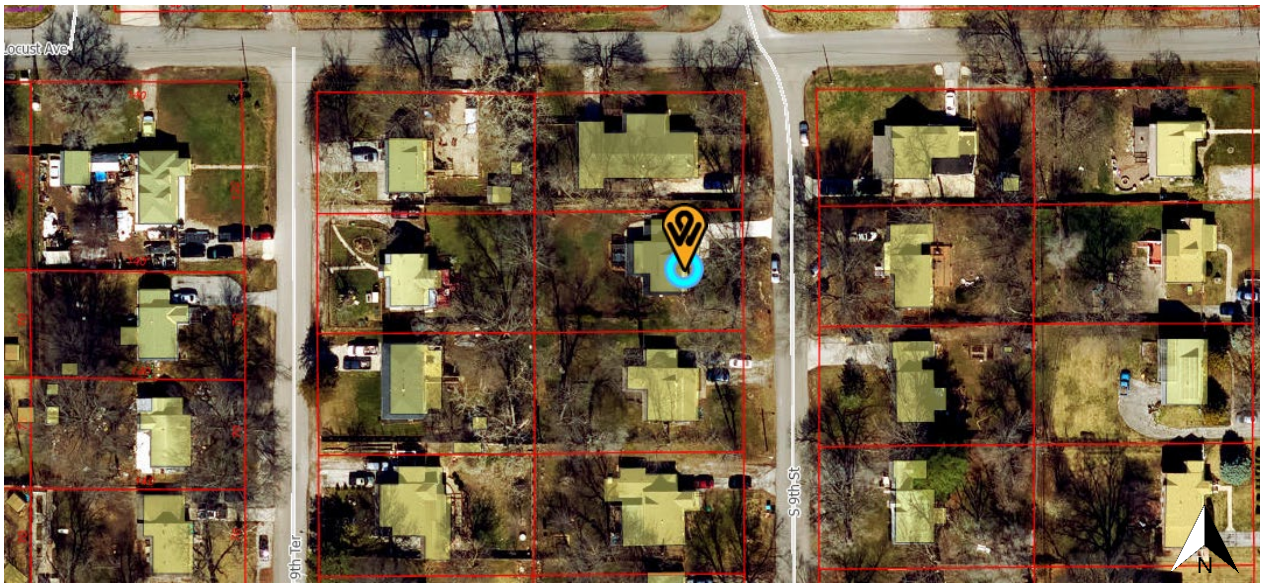
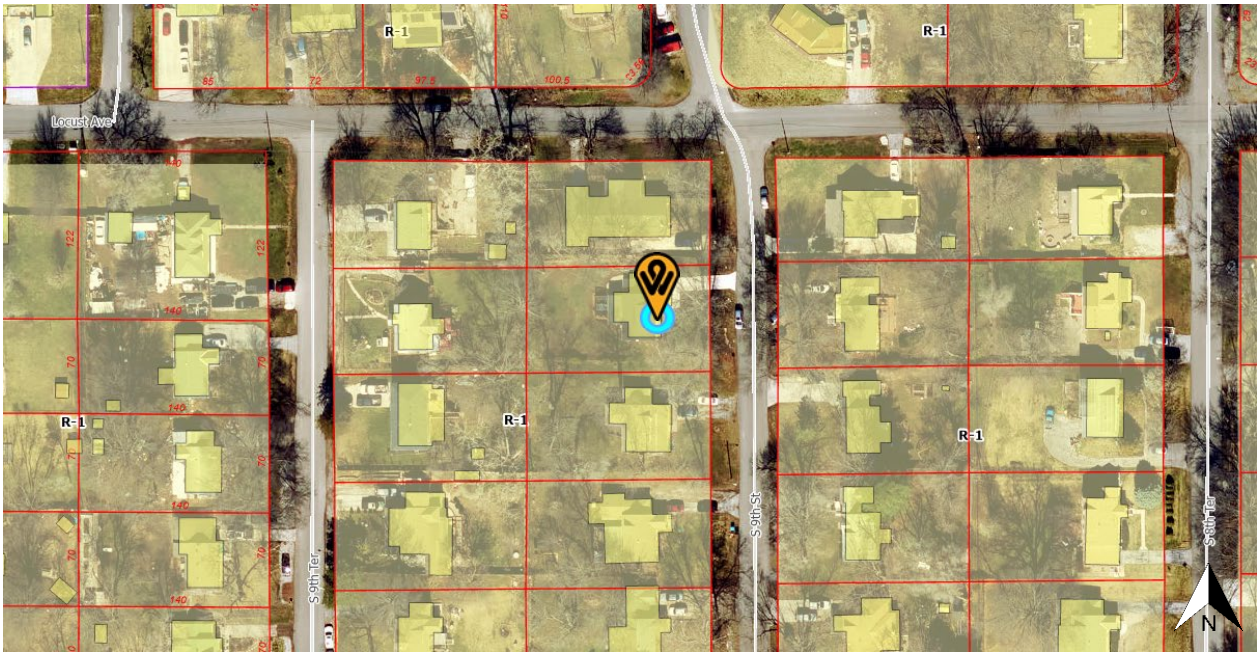
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the 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

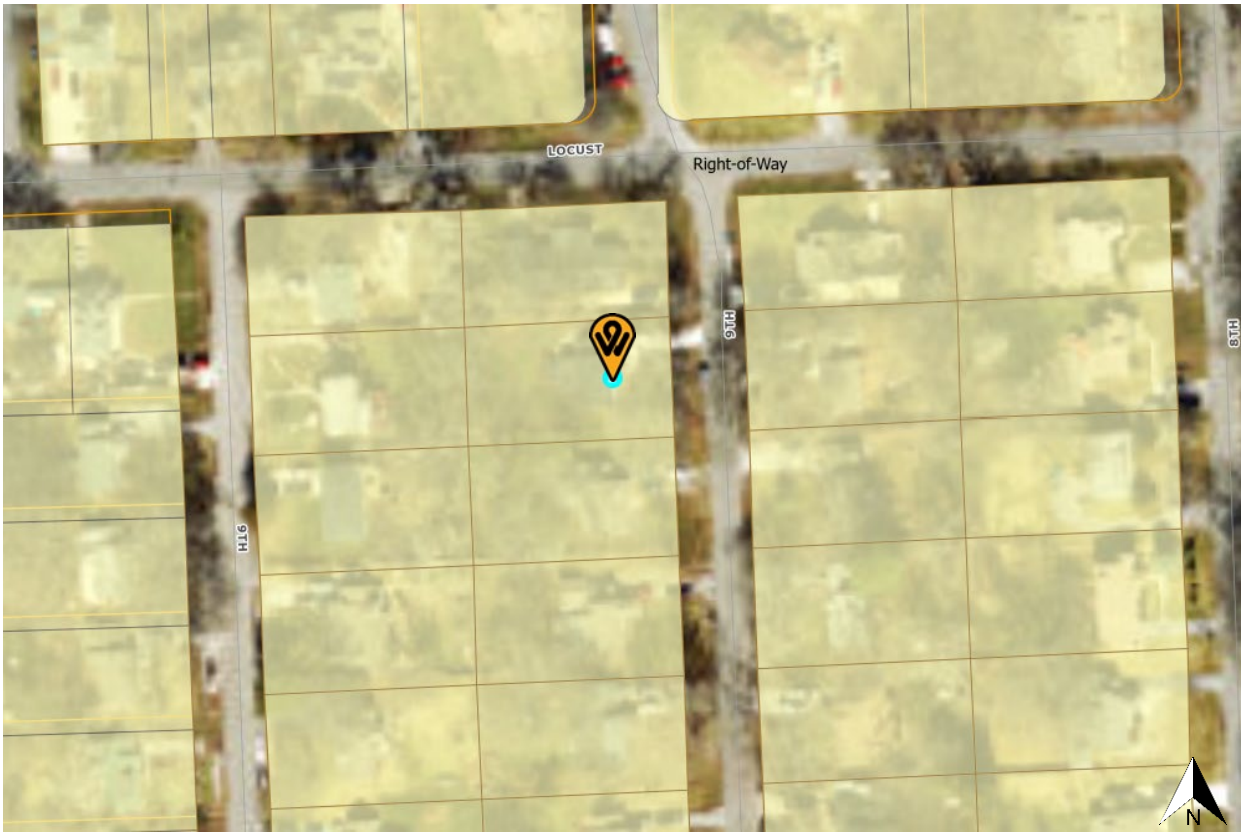
AERIAL IMAGERY



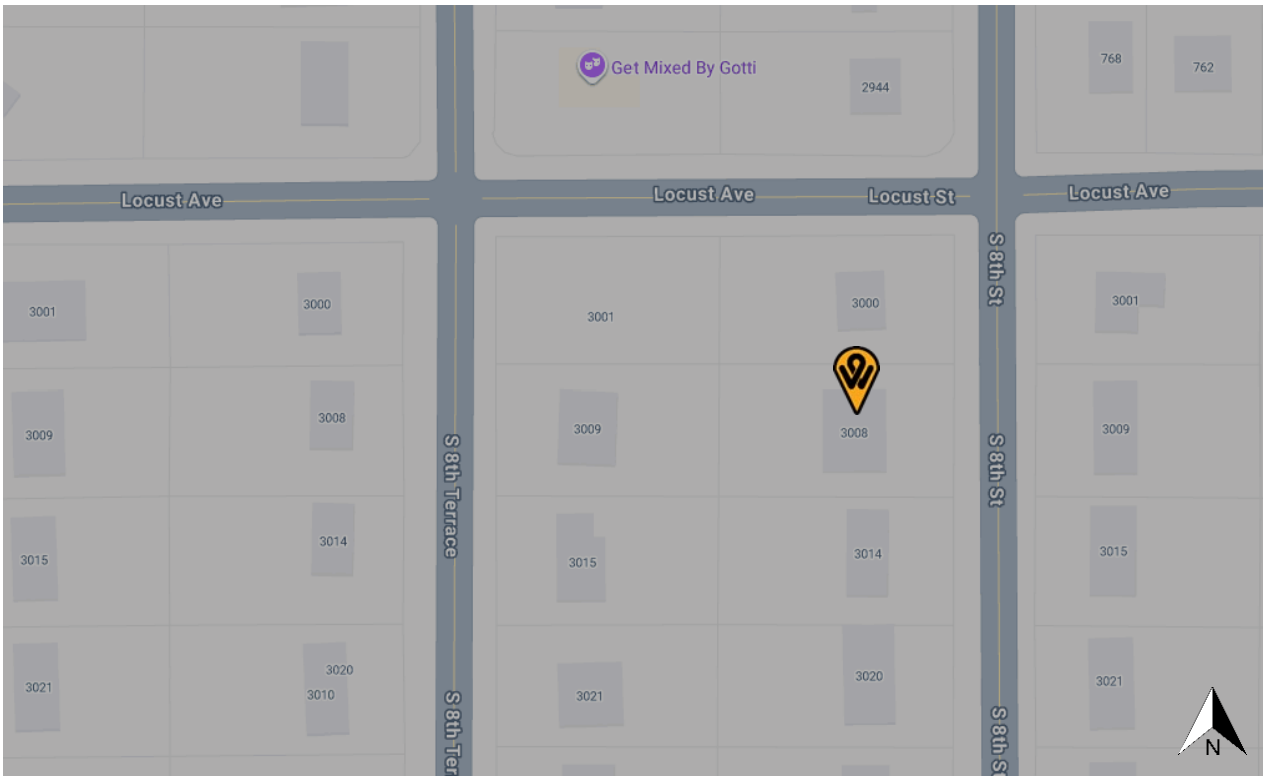
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



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 day of October, 2025.
Date *Month* *Year*
by
(1) Sarah Belarde
(and (2) _____),
Name(s) of Signer(s)

CATHY J. GUZMAN
Notary Public - California
Los Angeles County
Commission # 2441568
My Comm. Expires Mar 18, 2027

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

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:

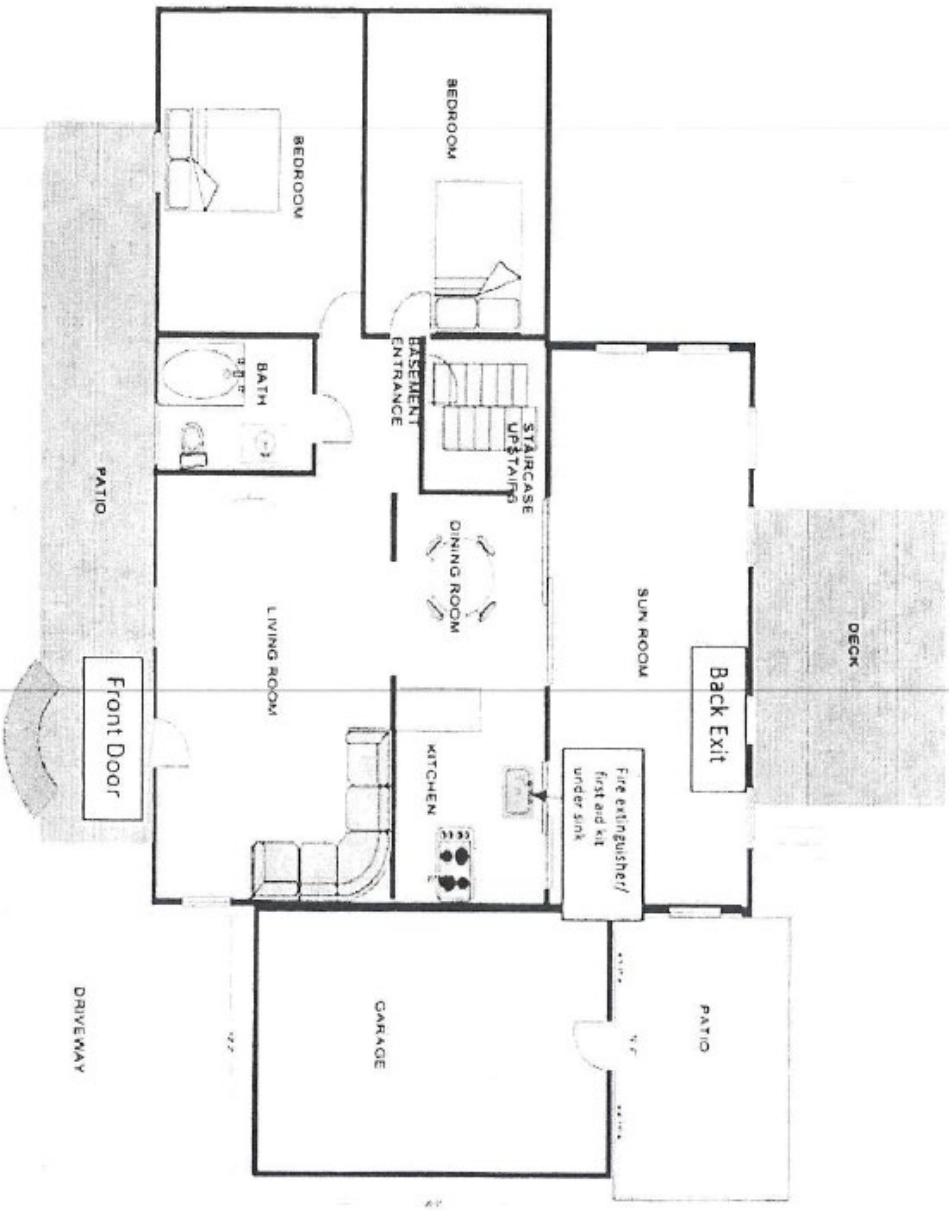
Powerpoint presentation was available reviewing special use permit request, owners background, team, house pictures, safety, house rules, befores and afters and contact information.

Questions and answers (include the following): No participants for neighborhood meeting.

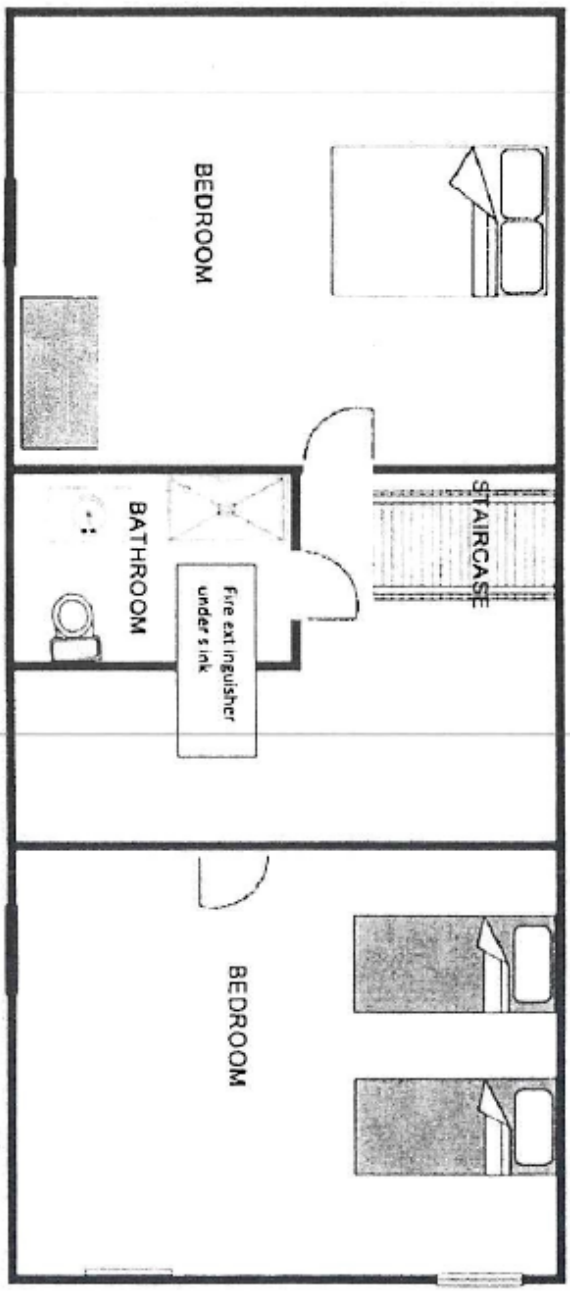
Who asked question or gave comment: One neighbor, Tien Pham, reached out via text on 10/15/25 to Sarah. Tien asked about the process to obtain a short term rental permit. Sarah answered questions and provided details about application process through Wyandotte county.

Meeting adjourned at: 6:30pm

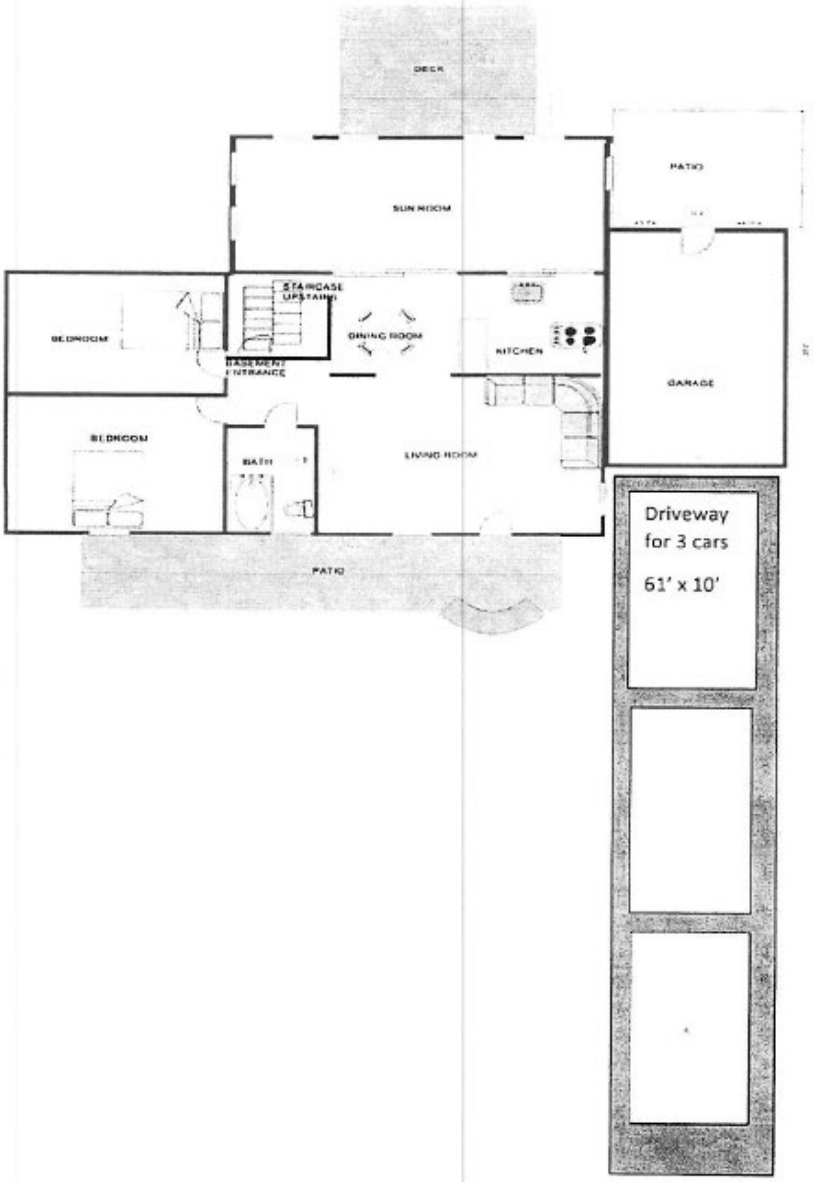
Minutes taken by: Sarah Belarde



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:

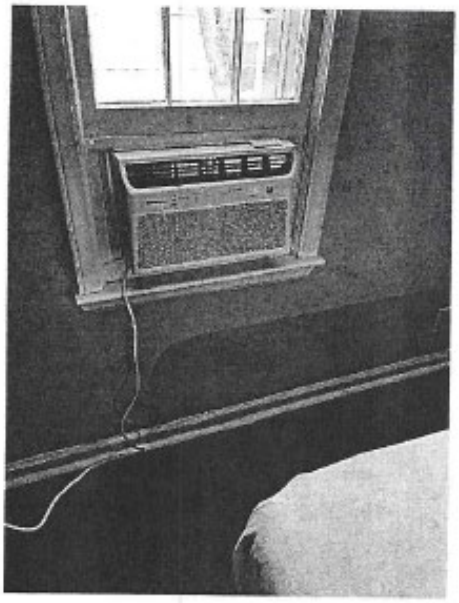
Loss Free Good Payer

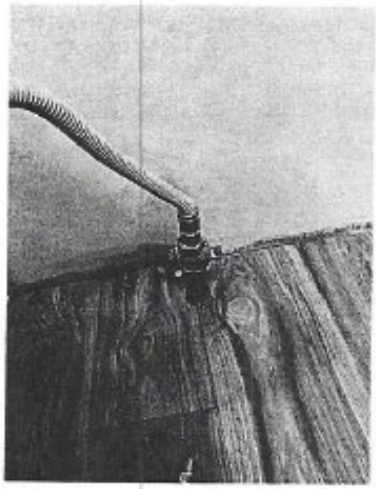
Savings Reflected in Your Total Premium: **$585.00**

Coverages and Limits of Liability

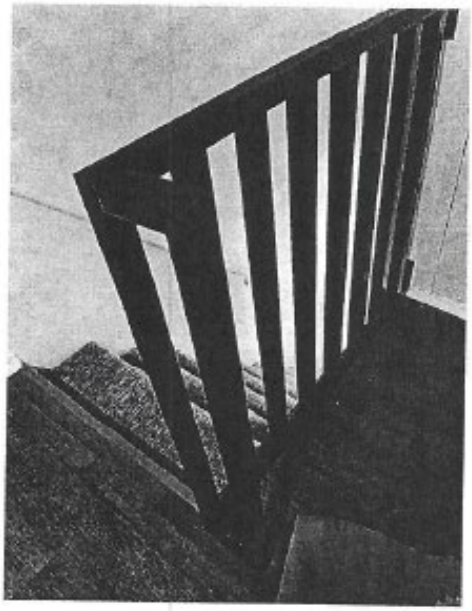
Property Coverage Section	Limit
Coverage A – Dwelling	$306,000
Coverage B – Other Structures	$12,607
Coverage C – Household Furnishings	$62,975
Coverage D – Loss of Use	$30,600

Heating/Cooling added AC to upstairs rooms repaired breaker and repaired oven gas line-



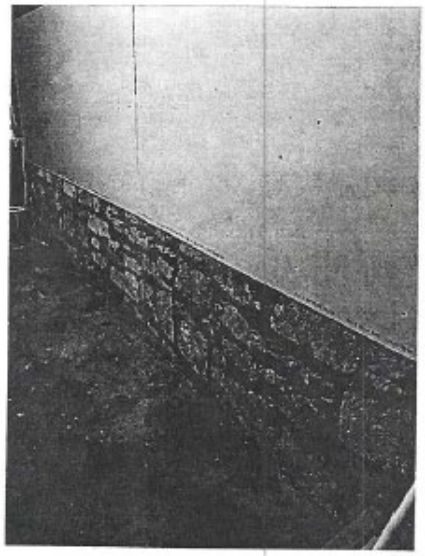


Repaired window locks and installed staircase guardrail-

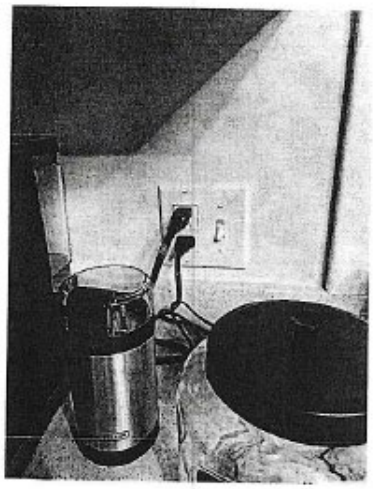


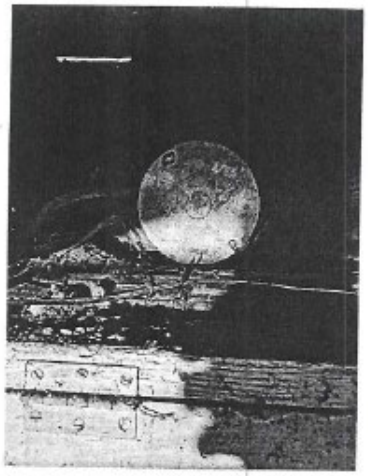
Home Inspection corrections

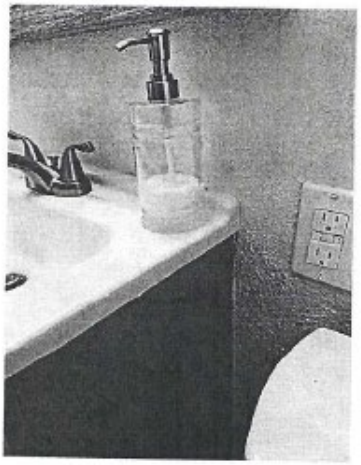
Garage installed firewall-



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.

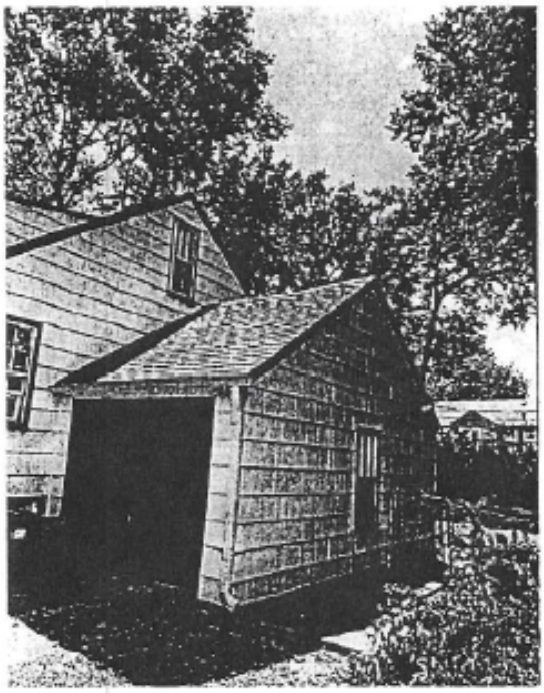
* No smoking or vaping of any kind indoors or outdoors. Smoking or vaping on the property will constitute a $400 fee.

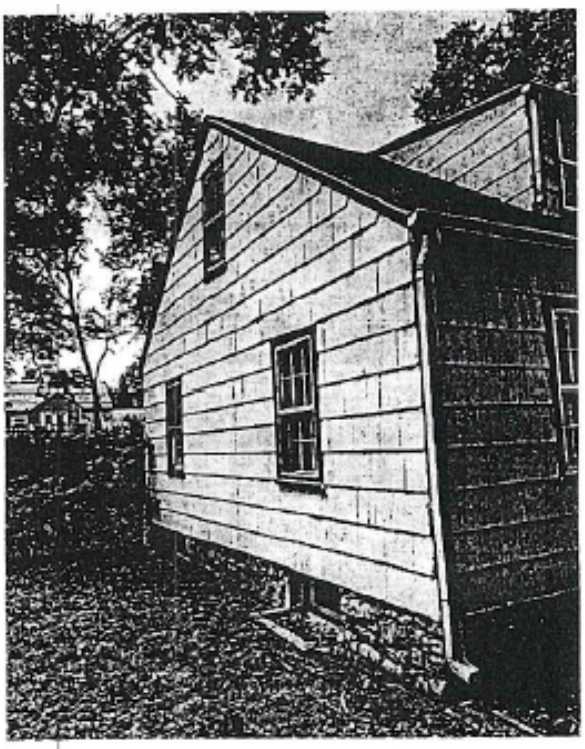
*No parties: No parties or events will be allowed. Any event that triggers a noise complaint will be a $800 fine.

*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.





(Published _____)

SP2025-074

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-074, commonly known as 3008 South 9th Street, Kansas City, Kansas, legally described as:

Lot 79, FRIENDSHIP HEIGHTS NO. 2, located at 3008 South 9th Street.

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

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

1. **Maximum number of guests shall be 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 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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 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

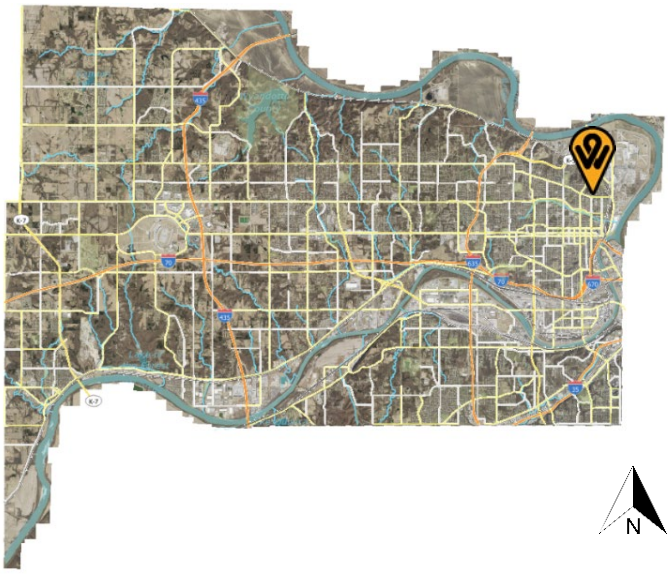
Subject Property:
2100 North 5th Street
Kansas City, Kansas 66101

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 and December 4, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Steven 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)

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-075**, **for two (2) years**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-075** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-075** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2025-075,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:21:20:
SP2025-075 - STEVEN MCCORD
Synopsis: Special Use Permit for a used automotive dealership at 2100 North 5th Street.
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.

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

Present in Support:

- Steven McCord Jr, Applicant, 411 Waverly Avenue, Kansas City, Kansas 66101

The Planning Commission directed questions to the Applicant.

Present in Opposition:

- Danielle Foreman, questions about possible overflow of cars into the street

Staff Recommendation starts at 1:27:25: Lead Planner Byron Toy responded that most small car lots generally do not generate a notable increase in traffic. There is a parking moratorium in effect since this property is east of I-635. They are not required to provide off-street parking, but all cars that are parked in the lot need to be parked in a

designated parking space and cannot be double parked. Staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:29:05:

On motion by Commissioner Ernst, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-075 for two (2) years:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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;

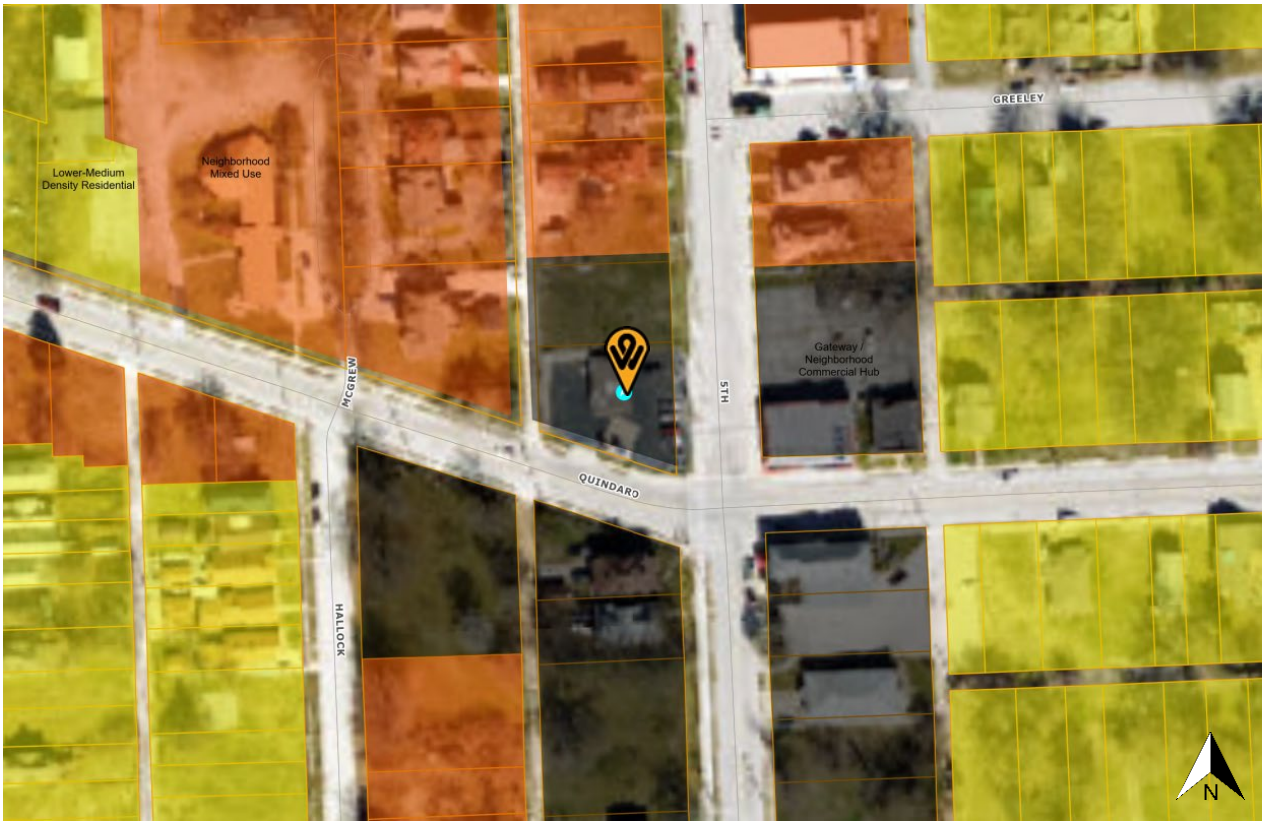
15. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition 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

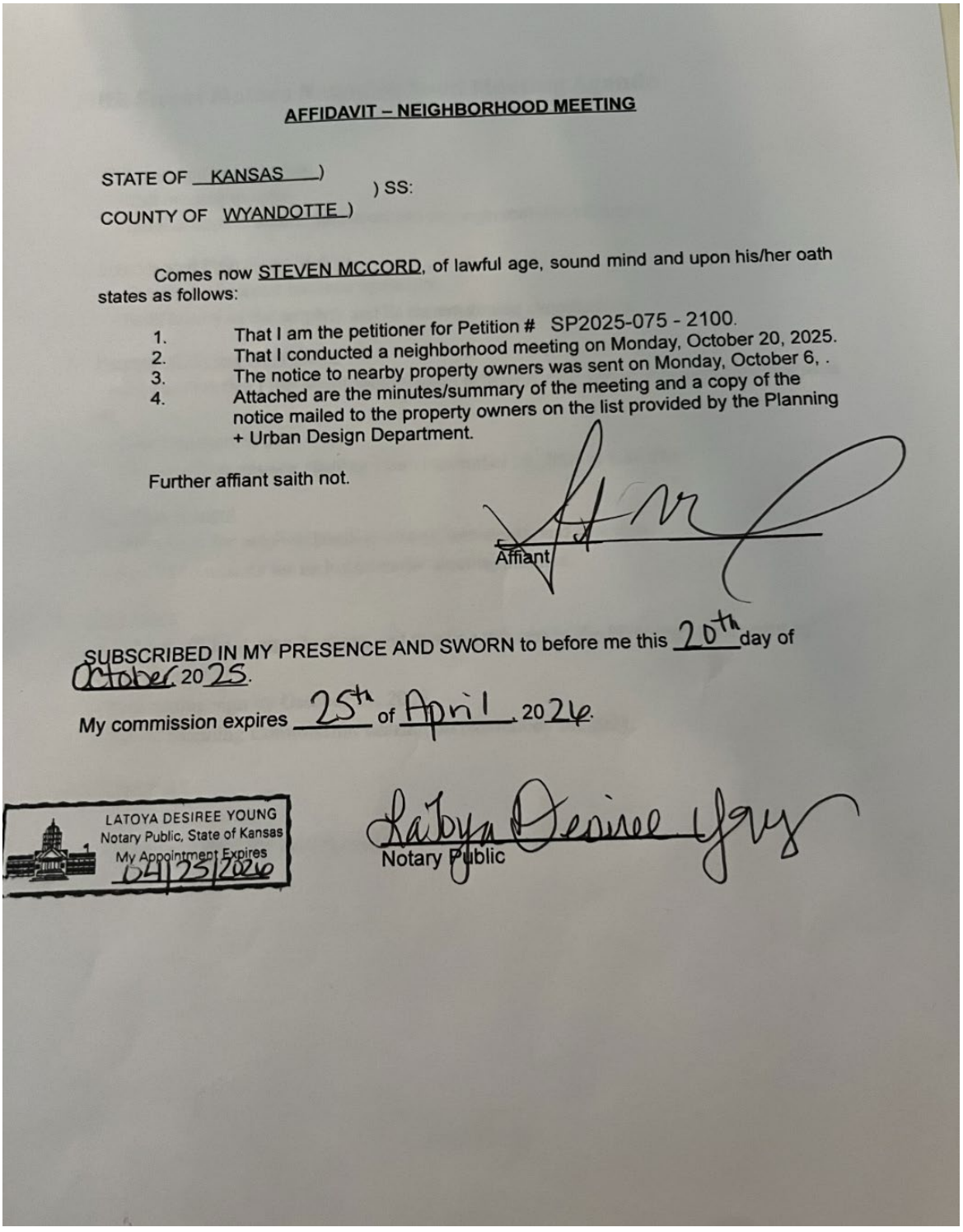
AERIAL IMAGERY

ZONING MAP

LAND USE MAP


Lower-Medium Density Residential
Neighborhood Mixed Use
Gateway / Neighborhood Commercial Hub
GREELEY
5TH
MCGREW
QUINDARO
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

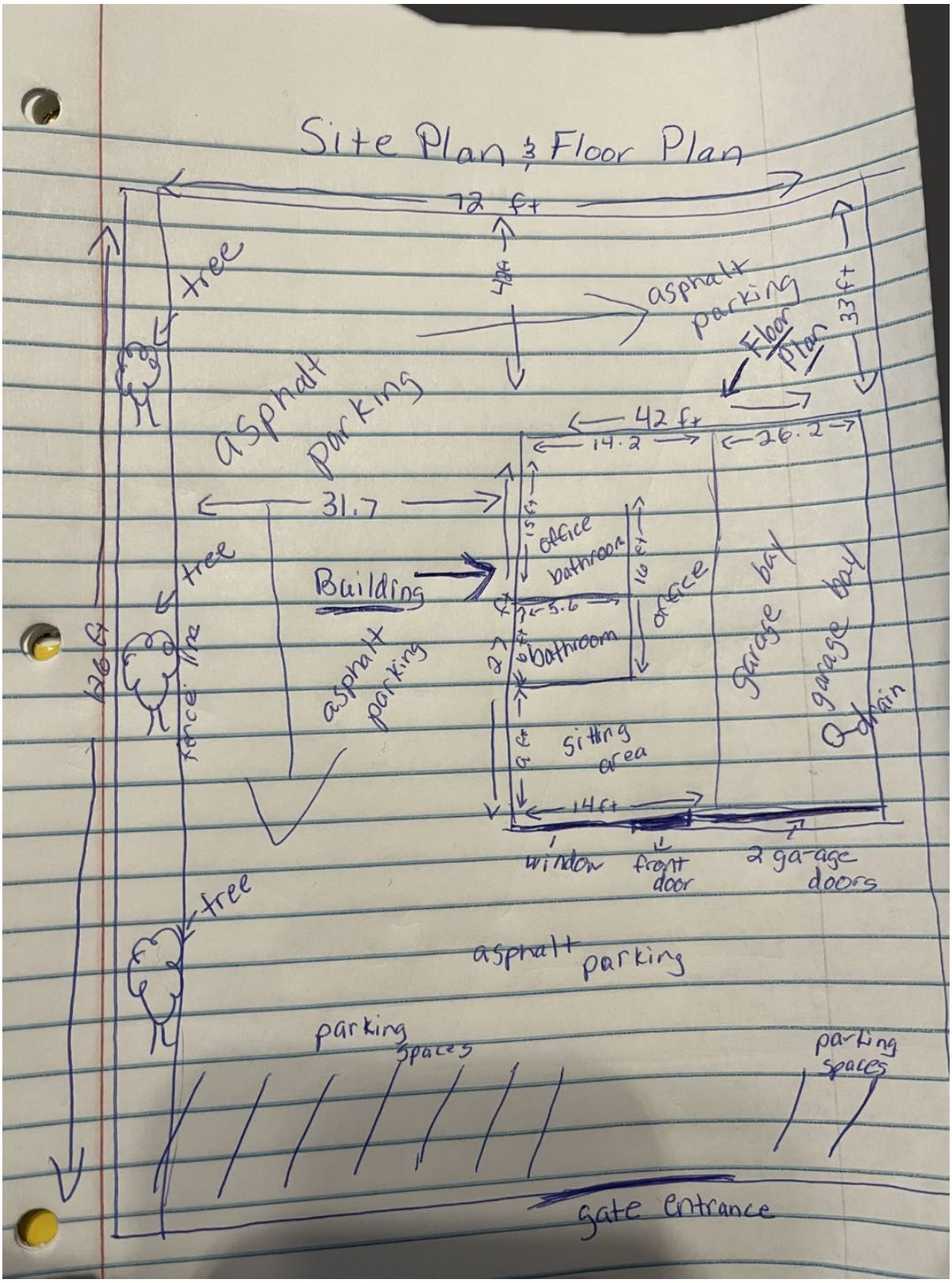
Names of people in attendance:

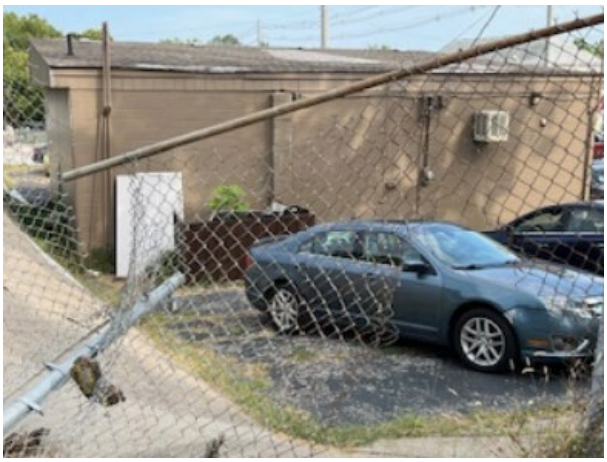
Steven McCord
7117 Georgia
913-832-0381

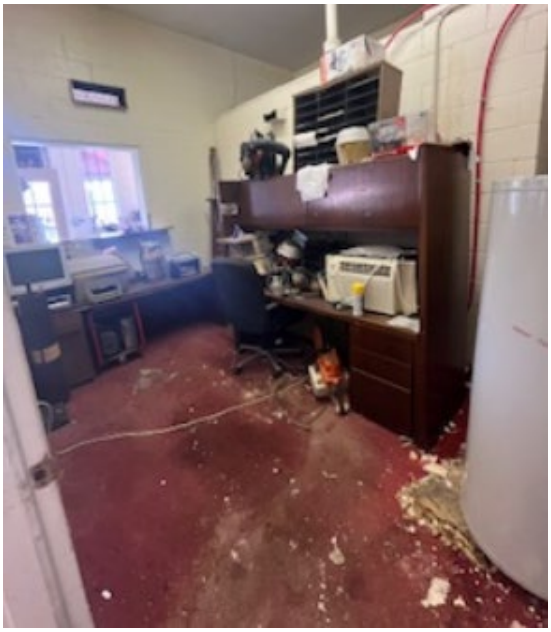
Jeff Betts
2119 N 5th Street
Kansas City, KS 66101
913-387-6734

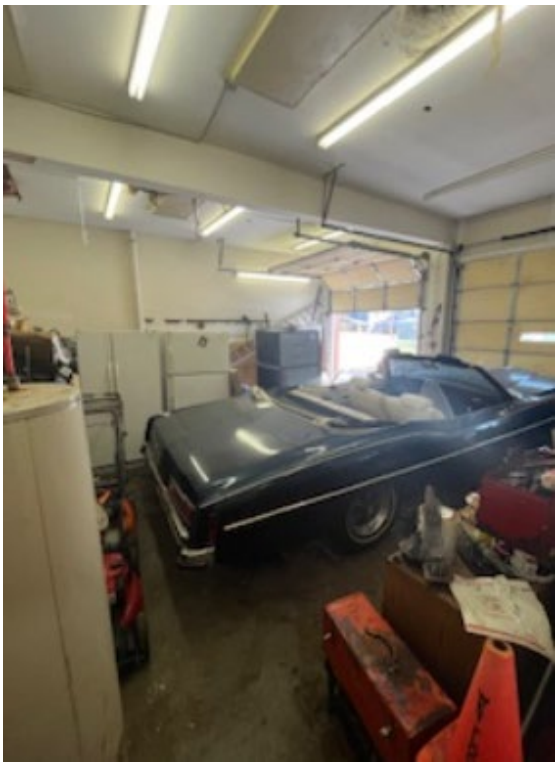
Meeting adjourned at: 7:15 pm

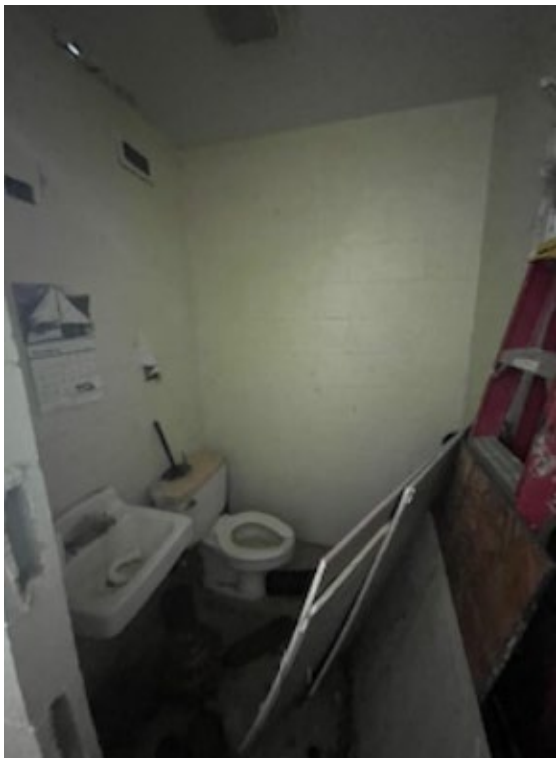
Minutes Taken By: Steven McCord

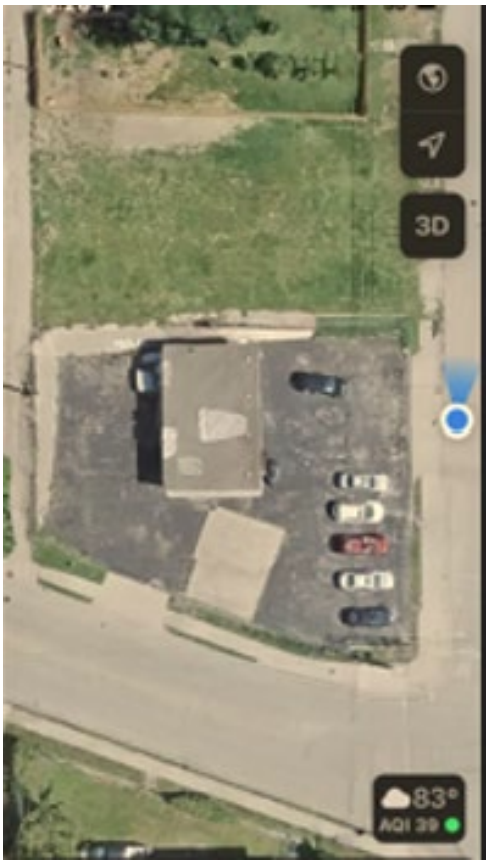

Site Plan & Floor Plan
72 ft
tree
asphalt parking
Floor Plan
33 ft
asphalt parking
42 ft
14.2
26.2
31.7
office
bathroom
Building
5.6
bathroom
office
bay
garage
bay
garage
asphalt parking
sitting area
14 ft
tree
fence line
window
front door
2 garage doors
tree
asphalt parking
parking spaces
parking spaces
gate entrance







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(Published _____)

SP2025-075

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2025-075, commonly known as 2100 North 5th Street, Kansas City, Kansas, legally described as:

MC GREW GROVE, S34, T10, R25, ACRES 0.220000, L1 LESS N 15FT, located at 2100 North 5th Street.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an auto dealership.

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

1. **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.**

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

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

_____
TYRONE GARNER
MAYOR/CEO

Attest:

_____
Unified Government Clerk

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

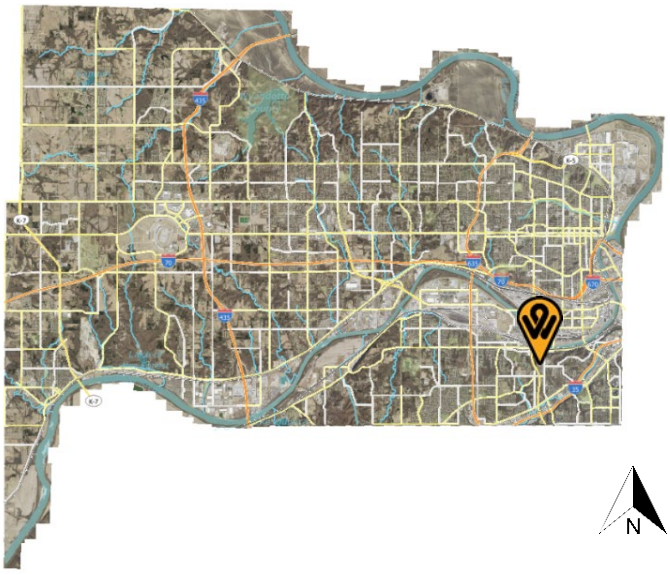
Re: **Vacation Petition VAC2025-003**

GENERAL INFORMATION

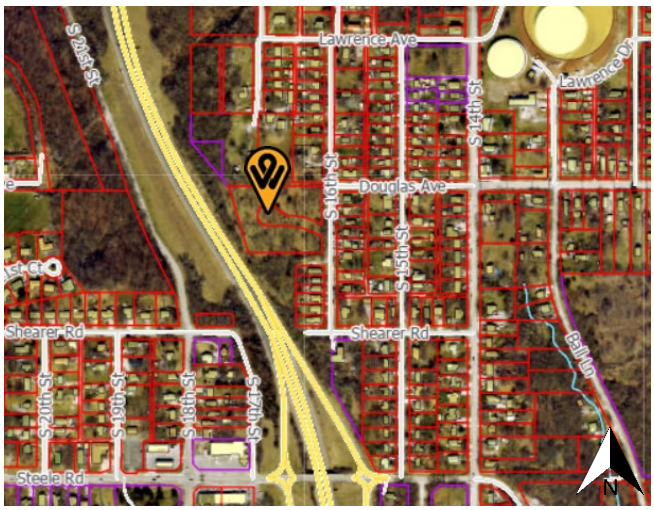
Applicant Information:
Mainor Rosa
Representative
Krystal Voth with Atlas Land Consulting
14500 Parallel Road, Suite R
Basehor, Kansas 66007

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 and December 4, 2025
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The representative, Krystal Voth 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **VAC2025-003**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **VAC2025-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **VAC2025-003** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **VAC2025-003,** 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.

November 10, 2025, City Planning Commission Minutes:

Hearing starts at 1:29:59:
VAC2025-003 - ROSA MAINOR
Synopsis: Vacation of a right-of-way for an undeveloped subdivision at 1910 South 16th Street. *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.

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 LLC, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:31:42: Lead Planner Byron Toy stated staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:32:01:

On motion by Commissioner Easterwood, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of VAC2025-003:**

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

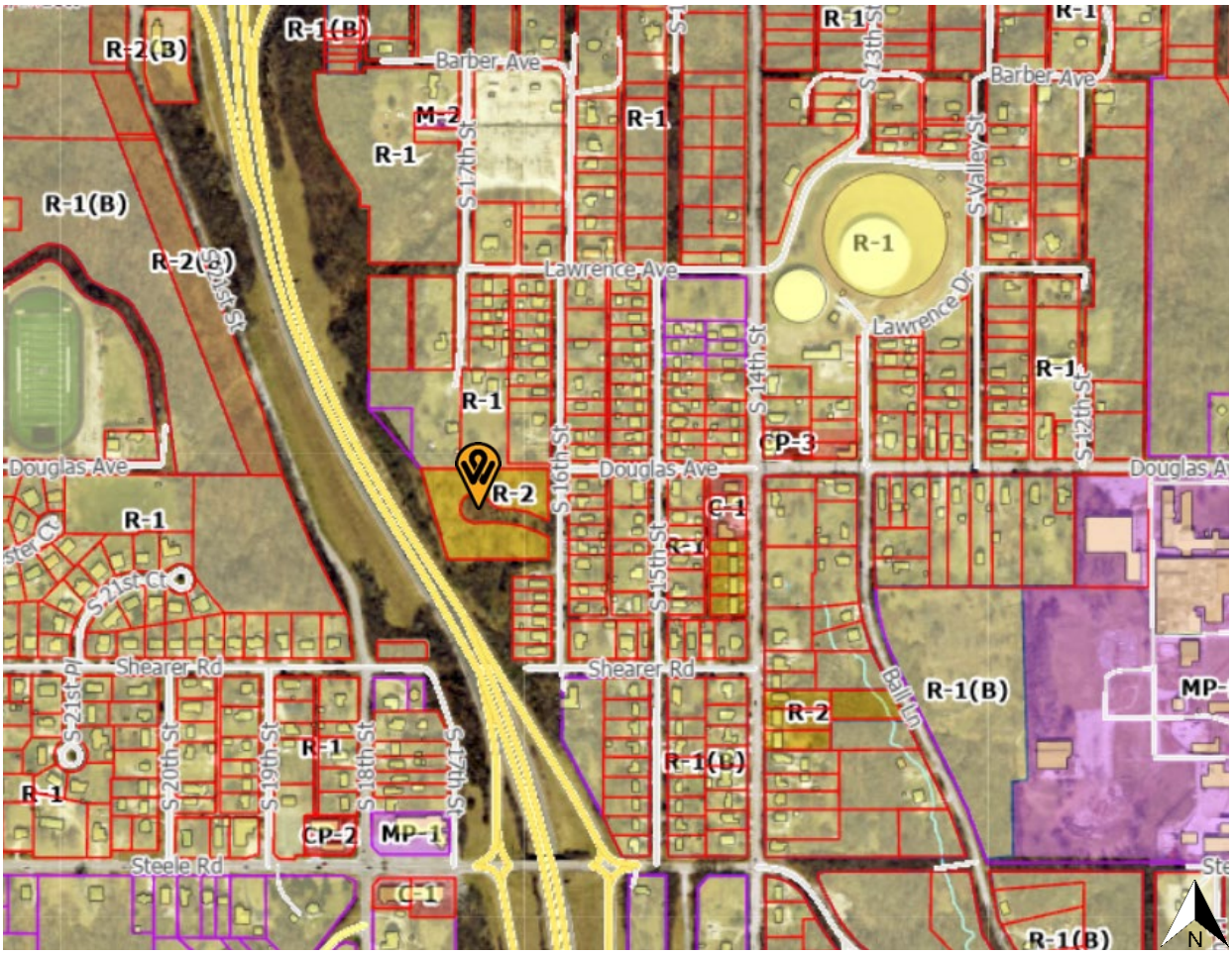
Motion to recommend APPROVAL passed: 7 to 0
Subject to:

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.**

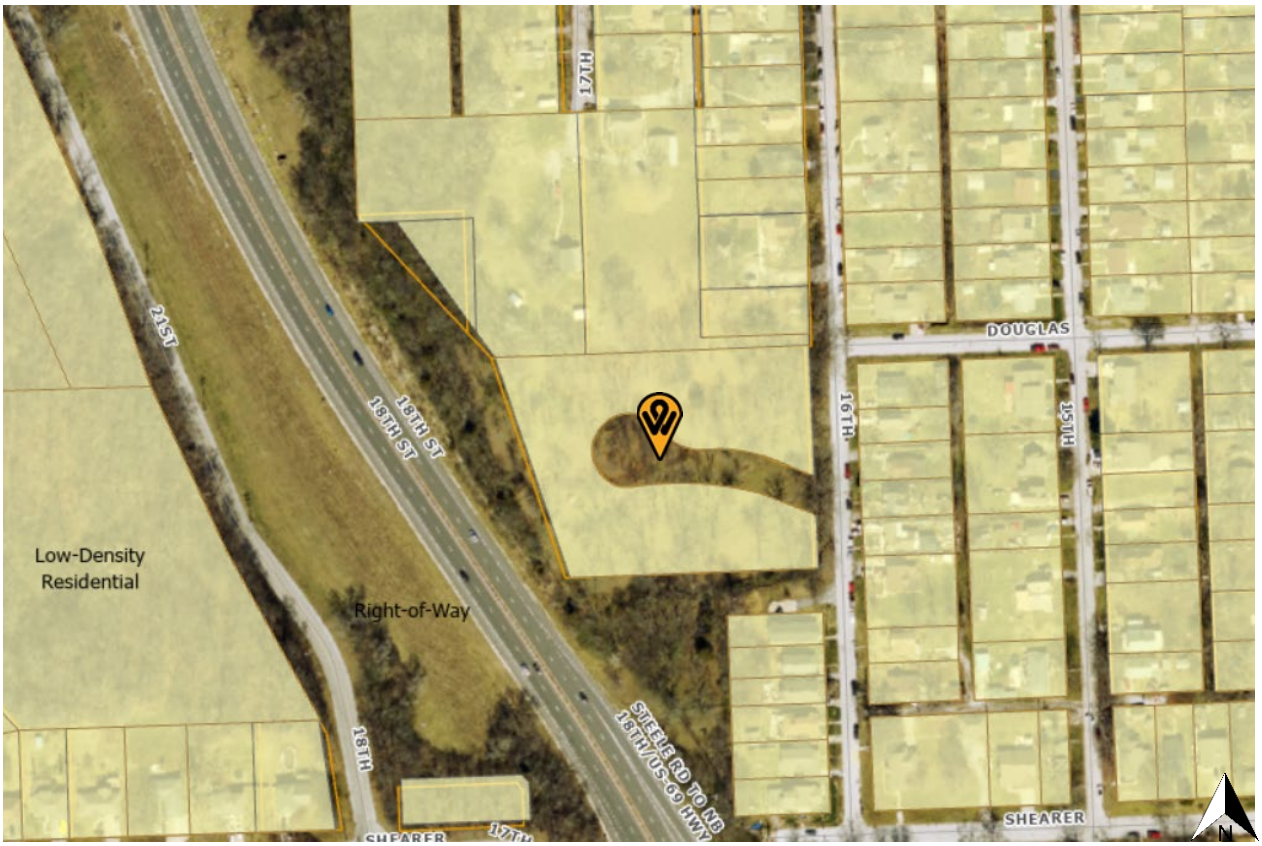
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


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-
R-1(B)
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
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

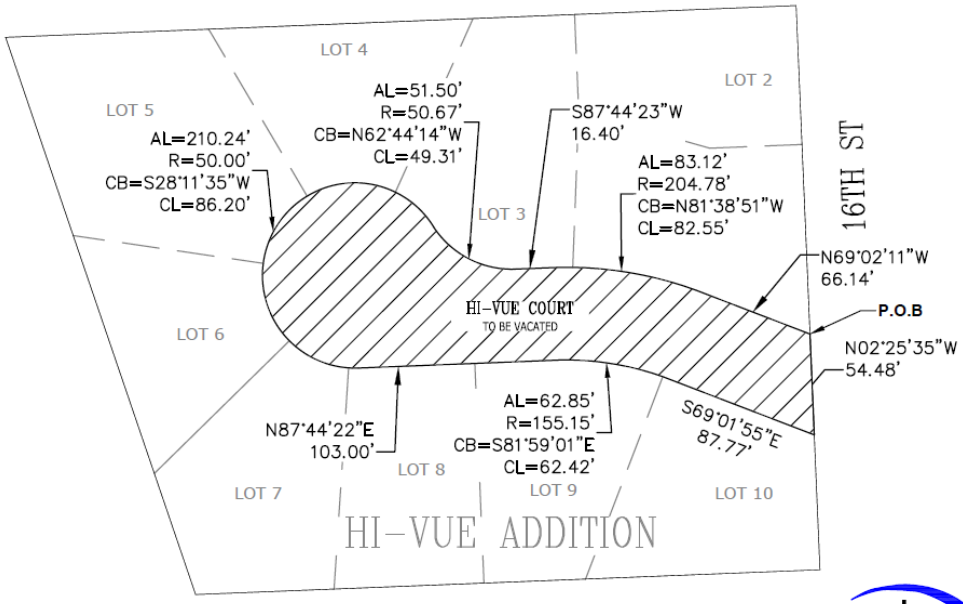
EXHIBIT B

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:

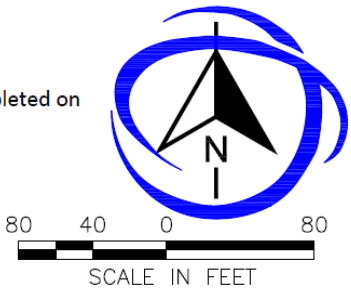
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID HI-VUE ADDITION, ALSO KNOWN TO BE A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH 16TH STREET AS IT NOW EXISTS; THENCE NORTH 69°02'11" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, 66.14 FEET; THENCE NORTHWESTERLY, ALONG SAID SOUTH LINE OF SAID LOT 1 , ON 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



ALC
ATLAS LAND CONSULTING
SURVEYING | ENGINEERING | DRONE LiDAR
14320 Parkview 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

(Published_____)

VAC2025-003

ORDINANCE NO._____

AN ORDINANCE vacating all of the 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, located at approximately 1910 South 16th Street.

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

Section 1. That the following described right-of-way in Kansas City, Kansas be and the same is hereby vacated:

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
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Section 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, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

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

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY: _____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: December 4, 2025

Re: **Preliminary Plan Petition PR2025-033**

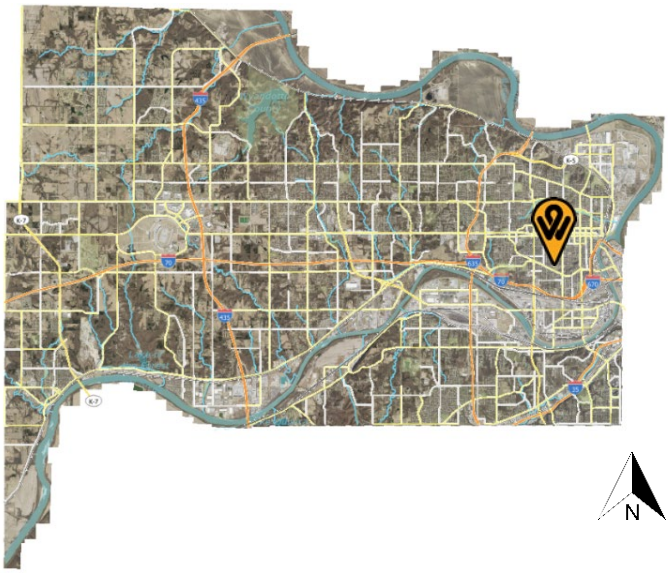
GENERAL INFORMATION

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 to 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 and December 4, 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 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. PLAT2025-032 – Preliminary Plat to Plat one (1) lot - Approved
2. 2008 – PR-2008-11 – Final Development Plan for Village of Fountains (reduction in masonry) amending PR-2007-16.
3. 2007 – PR-2007-16 – Final Development Plan for 24 lots (101 units) – Approved.
4. 2007 – Village of Fountains Final Plat for 24 lots (101 units) – Approved.
5. 2007 – SP-2007-18 – Special Use Permit for 59-unit assisted living facility – Approved.
6. 2007 – Village of Fountains Preliminary Plat – Approved.
7. 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.
8. 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **PR2025-033**, subject to:

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.**

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within

the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **PR2025-033** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

November 10, 2025 City Planning Commission Minutes
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 Approval	December 4, 2025
Preliminary Plat	November 10, 2025 Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** 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:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **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.

November 10, 2025, City Planning Commission Minutes:
Hearing starts at 1:32:47:
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). *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.

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.

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

Present in Support:

- Doug Clements, Applicant, Director of Physical Properties for the Kansas City Kansas Public School District, 2010 North 59th Street, Kansas City, Kansas 66104

- Julia Cuzco, Applicant Representative, 1828 Walnut Street, Kansas City, Missouri 64108

The Planning Commission directed questions to the Applicants.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:39:49: Lead Planner Byron Toy stated staff recommends approval subject to the conditions outlined in the staff report.

Motion starts at 1:40:13:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2025-032:**

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

Motion to APPROVE passed: 7 to 0
Subject to:

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.

Motion starts at 1:40:55:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of PR2025-033:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the above conditions.

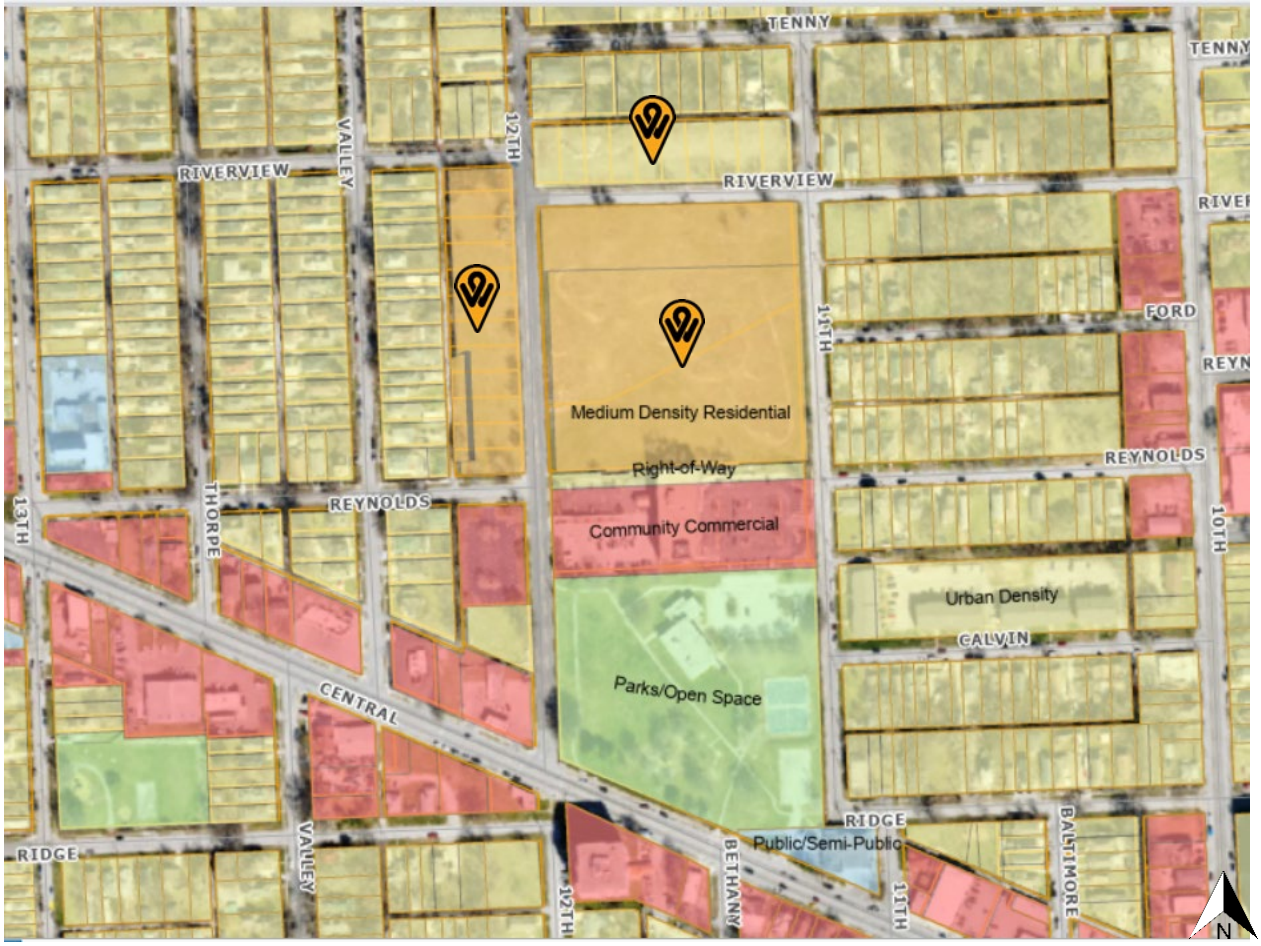
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

R-1(B)
R-2(B)
CP-0
CP-1
RP-5
RP-6
MP-1
C-1
C-3
R-2
Splitlog Ave
Ohio Ave
Tenny Ave
Riverview Ave
Reynolds Ave
Ford Ave
Northrup Ave
Lyon Ave
Calvin St
Ridge Ave
Central Ave
Sumner Ave
Lowell Ave
Bunker Ave
Flatiron Park
Prescott Park
Bethany Park
Lally Park
N 13th St
N Thorpe St
N Valley St
N 12th St
N 11th St
N 9th St
N Mill St
N Baltimore St
N Beeke St
N Fernee St
S 15th St
S 14th St
S 13th St
S Valley St
S 12th St
S Bethany St
S Baltimore St
S Beeke St

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

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

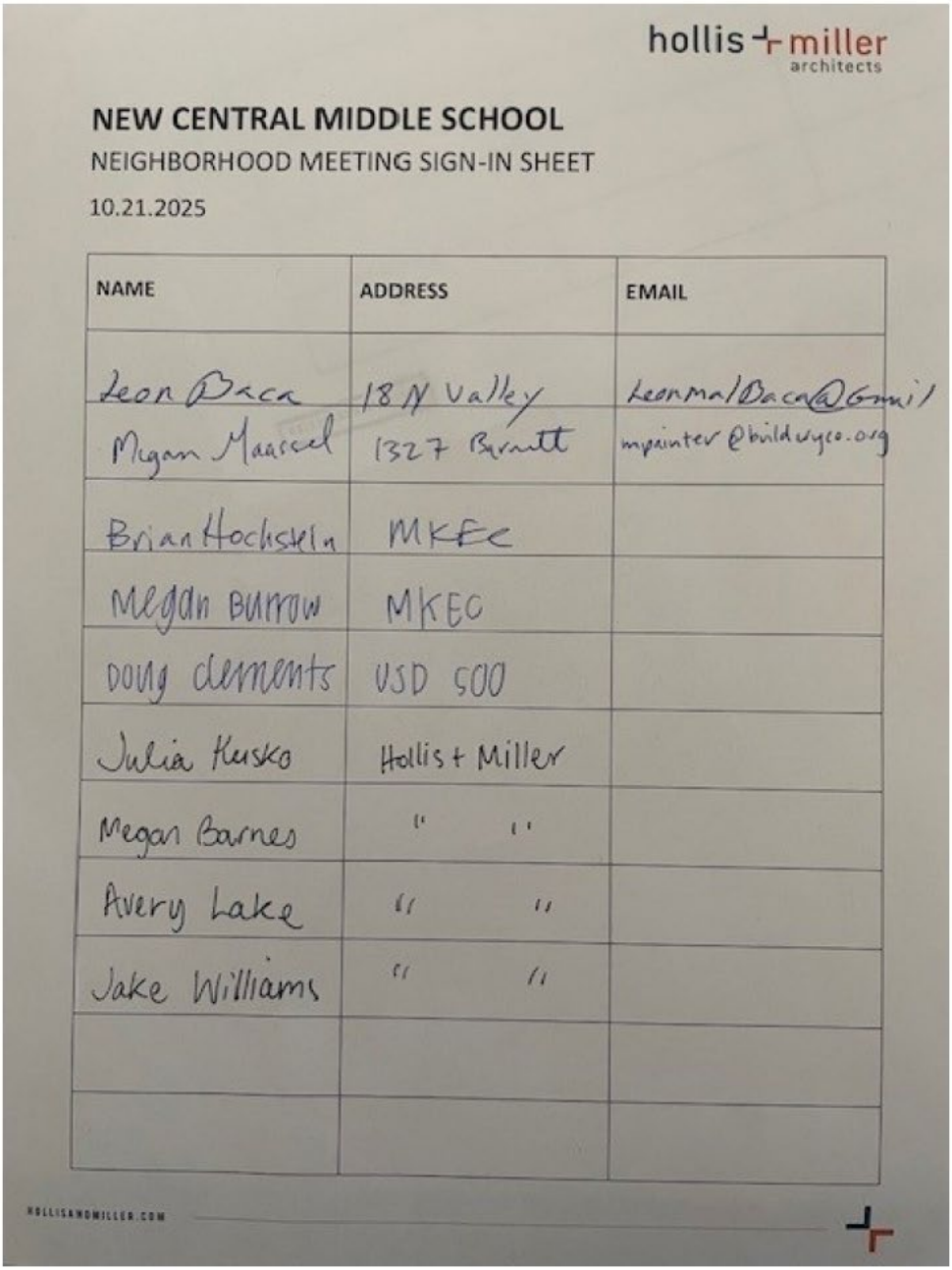
Response: Comment acknowledged.

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 Burnett	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

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.

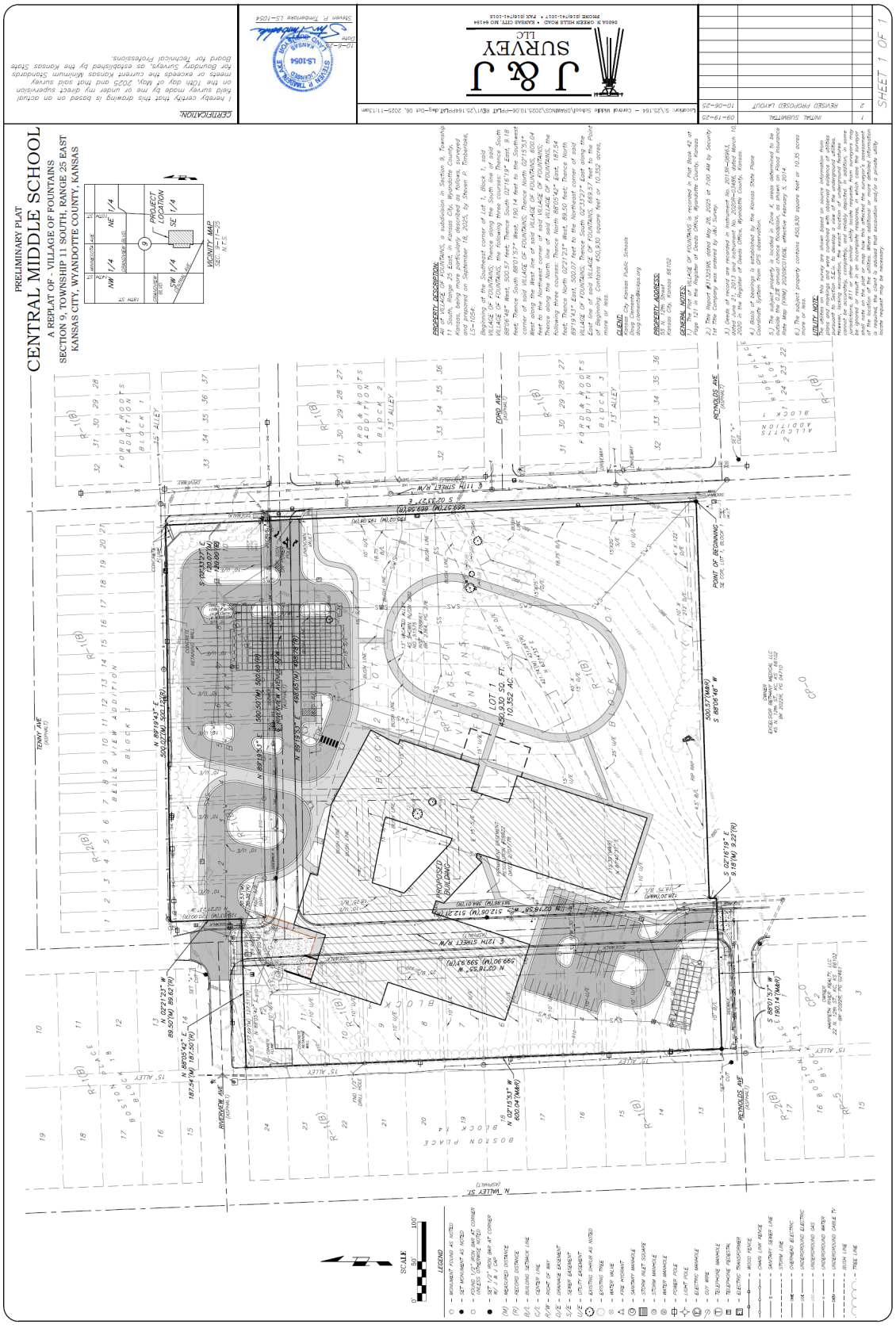
- Q: What is the walking experience like along 11th Street? – Megan Maasel
  - KCKPS noted we are showing standard sidewalks and street trees
- Q: Has there been feedback from the fire department about access? – Megan Maasel
  - MKEC noted that this is in progress and working to meet all necessary requirements
- 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.

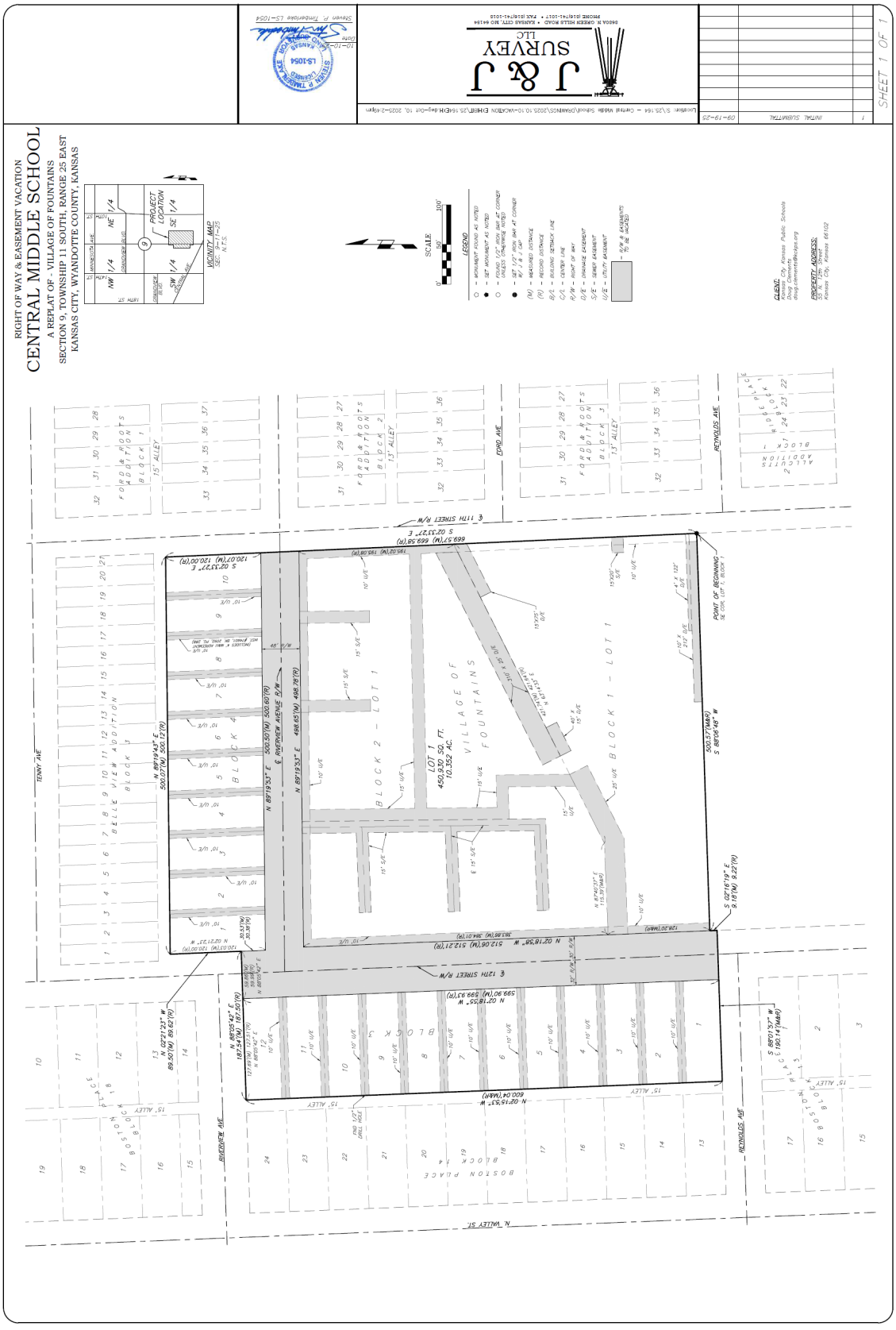
Meeting adjourned at: 6:40pm

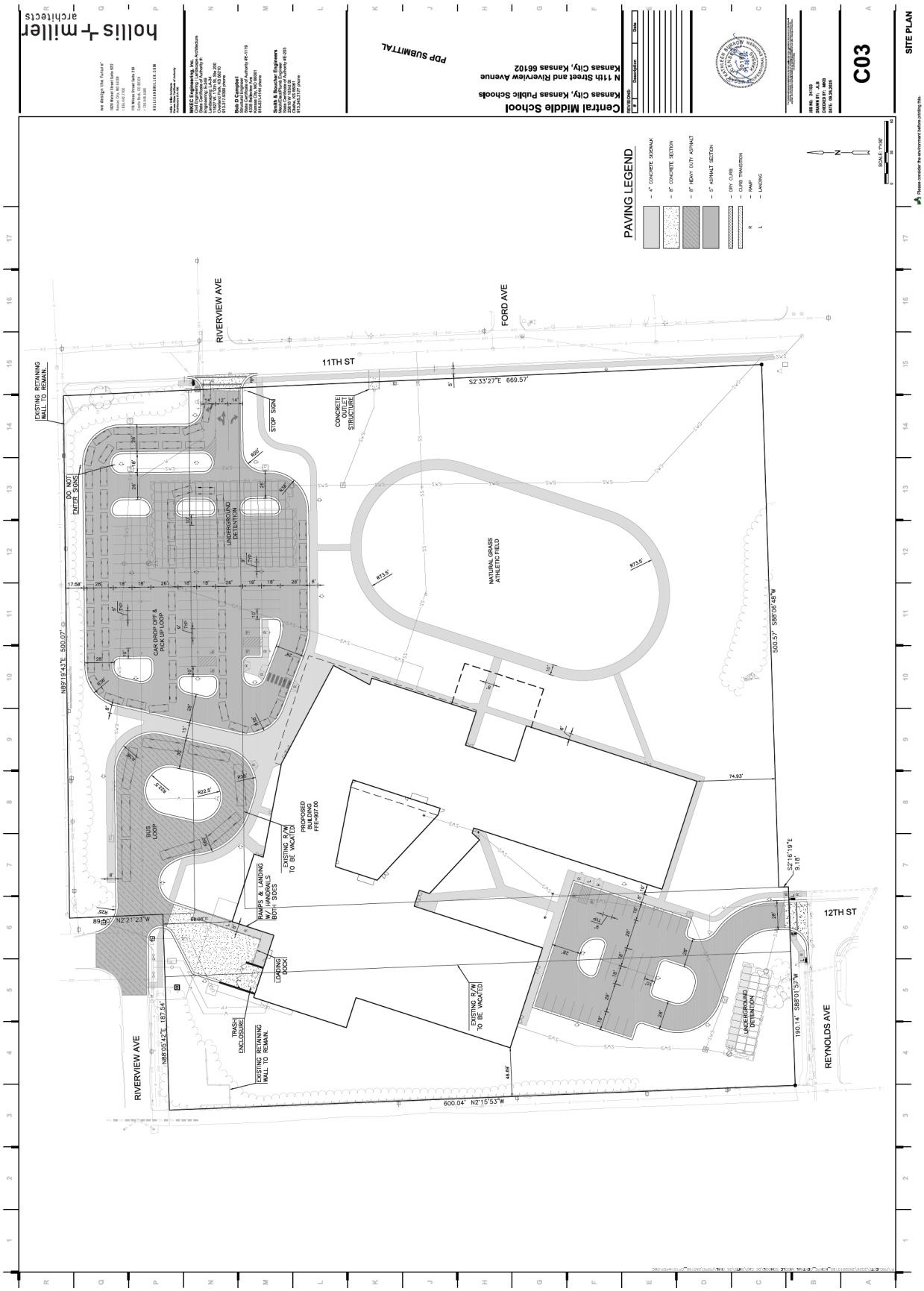
Minutes taken by: Megan Barnes, Avery Lake, Julia Kusko (Hollis and Miller)

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
10-6-25
LS-1054
J & J SURVEY LLC
06604 W. QUEEN HILLS ROAD • KANSAS CITY, MO 64134
PHONE 816/941-1017 • FAX 816/941-1018
09-19-25 INITIAL SUBMITTAL 1
10-06-25 REVISED PROPOSED LAYOUT 2
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 11TH STREET R/W
TENNY AVE
REYNOLDS AVE
BRIDGEVIEW 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
LS-1054
SHEET 1 OF 1
INITIAL SUBMITTAL
09-19-25
SCALE
LEGEND
CLIENT:
Kansas City Kansas Public Schools
Doug Clements
dougclements@kckps.org
PROPERTY ADDRESS:
1200 N. 12th St.
Kansas City, Kansas 66102
VICINITY MAP
PROJECT LOCATION
BELLE VIEW ADDITION
FARO & HOTS ADDITION
VILLAGE OF FOUNTAINS
BLOCK 1 - LOT 1
BLOCK 2 - LOT 1
LOT 1
450,920 SQ. FT.
10.352 AC.
POINT OF BEGINNING
SE COR. LOT 1, BLOCK 1
TENNY AVE
EPPD AVE
REYNOLDS AVE
BROADVIEW AVE
BOSTON PLACE
N. VALLEY ST
E 11TH STREET R/W
E 12TH STREET R/W
15' ALLEY
7.5' ALLEY
N 89°19'53" E 500.50'(M) 500.60'(R)
S 89°19'48" W 500.57'(M&R)
S 02°33'27" E 669.57'(M) 669.58'(R)
N 02°18'58" W 512.06'(M) 512.27'(R)
S 02°16'19" E 9.18'(M) 9.22'(R)
N 89°05'42" E 187.75'(M) 187.50'(R)
S 89°01'53" W 190.14'(M&R)
N 02°18'55" W 599.30'(M) 599.93'(R)
N 02°18'55" W 600.04'(M&R)
N 02°21'23" W 89.50'(M) 89.62'(R)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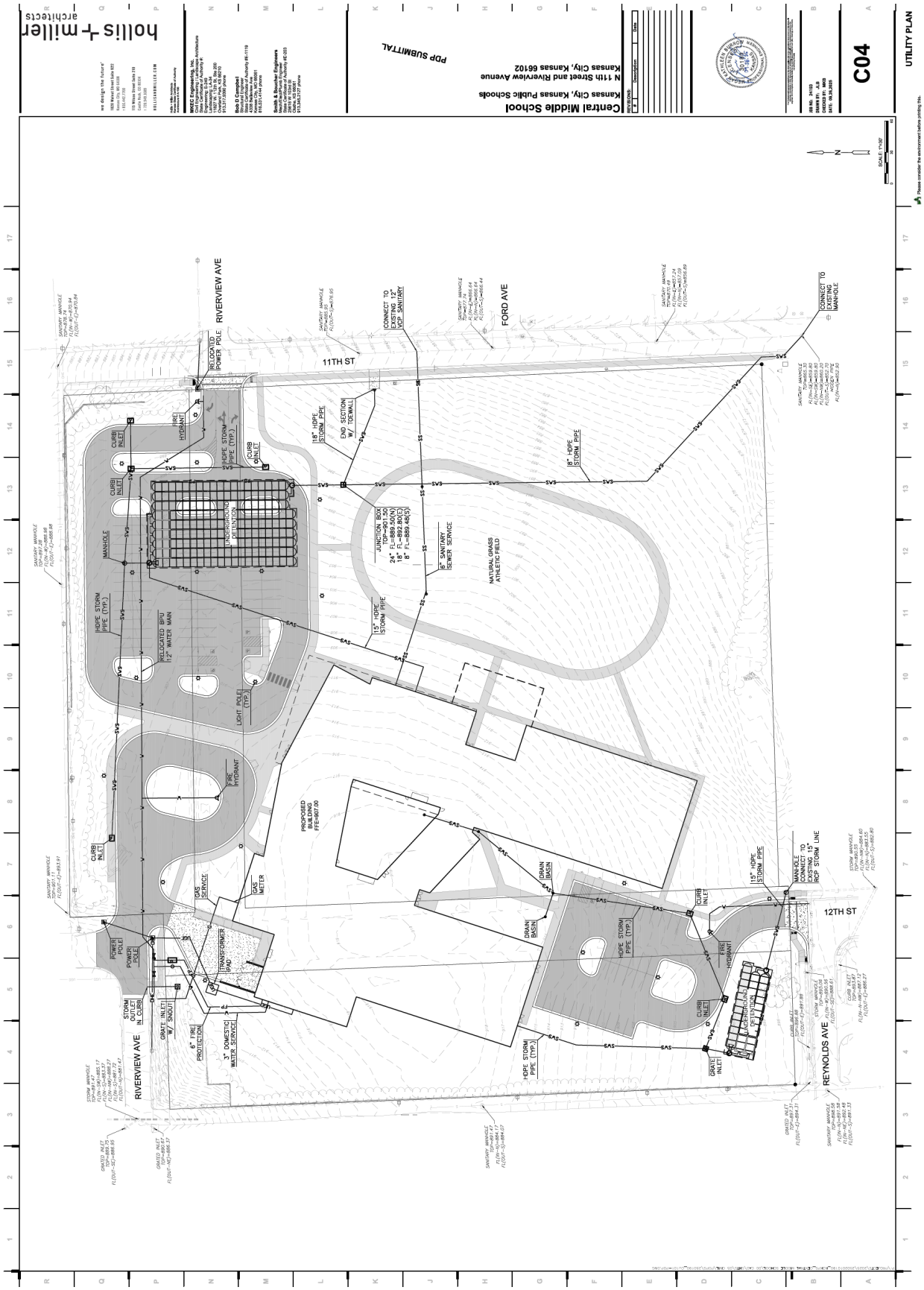
architects
Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
C03
SITE PLAN
PAVING LEGEND
4" CONCRETE SIDEWALK
8" CONCRETE SECTION
8" HEAVY DUTY ASPHALT
5" ASPHALT SECTION
DRY CURB
CURB TRANSITION
RAMP
LANDING
RIVERVIEW 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
S2°33'27"E 669.57'
N89°19'43"E 500.07'
S88°06'48"W 500.57'
S2°16'19"E 9.18'
N85°05'42"E 187.54'
600.04' N2°15'53"W
190.14' S88°01'37"W
74.93'
873.5'
822.5'

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
– PROPOSED MAJOR CONTOUR
– PROPOSED MINOR CONTOUR
– FINISH GRADE
– EXISTING ELEVATION
– TOP OF WALL
– FINISH GRADE AT BOTTOM OF WALL
– TOP OF STEP
– BOTTOM OF STEP
– TOP OF CURB
– FINISH GRADE
RIVERVIEW AVE
FORD AVE
11TH ST
12TH ST
REYNOLDS AVE
UNDERGROUND DETENTION
NATURAL GRASS ATHLETIC FIELD
PROPOSED BUILDING FFE=907.00
SCALE: 1"=30'
holls + miller
architects


Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102
PDP SUBMITTAL
holis + miller
architects
C04
UTILITY PLAN
RIVERVIEW AVE
11TH ST
FORD AVE
12TH ST
REYNOLDS AVE
PROPOSED BUILDING FFE=847.00
NATURAL GRASS ATHLETIC FIELD
UNDERGROUND DETENTION
JUNCTION BOX TOP=850.50
24" FL=889.50(N)
18" FL=892.80(E)
8" FL=885.44(S)
CONNECT TO EXISTING MANHOLE
CONNECT TO EXISTING 15" RCP STORM LINE
RELOCATED BPU 12" WATER MAIN
8" SANITARY SEWER SERVICE
GAS SERVICE
GAS METER
TRANSFORMER PAD
3" DOMESTIC WATER SERVICE
6" FIRE PROTECTION
STORM OUTLET IN CURB
GRATE INLET W/ SNOUT
END SECTION W/ TOEWALL
SCALE: 1"=30'

UG LANDSCAPE REQUIREMENTS

1. THE SITE AREA IS 10.352 AC = 450,833 S.F. (1) ONE TREE PER 7,000 S.F. OF AREA IS REQUIRED. 450,833 / 7,000 = 65 TREES REQUIRED. 32 NEW SITE TREES PROPOSED. 33 EXISTING TREES SHALL 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 TO REMAIN. (1) ONE TREE PER 35' IS REQUIRED. THE SOUTHWEST CORNER HAS 187 L.F. OF FRONTAGE. 187 / 35 = 6 TREES REQUIRED. 6 TREES PROVIDED. THE EAST FRONTAGE IS 670 L.F. 670 / 35 = 20 TREES REQUIRED. 20 TREES PROVIDED.
3. INTERNAL LANDSCAPE ISLANDS, PARKING LOT SCREENING AND UTILITY SCREENING ARE PROVIDED WITHIN AND ADJACENT TO PROPOSED PARKING AND UTILITIES TO MEET THE REQUIRED UG STANDARDS.
4. THE SITE IS TO BE STABILIZED WITH SEED AND SOD TURF FESCUE IN ALL AREAS DISTURBED BY SITE DEVELOPMENT OPERATIONS.

hollis + miller architects

we design the future®

1909 Walnut Street Suite 522
Kansas City, MO 64108
t 816.442.7700

115 Wilcox Street Suite 210
Castle Rock, CO 80104
t 720.949.1689

HOLLISANDMILLER.COM

MKEC Engineering, Inc.
Civil Engineering / Landscape Architecture
State Certificate of Authority #:
Civil Engineering: E-2
Landscaping: LA-54
11627 W. 112th St, Ste 200
Overland Park, KS 66210
913.317.9390 phone

Bob D Campbell
Structural Engineer
State Certificate of Authority #E-1119
4338 Belleview Ave
Kansas City, MO 64601
816.531.4144 phone

Smith & Boucher Engineers
Mech/Elect/Plumb Engineer
State Certificate of Authority #E-203
Olathe, KS 66061
Olathe, KS 66061
913.345.2127 phone

PDP SUBMITTAL

Central Middle School
Kansas City, Kansas Public Schools
N 11th Street and Riverview Avenue
Kansas City, Kansas 66102

REVISIONS

#	Description	Date

BRIAN J. HOCHSTEIN
09.26.2025
745
KANSAS
LANDSCAPE ARCHITECT

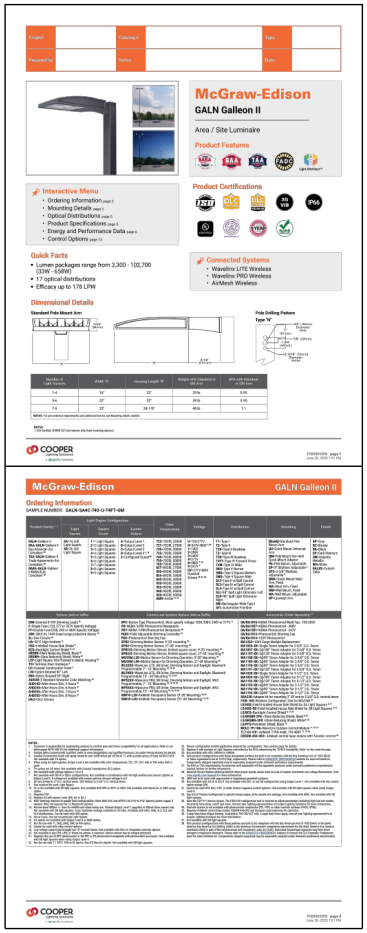
BRIAN J. HOCHSTEIN
LA 745

JOB NO: 24193
DRAWN BY: WJW
CHECKED BY: BJH
DATE: 09.26.2025

L01

LANDSCAPE PLAN

Please consider the environment before printing this.



Project: | Catalog #: | Type:
Prepared by: | Notes: | Date:

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 9
- Energy and Performance Data page 9
- Control Options page 10

Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 102,700 (33W - 656W)
- 17 optical distributions
- Efficacy up to 170 LPW

Connected Systems
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm:

Pole Drilling Pattern Type "A"

Number of Light Heads	Width "A"	Housing Length "B"	Weight with Standard Arm (lbs)	EPA with Standard Arm (ft²)
1-4	14"	22"	35lb	0.95
5-6	12"	22"	35lb	0.95
7-8	22"	28 1/8"	46lb	1.1

NOTES: For pole selection requirements and additional fixture and Mounting Details section.

ADDS:
1 EA Surface (SWM-ST) tool (remove only (host mounting options)

COOPER Lighting Solutions

P3000033X page 1
June 30, 2020 7:17 PM

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-SM**

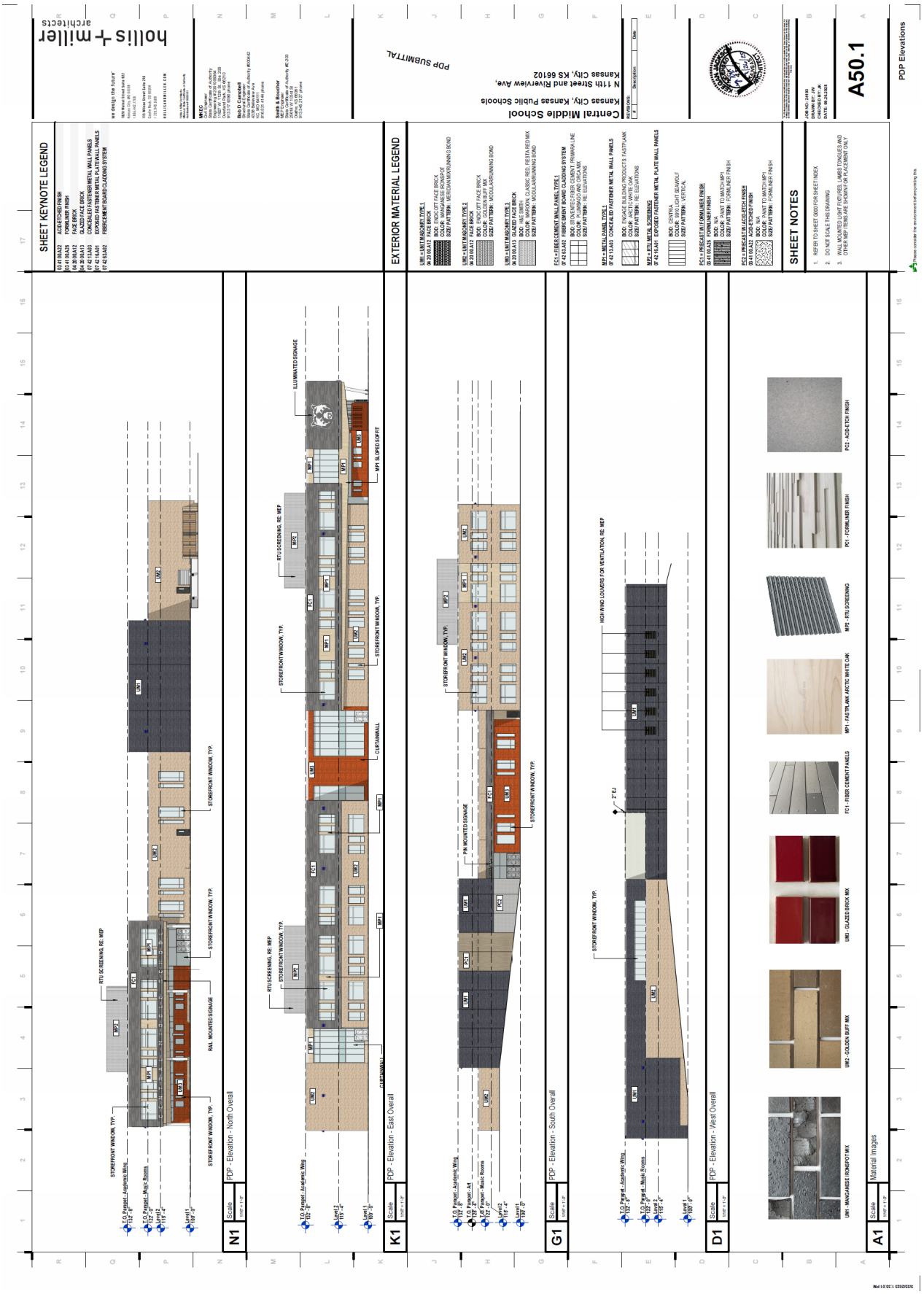
Light Engine Configuration

Product Family	Light Engine	Square Pole	Lumen Output	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN Galleon II	SL2 SL3 SL4 SL5	S1 Light Square	A1 Adjust Level 1	730 730K 3000	UNIVERSAL	T1 Type I	[Blank] Universal Pole Adapter	AP Grey
Area Light SA		S2 Light Square	A2 Adjust Level 2	740 740K 4000	120 120V	T2 Type II	BA Quick Mount Universal	BK Black
Site Light SS		S3 Light Square	A3 Adjust Level 3	750 750K 5000	208 208V	T3 Type III		DB Dark Bronze
Twin Tenon TA		S4 Light Square	A4 Adjust Level 4	760 760K 6000	240 240V	T4FT Type IV Forward Throw	BPA Adj Mtg Kit w/ Arm Quick Mount Adapter	DDB Textured Dark Bronze
Twin Tenon TB		S5 Light Square	A5 Adjust Level 5	730C 730K CCT	277 277V	T4M Type IV Medium	DM Direct Mount	DGY Dark Grey
Trunnion Kit			A6 Adjust Level 6	740C 740K CCT	347 347V	TFTM Type IV Forward Throw Medium	DMA Direct Mount Adapter	MBLBK Medium Black
Conduit Kit			A7 Adjust Level 7	750C 750K CCT	480 480V	R3 Type III Rotated	MA Mast Arm Adapter	
			A8 Adjust Level 8	760C 760K CCT	HVU 347/480V	BLC Type I Backlight Control	MAH Mast Arm Adapter Heavy Duty	
			A9 Adjust Level 9	730A 730K AMBER	HVG 277/480V	BLC Type II Backlight Control	NM Nominal Mount	
			A10 Adjust Level 10	740A 740K AMBER		BLC Type III Backlight Control	PA Pendant Adapter	
			A11 Adjust Level 11	750A 750K AMBER		BLC Type IV Backlight Control	PAH Pendant Adapter Heavy Duty	
			A12 Adjust Level 12	760A 760K AMBER		BLC Type IV Medium Backlight Control	RPA Round Pole Universal Adapter	
				730C 730K CCT AMBER		BLC Type IV Forward Throw Backlight Control	SPA Square Pole Universal Adapter	
				740C 740K CCT AMBER		BLC Type R3 Backlight Control	WM Wallmount Kit	
				750C 750K CCT AMBER			WMH Wallmount Kit Heavy Duty	
				760C 760K CCT AMBER			WMM Wallmount Small	
				730L 730K LIME			WP Universal Mtg	
				740L 740K LIME				
				750L 750K LIME				
				760L 760K LIME				

Control Options (Order Separately)

Accessories (Order Separately)

NOTES:
1. Luminaire is optimized for the engineering solutions in outdoor pole and fixture compatibility for all applications. Refer to our Applications Guide for more information.
2. All Light Square luminaires ordered with the same configuration are guaranteed to have no visible color variation. Visible color variation between luminaires ordered at different times will not be considered defective.
3. Specify a luminaire finish per ratings listed in our Architectural Finishes brochure. Consult factory for other finish options.
4. Not available with voltage options U and HVG.
5. Not available with voltage options U and HVG.
6. Not available with voltage options U and HVG.
7. Not available with voltage options U and HVG.


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
N1 PDP - Elevation - North Overall
K1 PDP - Elevation - East Overall
G1 PDP - Elevation - South Overall
D1 PDP - Elevation - West Overall
A1 Material Images

Tracking ID: 211207

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Troy Shaw, County Engineer/ Director of Public Works tshaw@wycokck.org x5416	Public Works

AGENDA ITEM #8.1.

RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF EDWARDSVILLE, KANSAS FOR SOLID WASTE SERVICES

BACKGROUND

- Residents of Bonner Springs and Edwardsville have been receiving additional solid waste services without contributing to the cost. During this time, Kansas City, Kansas residents have been subsidizing these services.
- To establish a fair funding structure, the Solid Waste Division collaborated with officials from Bonner Springs and Edwardsville to develop an interlocal agreement.
- Under the agreement, Bonner Springs and Edwardsville will now share the cost of enhanced disposal services provided to their residents, including access to the Yard Waste & Recycling Center, the Household Hazardous Waste facility, and the Dumpster Days program.
- The Solid Waste Division will track participation by residents from each city throughout the year.
- At the end of the year (In December), the division will issue invoices to Bonner Springs and Edwardsville based on the number of visits recorded, with each visit assessed a set per-visit cost.
- This agreement ensures that all participating cities pay equitably for the services utilized by their residents and promotes long-term sustainability of the solid waste programs.

RECOMMENDATION

Approve

Approval

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

None

LEGAL/ POLICY CONSIDERATIONS

Legal reviewed agreements and created resolutions.

ATTACHMENTS

Resolution -Edwardsville Waste Services, Interlocal with Bonner and Edwardsville, Interlocal Agreement KCK & Edwardsville 2025

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS TO ENTER INTO AN INTERLOCAL AGREEMENT BY AND BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AND THE CITY OF EDWARDSVILLE, KANSAS, CONCERNING THE DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, DUMPSTER DAYS, AND YARD WASTE.

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas (Unified Government) provides services for the disposal of household hazardous waste, dumpster days, and yard waste for its residents; and

WHEREAS, the City of Edwardsville, ("Edwardsville") would like its residents to be able to utilize those resources; and

WHEREAS, Edwardsville will compensate the Unified Government for the use of those services by its residents as outlined in an Interlocal Agreement; and

WHEREAS, Edwardsville's governing body has considered and approved the Interlocal Agreement for use of the Unified Government's household hazardous waste, dumpster days, and yard waste by its residents, and the Unified Government desires to enter said agreement to allow such use.

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

Section 1. The Unified Government Board of Commissioners hereby approves the Interlocal Agreement for the above-described services.

Section 2. Further Action. That the Mayor/CEO of the Unified Government of Wyandotte County/ Kansas City, Kansas is hereby authorized to execute said Interlocal Agreement on behalf of the Unified Government, and the County Administrator is hereby authorized to take any action required and necessary to implement and satisfy the intent of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____

Tyrone A. Garner, Mayor/CEO

Attest:

_____

Unified Government Clerk

Commission Agenda Item Report

Title:	Interlocal Agreements between the UG & Bonner Springs and the UG & Edwardsville for Solid Waste Services
Proposed Agenda Date:	November 17, 2025, PW Standing Committee
Presented by:	Diana Miles, Public Works

BACKGROUND:

- Residents of Bonner Springs and Edwardsville have been receiving additional solid waste services without contributing to the cost. During this time, Kansas City, Kansas residents have been subsidizing these services.
- To establish a fair funding structure, the Solid Waste Division collaborated with officials from Bonner Springs and Edwardsville to develop an interlocal agreement.
- Under the agreement, Bonner Springs and Edwardsville will now share the cost of enhanced disposal services provided to their residents, including access to the Yard Waste & Recycling Center, the Household Hazardous Waste facility, and the Dumpster Days program.
- The Solid Waste Division will track participation by residents from each city throughout the year.
- At the end of the year (In December), the division will issue invoices to Bonner Springs and Edwardsville based on the number of visits recorded, with each visit assessed a set per-visit cost.
- This agreement ensures that all participating cities pay equitably for the services utilized by their residents and promotes long-term sustainability of the solid waste programs.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- None

POLICY CONSIDERATIONS:

- N/A

PROCUREMENT CONSIDERATIONS:

- N/A

LEGAL CONSIDERATIONS:

- Legal reviewed agreements and created resolutions.

RECOMMENDED ACTION:

- Approval – Approve the resolution/agreement.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-

INTERLOCAL AGREEMENT BETWEEN THE CITY OF KANSAS CITY, KANSAS, AND THE CITY OF EDWARDSVILLE, KANSAS

This Interlocal Agreement ("Agreement") is entered into this _____ day of _____, 2025, by and between the Unified Government of Wyandotte County/Kansas City, Kansas (hereinafter referred to as "Unified Government" or "UG") and the City of Edwardsville, Kansas (hereinafter referred to as "Edwardsville"), for the purpose of allowing Edwardsville residents to access specific waste services and events offered by the Unified Governments Solid Waste Division.

1. Purpose. The purpose of this Agreement is to outline the terms and conditions under which residents of Edwardsville may participate in select services and waste-related events provided by the Unified Government, including tracking, billing, and compensation.

2. Services and Events Covered. This Agreement applies to the following events and services provided by the Unified Government (collectively, "HHW Services"):

- Household Hazardous Waste Events
- Dumpster Days
- Recycling and Yard Waste Center

3. Tracking and Verification. The Unified Government shall maintain a log or electronic system to track participation by Edwardsville residents. Verification may include ID checks, utility bills, or other reasonable forms of residency confirmation as agreed upon by both parties.

4. Fee per Visit. Edwardsville agrees to compensate the Unified Government for each time an Edwardsville resident uses the disposal services. Such compensation shall be calculated on a per visit/per resident basis for each eligible event or service listed in Section 2. The amount of compensation paid for each use will be equal to the monthly amount billed to Kansas City, Kansas, residents for services.

5. Annual Billing. The Unified Government will invoice the City of Edwardsville annually, by December 31 of each year, based on the total number of Edwardsville resident visits during the prior calendar year. Payment shall be due within 60 days of invoice receipt.

6. Annual Rate Adjustment. The per-visit fee may be subject to an annual adjustment based on a cost-of-service study conducted by the Unified Government, or other relevant cost factors, but shall not be less than the rate charged to Kansas City, Kansas residents.

7. Term and Termination. This Agreement shall be effective upon execution by both parties and shall remain in effect for one (1) year, automatically renewing annually unless

terminated by either party with 90 days written notice, provided that upon notice of a rate increase under this Agreement, the City may terminate this Agreement at any time.

8. Amendments. This Agreement may be amended only in writing, with the mutual consent of both parties.

9. Entire Agreement. This document constitutes the entire agreement between the parties concerning the subject matter and supersedes all prior agreements or understandings, whether written or oral.

Unified Government of Wyandotte County/Kansas City, Kansas

By: _____

Name:

Title:

Date:

City of Edwardsville, Kansas

By: _____

Name:

Title:

Date:

Tracking ID: 211236

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Troy Shaw, County Engineer/ Director of Public Works tshaw@wycokck.org x5416	Public Works

AGENDA ITEM #8.2.

RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF BONNER SPRINGS, KANSAS FOR SOLID WASTE SERVICES

BACKGROUND

- Residents of Bonner Springs and Edwardsville have been receiving additional solid waste services without contributing to the cost. During this time, Kansas City, Kansas residents have been subsidizing these services.
- To establish a fair funding structure, the Solid Waste Division collaborated with officials from Bonner Springs and Edwardsville to develop an interlocal agreement.
- Under the agreement, Bonner Springs and Edwardsville will now share the cost of enhanced disposal services provided to their residents, including access to the Yard Waste & Recycling Center, the Household Hazardous Waste facility, and the Dumpster Days program.
- The Solid Waste Division will track participation by residents from each city throughout the year.
- At the end of the year (In December), the division will issue invoices to Bonner Springs and Edwardsville based on the number of visits recorded, with each visit assessed a set per-visit cost.
- This agreement ensures that all participating cities pay equitably for the services utilized by their residents and promotes long-term sustainability of the solid waste programs.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Resolution - Bonner Springs Waste Services (1), Interlocal with Bonner and Edwardsville, Interlocal Agreement KCK & Bonner 2025

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS TO ENTER INTO AN INTERLOCAL AGREEMENT BY AND BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AND THE CITY OF BONNER SPRINGS, KANSAS, CONCERNING THE DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, DUMPSTER DAYS, AND YARD WASTE.

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas (Unified Government) provides services for the disposal of household hazardous waste, dumpster days, and yard waste for its residents; and

WHEREAS, the City of Bonner Springs, ("Bonner Springs") would like its residents to be able to utilize those resources; and

WHEREAS, Bonner Springs will compensate the Unified Government for the use of those services by its residents as outlined in an Interlocal Agreement; and

WHEREAS, Bonner Springs' governing body has considered and approved the Interlocal Agreement for use of the Unified Government's household hazardous waste, dumpster days, and yard waste by its residents, and the Unified Government desires to enter said agreement to allow such use.

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

Section 1. The Unified Government Board of Commissioners hereby approves the Interlocal Agreement for the above-described services.

Section 2. Further Action. That the Mayor/CEO of the Unified Government of Wyandotte County/ Kansas City, Kansas is hereby authorized to execute said Interlocal Agreement on behalf of the Unified Government, and the County Administrator is hereby authorized to take any action required and necessary to implement and satisfy the intent of this Resolution.

Section 3. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2025.

_____

Tyrone A. Garner, Mayor/CEO

Attest:

_____

Unified Government Clerk

Commission Agenda Item Report

Title:	Interlocal Agreements between the UG & Bonner Springs and the UG & Edwardsville for Solid Waste Services
Proposed Agenda Date:	November 17, 2025, PW Standing Committee
Presented by:	Diana Miles, Public Works

BACKGROUND:

- Residents of Bonner Springs and Edwardsville have been receiving additional solid waste services without contributing to the cost. During this time, Kansas City, Kansas residents have been subsidizing these services.
- To establish a fair funding structure, the Solid Waste Division collaborated with officials from Bonner Springs and Edwardsville to develop an interlocal agreement.
- Under the agreement, Bonner Springs and Edwardsville will now share the cost of enhanced disposal services provided to their residents, including access to the Yard Waste & Recycling Center, the Household Hazardous Waste facility, and the Dumpster Days program.
- The Solid Waste Division will track participation by residents from each city throughout the year.
- At the end of the year (In December), the division will issue invoices to Bonner Springs and Edwardsville based on the number of visits recorded, with each visit assessed a set per-visit cost.
- This agreement ensures that all participating cities pay equitably for the services utilized by their residents and promotes long-term sustainability of the solid waste programs.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- None

POLICY CONSIDERATIONS:

- N/A

PROCUREMENT CONSIDERATIONS:

- N/A

LEGAL CONSIDERATIONS:

- Legal reviewed agreements and created resolutions.

RECOMMENDED ACTION:

- Approval – Approve the resolution/agreement.

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-

INTERLOCAL AGREEMENT BETWEEN THE CITY OF KANSAS CITY, KANSAS, AND THE CITY OF BONNER SPRINGS, KANSAS

This Interlocal Agreement ("Agreement") is entered into this _____ day of _____, 2025, by and between the Unified Government of Wyandotte County/Kansas City, Kansas (hereinafter referred to as "Unified Government" or "UG") and the City of Bonner Springs, Kansas (hereinafter referred to as "Bonner Springs"), for the purpose of allowing Bonner Springs residents to access specific waste services and events offered by the Unified Governments Solid Waste Division.

1. Purpose. The purpose of this Agreement is to outline the terms and conditions under which residents of Bonner Springs may participate in select services and waste-related events provided by the Unified Government, including tracking, billing, and compensation.

2. Services and Events Covered. This Agreement applies to the following events and services provided by the Unified Government (collectively, "HHW Services"):

- Household Hazardous Waste Events
- Dumpster Days
- Recycling and Yard Waste Center

3. Tracking and Verification. The Unified Government shall maintain a log or electronic system to track participation by Bonner Springs residents. Verification may include ID checks, utility bills, or other reasonable forms of residency confirmation as agreed upon by both parties.

4. Fee per Visit. Bonner Springs agrees to compensate the Unified Government for each time a Bonner Springs resident uses the disposal services. Such compensation shall be calculated on a per visit/per resident basis for each eligible event or service listed in Section 2. The amount of compensation paid for each use will be equal to the monthly amount billed to Kansas City, Kansas, residents for services.

The per visit fee for the calendar year of 2025 shall be $2.97. The per visit fee for the calendar year 2026 shall be $3.54.

5. Annual Billing. The Unified Government will invoice the City of Bonner Springs annually, by December 31 of each year, based on the total number of Bonner Springs resident visits during the prior calendar year. Payment shall be due within 60 days of invoice receipt.

6. Annual Rate Adjustment. The per-visit fee may be subject to an annual adjustment based on a cost-of-service study conducted by the Unified Government, or other relevant cost factors, but shall not be less than the rate charged to Kansas City, Kansas residents.

7. Term and Termination. This Agreement shall be effective upon execution by both parties and shall remain in effect for one (1) year, automatically renewing annually unless terminated by either party with 90 days written notice.

8. Amendments. This Agreement may be amended only in writing, with the mutual consent of both parties.

9. Entire Agreement. This document constitutes the entire agreement between the parties concerning the subject matter and supersedes all prior agreements or understandings, whether written or oral.

Unified Government of Wyandotte County/Kansas City, Kansas

By: _____

Name:

Title:

Date:

City of Bonner Springs, Kansas

By: _____

Name:

Title:

Date:

Tracking ID: 211148

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Christian Ramirez cramirez@wycokck.org	Commissioners' Office

AGENDA ITEM #8.3.

RESOLUTION: ADHERENCE TO RULES OF PROCEDURE AND CIVIL ENGAGEMENT

BACKGROUND

Adoption of a resolution reaffirming the Board of Commisisoners commitment to respectful and civil engagement; adherence to rules of procedure and preservation of professionalism. This item was requested for addition to the agenda by Commissioner Ramirez.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

None

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Resolution_Civility_Board of Commissioners

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-_____

A RESOLUTION REAFFIRMING THE BOARD OF COMMISSIONERS' COMMITMENT TO RESPECTFUL AND CIVIL ENGAGEMENT, ADHERENCE TO RULES OF PROCEDURE, AND PROFESSIONALSIM IN SERVICE TO THE COMMUNITY

WHEREAS, elected officials are expected to conduct themselves with dignity, respect, and professionalism at all times, as they serve as stewards of public trust; and

WHEREAS, public confidence in government is strengthened when leaders consistently model courteous and respectful engagement towards colleagues, staff, and the public; and

WHEREAS, breaches of decorum or disrespectful conduct by public officials undermine constructive discourse and erode community trust; and

WHEREAS, Section 912 of the Rules of Procedure adopted by the Board of Commissioners in Appendix C of the Unified Government Code of Ordinances mandates that during commission meetings, "commissioners shall preserve order and decorum" and not "delay or interrupt the proceedings or other peace of the commission"; and

WHEREAS, Section 916 of the Rules of Procedure adopted by the Board of Commissioners in Appendix C of the Unified Government Code of Ordinances mandates commissioners to accord "the utmost courtesy to each other, to unified government employees and to public members appearing before the commission" and that commissioners "shall refrain at all times from rude or derogatory remarks, reflections as to integrity, abusive comments and statements as to motives and personalities;" and

WHEREAS, the Unified Government Code of Ethics sets forth ethical standards for all elected officials, which, along with the Rules of Procedure, reinforces the importance of professionalism, integrity, and public accountability; and

WHEREAS, the Board of Commissioners has both authority and responsibility under Sections 710, 711 and 712 of the Rules of Procedure adopted by the Board of Commissioners in Appendix C of the Unified Government Code of Ordinances to uphold these standards of decorum and to hold all members accountable to maintain order and professionalism in its proceedings; and

WHEREAS, fostering a culture of respect and civility among government officials is essential for sustaining community trust and ensuring that public governance reflects the highest ethical and professional standards.

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

Section 1. Reaffirmation of Civil Engagement: The Board of Commissioners hereby reaffirms its commitment to respectful, civil engagement in all official proceedings. Each Commissioner pledges to treat fellow commissioners, Unified Government staff, and members of the public with courtesy, dignity, and respect at all times, both during meetings and in all communications, in accordance with the highest standards of professionalism.

Section 2. Adherence to the Rules of Procedure: The Board of Commissioners commits to uphold and adhere to its established Rules of Procedure as adopted in Appendix C of the Unified Government Code of Ordinances in all deliberations. Commissioners shall conduct debate in a focused and orderly manner—confining their remarks to the issues under consideration and avoiding personal attacks, insults, or any indecorous language. By following these rules consistently, the Board of Commissioners will ensure that its meetings remain constructive and on-topic, providing an example of good governance.

Section 3. Enforcement of Decorum and Civility: The Board of Commissioners affirms its authority to enforce order and civility in all proceedings. The presiding officer is expected to address any violations, and the Board of Commissioners may act collectively to restore decorum, including disciplinary actions as allowed by its rules.

Section 4. Leading by Example: The Board of Commissioners pledges to model professionalism and respect, recognizing that its conduct directly shapes public trust in local government.

BE IT FURTHER RESOLVED THAT a copy of this resolution shall be entered into the official records of the Unified Government, and that these commitments be communicated publicly as a reaffirmation of the Board of Commissioners' dedication to ethical, civil, and professional conduct.

ADOPTED BY THE BOARD OF COMMISSIONERS OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____ 2025.

_____
Tyrone A. Garner, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Tracking ID: 21877

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	David Johnston, County Administrator djohnston@wycokck.org x5027	Administrator's Office

AGENDA ITEM #8.4.

ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)

BACKGROUND

A Charter Ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

Unknown at this time.

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Charter Ordinance for Transient Guest Tax_Full Commision_v6 (state def), 2025-10-02_KCK Transient Guest Tax Info - Commission, 012_016_0097_k, CO-01-18

Approved by Mayor/Administrator to add to agenda.

CHARTER ORDINANCE NO. CO-____-25

A charter ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 3 and 4 of Charter Ordinance No. CO-01-18.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of paragraph (a) of K.S.A. 12-1697, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent. K.S.A. 12-1697(a) is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. Substitute and additional provisions are enacted in this Charter Ordinance.

Section 2. In order to provide revenues to promote tourism, conventions, economic development related to tourism, and capital improvement of the park system, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed ten percent, and does hereby levy a transient guest tax at the rate of ten percent from April 1, 2026 through December 31, 2028, upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 3. No less than three percent (3%) of the total transient guest tax shall be used for capital improvement projects of the parks and recreation department and no less than three percent (3%) of the total transient guest tax shall be transferred to the KCK Convention and Visitors Bureau. The remaining four percent (4%) of the total transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, and economic development related to tourism within Kansas City, Kansas.

Section 4. The provisions of this ordinance shall supersede Sections 3 and 4 of Charter Ordinance No. CO-01-18 from April 1, 2026, through December 31, 2028, after which the provisions of Sections 2 and 3 of this ordinance shall no longer be in effect. At least 30 days prior to December 31, 2028, the Unified Government shall notify the Kansas Department of Revenue that the rate will revert to eight percent (8%) upon the expiration of Sections 2 and 3 of this ordinance.

Section 5. On and after January 1, 2029, Section 3 of Charter Ordinance No. CO-01-18 shall be amended to read as follows:

Section 3. In order to provide revenues to promote tourism, conventions, ~~and~~ economic development related to tourism, and capital improvement of the park system, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed eight percent (8%), and does hereby levy a transient guest tax at the rate of eight percent (8%), upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel~~, transient accommodations, short-term rental, bed-and-breakfast~~ or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 6. On and after January 1, 2029, Section 4 of Charter Ordinance No. CO-01-18 shall be amended to read as follows:

Section 4. All such receipts derived from the transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, ~~and~~ capital improvement of the park system, and economic development related to tourism within Kansas City, Kansas. ~~A minimum of One Million Fifty Thousand Dollars and NO/100 ($1,050,000.00) of such receipts shall be spent on the promotion of tourism on an annual basis~~. No less than three percent (3%) of the total transient guest tax shall be used for capital improvement projects of the parks and recreation department and no less than three percent (3%) of the total transient guest tax shall be transferred to the KCK Convention and Visitors Bureau. The remaining two percent (2%) of the total transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, and economic development related to tourism within Kansas City, Kansas.

Section 7. This ordinance shall be published once each week for two consecutive weeks in The Wyandotte Echo.

Section 8. This is a Charter Ordinance and shall take effect 61 days after final publication, unless a petition signed by a number of electors within the City of Kansas City, Kansas, equal to not less than ten percent of the number of electors who voted at the last preceding regular election shall be filed in the office of the Unified Government Clerk demanding that this Charter Ordinance be submitted to a vote of the electors of the City of Kansas City, Kansas, in which event this Charter Ordinance shall take effect when approved by a majority of the electors of the City of Kansas City, Kansas, voting at an election held for such purpose.

[The balance of the page intentionally left blank. Signature page to follow.]

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, THIS _____ DAY OF _____, 2025.

_____
Tyrone Garner, Mayor/CEO

ATTEST:

_____
Monica Sparks, Unified Government Clerk

APPROVED AS TO FORM:

_____
Angela J. Lawson, Acting Chief Counsel

Transient Guest (Tourism) Tax

CITY	RATE	
Bonner Springs	6.00%	
Edwardsville	6.00%	
Lawrence	6.00%	Voted to raise to 8%
Olathe	6.00%	Voted to raise to 9%
Wichita	6.00%	
Lansing	7.00%	
Topeka	7.00%	
Kansas City	8.00%	
Leawood	8.00%	
Lenexa	8.00%	
Merriam	8.00%	
Roeland Park	8.00%	
Shawnee	8.00%	
Mission	9.00%	
Overland Park	9.00%	
Kansas City, MO	7.50%	

Generates $4.76M in Revenue (2025 Budget)

Revenues Allocated to:

- Convention and Visitor's Bureau
- Sister City Initiatives
- Tourism Initiatives
- Memorial Hall
- Destination Parks & Recreation projects

KCK Sales &Transient Guest Tax

Hotel	TGT %	Sales %	Total Tax %
Hilton Garden Inn	8%	11.125%	19.125%
Margaritaville Hotel	8%	11.125%	19.125%
Residence Inn KC at Legends	8%	10.725%	18.725%
Fairfield Inn & Suites at Legends	8%	10.625%	18.625%
Home2 Suites at KU Med	8%	10.375%	18.375%
Holiday Inn KC at KU Med	8%	10.125%	18.125%
Holiday Inn KC at Legends	8%	10.125%	18.125%
Country Inn & Suites at Village West	8%	9.725%	17.725%
Homewood Suites KC Speedway	8%	9.725%	17.725%
American Motel	8%	9.125%	17.125%
Baymont by Wyndham KC	8%	9.125%	17.125%
Best Western Plus KC Speedway	8%	9.125%	17.125%
Candlewood Suites KC Speedway	8%	9.125%	17.125%
Chateau Avalon Hotel	8%	9.125%	17.125%
Clark Motel	8%	9.125%	17.125%
Comfort Suites Speedway	8%	9.125%	17.125%
Crest Motel	8%	9.125%	17.125%
Days Inn by Wyndham KC Speedway	8%	9.125%	17.125%
Great Wolf Lodge	8%	9.125%	17.125%
Hampton Inn KC at Legends	8%	9.125%	17.125%
Quality Inn I-70 KC Speedway	8%	9.125%	17.125%

Highest Lodging Tax Rate in KCK:
19.125% (2 Hotels)

Lowest Lodging Tax Rate in KCK:
17.125% (12 hotels)

Metro Lodging Tax Rate Comparison- Current

City	TGT %	Sales %	Total Tax %	Cost of $150 Room
KCMO High*	7.5%	10.975%	18.475%	$180.71
Olathe High	9%	11.475%	20.475%	$180.71
Overland Park High	9%	10.35%	19.35%	$179.03
KCK (2 Hotels)	**8%**	**11.125%**	**19.125%**	**$178.69**
KCK (1 Hotel)	**8%**	**11.125%**	**18.725%**	**$178.09**
KCK (1 Hotel)	**8%**	**11.125%**	**18.625%**	**$177.94**
KCMO Low*	7.5%	8.975%	16.475%	$177.71
Olathe Low	9%	9.475%	18.475%	$177.71
Lawrence High	8%	10.35%	18.35%	$177.53
Lenexa High	8%	10.35%	18.35%	$177.53
Overland Park Low	9%	9.35%	18.35%	$177.53
Shawnee	8%	9.6%	17.6%	$176.40
Lawrence Low	8%	9.35%	17.35%	$176.03
Lenexa Low	8%	9.35%	17.35%	$176.03
KCK Low	**8%**	**9.125%**	**17.125%**	**$175.69**
Independence High	7%	9.725%	16.725%	$175.09
Independence Low	7%	8.6%	15.6%	$173.40
Bonner Springs	6%	9.25%	15.25%	$172.88
Riverside, MO	4%	6.975%	10.975%	$166.46

*KCMO adds a $3-per-day fee on hotels

Highest Lodging Tax Rate in KCK: **19.125-18.625%** (4 Hotels)

Lowest Lodging Tax Rate in KCK: **17.125%** (12 hotels)

Metro Lodging Tax Rate Comparison-1% Increase

City	TGT %	Sales %	Total Tax %	Cost of $150 Room
KCMO High*	7.5%	10.975%	18.475%	$180.71
Olathe High	9%	11.475%	20.475%	$180.71
KCK (2 Hotels)	**9%**	**11.125%**	**20.125%**	$180.19
KCK (1 Hotel)	**8%**	**11.125%**	**19.725%**	$179.59
KCK (1 Hotel)	**8%**	**11.125%**	**19.625%**	$179.44
Overland Park High	9%	10.35%	19.35%	$179.03
KCMO Low*	7.5%	8.975%	16.475%	$177.71
Olathe Low	9%	9.475%	18.475%	$177.71
Lawrence High	8%	10.35%	18.35%	$177.53
Lenexa High	8%	10.35%	18.35%	$177.53
Overland Park Low	9%	9.35%	18.35%	$177.53
KCK Low	**9%**	**9.125%**	**18.125%**	$177.19
Shawnee	8%	9.6%	17.6%	$176.40
Lawrence Low	8%	9.35%	17.35%	$176.03
Lenexa Low	8%	9.35%	17.35%	$176.03
Independence High	7%	9.725%	16.725%	$175.09
Independence Low	7%	8.6%	15.6%	$173.40
Bonner Springs	6%	9.25%	15.25%	$172.88
Riverside, MO	4%	6.975%	10.975%	$166.46

Highest Lodging Tax Rate in KCK:
20.125-19.625% (4 Hotels)

Lowest Lodging Tax Rate in KCK:
18.125% (12 hotels)

*KCMO adds a $3-per-day fee on hotels

Metro Lodging Tax Rate Comparison-2% Increase

City	TGT %	Sales %	Total Tax %	Cost of $150 Room
KCK (2 hotels)	**10%**	**11.125%**	**21.125%**	**$181.69**
KCK (1 hotel)	**10%**	**10.725%**	**20.725%**	**$181.09**
KCK (1 hotel)	**10%**	**10.625%**	**20.625%**	**$180.94**
KCMO High*	7.5%	10.975%	18.475%	$180.71
Olathe High	9%	11.475%	20.475%	$180.71
Overland Park High	9%	10.35%	19.35%	$179.03
KCK Low	**10%**	**9.125%**	**19.125%**	**$178.69**
KCMO Low*	7.5%	8.975%	16.475%	$177.71
Olathe Low	9%	9.475%	18.475%	$177.71
Lawrence High	8%	10.35%	18.35%	$177.53
Lenexa High	8%	10.35%	18.35%	$177.53
Overland Park Low	9%	9.35%	18.35%	$177.53
Shawnee	8%	9.6%	17.6%	$176.40
Lawrence Low	8%	9.35%	17.35%	$176.03
Lenexa Low	8%	9.35%	17.35%	$176.03
Independence High	7%	9.725%	16.725%	$175.09
Independence Low	7%	8.6%	15.6%	$173.40
Bonner Springs	6%	9.25%	15.25%	$172.88
Riverside, MO	4%	6.975%	10.975%	$166.46

*KCMO adds a $3-per-day fee on hotels

Highest Lodging Tax Rates in KCK & Region:
21.125-20.625% (4 hotels)

Lowest Lodging Tax Rate in KCK:
19.125% (12 hotels)

Metro Lodging Tax Rate Comparison-3% Increase

City	TGT %	Sales %	Total Tax %	Cost of $150 Room
KCK (2 hotels)	**11%**	**11.125%**	**22.125%**	**$183.19**
KCK (1 hotel)	**11%**	**10.725%**	**21.725%**	**$182.59**
KCK (1 hotel)	**11%**	**10.625%**	**21.625%**	**$182.44**
KCK (1 hotel)	**11%**	**10.375%**	**21.375%**	**$182.06**
KCK (2 hotels)	**11%**	**10.125%**	**21.125%**	**$181.69**
KCK (2 hotels)	**11%**	**9.725%**	**20.725%**	**$181.09**
KCMO High*	7.5%	10.975%	18.475%	$180.71
Olathe High	9%	11.475%	20.475%	$180.71
KCK Low	**11%**	**9.125%**	**20.125%**	**$180.19**
Overland Park High	9%	10.35%	19.35%	$179.03
KCMO Low*	7.5%	8.975%	16.475%	$177.71
Olathe Low	9%	9.475%	18.475%	$177.71
Lenexa High	8%	10.35%	18.35%	$177.53
Overland Park Low	9%	9.35%	18.35%	$177.53
Shawnee	8%	9.6%	17.6%	$176.40
Lenexa Low	8%	9.35%	17.35%	$176.03
Independence High	7%	9.725%	16.725%	$175.09
Lawrence High	6%	10.35%	16.35%	$174.53
Independence Low	7%	8.6%	15.6%	$173.40
Lawrence Low	6%	9.35%	15.35%	$173.03
Bonner Springs	6%	9.25%	15.25%	$172.88
Riverside, MO	4%	6.975%	10.975%	$166.46

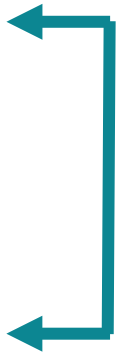
Highest Lodging Tax Rates in KCK & Region:
22.125-20.725% (9 hotels)

Lowest Lodging Tax Rate in KCK:
20.125% (12 hotels)

*KCMO adds a $3-per-day fee on hotels

Metro Lodging Tax Rate Comparison-4% Increase

City	TGT %	Sales %	Total Tax %	Cost of $150 Room
KCK (2 hotels)	**12%**	**11.125%**	**23.125%**	**$184.69**
KCK (1 hotel)	**12%**	**10.725%**	**22.725%**	**$184.09**
KCK (1 hotel)	**12%**	**10.625%**	**22.625%**	**$183.94**
KCK (1 hotel)	**12%**	**10.375%**	**22.375%**	**$183.56**
KCK (2 hotels)	**12%**	**10.125%**	**22.125%**	**$183.19**
KCK (2 hotels)	**12%**	**9.725%**	**21.725%**	**$182.59**
KCK Low	**12%**	**9.125%**	**21.125%**	**$181.69**
KCMO High*	7.5%	10.975%	18.475%	$180.71
Olathe High	9%	11.475%	20.475%	$180.71
Overland Park High	9%	10.35%	19.35%	$179.03
KCMO Low*	7.5%	8.975%	16.475%	$177.71
Olathe Low	9%	9.475%	18.475%	$177.71
Lenexa High	8%	10.35%	18.35%	$177.53
Overland Park Low	9%	9.35%	18.35%	$177.53
Shawnee	8%	9.6%	17.6%	$176.40
Lenexa Low	8%	9.35%	17.35%	$176.03
Independence High	7%	9.725%	16.725%	$175.09
Lawrence High	6%	10.35%	16.35%	$174.53
Independence Low	7%	8.6%	15.6%	$173.40
Lawrence Low	6%	9.35%	15.35%	$173.03
Bonner Springs	6%	9.25%	15.25%	$172.88
Riverside, MO	4%	6.975%	10.975%	$166.46



Highest Lodging Tax Rates in KCK & Region:
23.125-21.125% (21 hotels)

*KCMO adds a $3-per-day fee on hotels

National Lodging Tax Rates (2023)

Top Urban Centers
Total Lodging Tax Rate Ranking 2023

	City	Total
1	Omaha, NE	20.50%
2	Cincinnati, OH	19.30%
3	St. Louis, MO	18.93%
4	Overland Park, KS	18.10%
5	Memphis, TN	17.75%
5	Honolulu, HI	17.75%
7	Columbus, OH	17.50%
7	San Antonio, TX	17.50%
7	El Paso, TX	17.50%
7	Baltimore, MD	17.50%
7	Cleveland, OH	17.50%
7	Birmingham, AL	17.50%
13	Chicago, IL	17.39%
14	Toledo, OH	17.25%
14	Knoxville, TN	17.25%
14	Chattanooga, TN	17.25%

Frequency of Total Lodging Tax Rates

Total Lodging Tax Rates 150 Largest US Cities	
Maximum	20.50%
Minimum	8.00%
Median	14.00%
Average	14.19%
Mode	13.00%

Source: 2024 HVS Lodging Tax Report – USA
Note: Does not include special assessments

Our Recommendations

Keep TGT rate competitive with the region

- At 1% increase to 9%. no KCK hotel is highest in the region
- At 2% increase to 10%, 4 KCK hotels are highest in the region

Use caution in putting general fund item in special fund

- Consider as a budget allocation instead or designating specific project(s)
- As passed from committee, 3% to Parks is more than the increase, lowering the amount in the fund available to tourism promotion and economic development initiatives
- Limit any allocation to the TGT increase amount

Include a sunset to evaluate impacts

- Recommend a 2-3 year sunset
- Be sure the sunset reverts back to previous rates and does not remove the TGT tax

2024 Kansas Statutes

12-1697. Same; tax levy by city or county; basis of tax; payment and collection; requirements prior to levy. (a) In order to provide revenues to promote tourism and conventions, the governing body of any county or the governing body of any city is hereby authorized to levy a transient guest tax at not to exceed the rate of 2% upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel or tourist court. The percentage of such tax shall be determined by the board of county commissioners or the city governing body and shall be specified in the resolution or ordinance authorizing the same.

(b) Any transient guest tax levied pursuant to this section shall be based on the gross rental receipts collected by any business or accommodations broker.

(c) The taxes levied pursuant to this section shall be paid by the consumer or user to the business and it shall be the duty of each and every business to collect from the consumer or user the full amount of any such tax, or an amount equal as nearly as possible or practicable to the average equivalent thereto. Each business collecting any of the taxes levied hereunder shall be responsible for paying over the same to the state department of revenue in the manner prescribed by K.S.A. 12-1698, and amendments thereto, and the state department of revenue shall administer and enforce the collection of such taxes.

(d) A transient guest tax authorized by this section shall not be levied until the governing body of such county or city has passed a resolution or ordinance authorizing the same.

(e) The collection of any county or city transient guest tax authorized to be levied pursuant to this section shall commence on the first day of the calendar quarter next following the 30th day after the date of the receipt by the department of revenue of the resolution or ordinance authorizing the levy of such tax.

History: L. 1977, ch. 93, § 2; L. 1989, ch. 60, § 2; L. 1997, ch. 185, § 5; July 1.

Published on 10-4-18 and 10-11-18

CHARTER ORDINANCE NO. CO-01-18

A charter ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; exempting the Unified Government from the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract; and repealing Charter Ordinance 03-08 of the Unified Government of Wyandotte County/Kansas City, Kansas,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract. Such statute is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities.

Section 2. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of paragraph (a) of K.S.A. 12-1697, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent. K.S.A. 12-1697(a) is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. Substitute and additional provisions are enacted in this Charter Ordinance.

Section 3. In order to provide revenues to promote tourism, conventions, and economic development related to tourism, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed eight percent (8%), and does hereby levy a transient guest tax at the rate of eight percent (8%), upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel, transient accommodations, short-term rental, bed-and-breakfast or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 4. All such receipts derived from the transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, and economic development related to tourism within Kansas City, Kansas. A minimum of One Million Fifty Thousand Dollars and NO/100 ($1,050,000.00) of such receipts shall be spent on the promotion of tourism on an annual basis.

Section 5. Charter Ordinance No. C-03-08 of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby repealed.

Section 6. This ordinance shall be published once each week for two consecutive weeks in The Wyandotte Echo.

Section 7. This is a Charter Ordinance and shall take effect 61 days after final publication, unless a petition signed by a number of electors within the City of Kansas City, Kansas, equal to not less than ten percent of the number of electors who voted at the last preceding regular election shall be filed in the office of the Unified Government Clerk demanding that this Charter Ordinance be submitted to a vote of the electors of the City of Kansas City, Kansas, in which event this Charter Ordinance shall take effect when approved by a majority of the electors of the City of Kansas City, Kansas, voting at an election held for such purpose.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, THIS 27 DAY OF Sept 2018.

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk

Published on _____ and _____

CHARTER ORDINANCE NO. CO-__-18

A charter ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; exempting the Unified Government from the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract; ~~providing substitute and additional provisions on the same subjects;~~ and repealing ~~Charter Ordinance No. 93 and Charter Ordinance No. CO-2-02~~ Charter Ordinance 03-08 of the Unified Government of Wyandotte County/Kansas City, Kansas,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract. Such statute is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. ~~Substitute and additional provisions are found in the 1988 Code of Ordinances of the City of Kansas City, Kansas, Sections 2-401 through 2-403.~~

Section 2. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of paragraph (a) of K.S.A. 12-1697, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent. K.S.A. 12-1697(a) is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. Substitute and additional provisions are enacted in this Charter Ordinance.

Section 3. In order to provide revenues to promote tourism, ~~and~~ conventions, and economic development related to tourism, ~~for the purpose of paying a portion of the principal and interest on bonds issued under K.S.A. 12-1774, and to finance the renovation of the Jack Reardon Civic Center and the construction and equipping of the adjacent hotel facility,~~ the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed eight percent (8%), and does hereby levy a transient guest tax at the rate of eight percent (8%), upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel, transient accommodations, short-term rental, bed-and-breakfast or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 4. ~~Of the~~ All such receipts derived from the transient guest tax~~, 74.375 percent~~ shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, ~~and~~ the promotion of tourism, and economic development related to tourism within Kansas City, Kansas. A minimum of One Million Fifty Thousand Dollars and NO/100 ($1,050,000.00) of such

receipts shall be spent on the promotion of tourism on an annual basis. ~~the Unified Government of Wyandotte County/Kansas, and 25.625 percent shall be placed in a reserve fund for promotion of downtown tourism development. Without regard of the percentage allocation specified herein, all of the transient guest tax revenues may be pledged by the Unified Government of Wyandotte County/Kansas City, Kansas to make payments on bonds issued for the renovation of Jack Reardon Civic Center and the construction and equipping of the adjacent hotel facility. In the event bonds are issued under K.S.A. 12-1774 for a redevelopment district, transient guest tax revenues from the redevelopment district may be pledged to pay such bonds.~~

Section 5. ~~That Charter Ordinance No. 93 and~~ Charter Ordinance No. C-03-08 ~~C-2-02~~ of the Unified Government of Wyandotte County/Kansas City, Kansas, ~~be and the same are~~ is hereby repealed.

Section 6. This ordinance shall be published once each week for two consecutive weeks in The Wyandotte Echo.

Section 7. This is a Charter Ordinance and shall take effect 61 days after final publication, unless a petition signed by a number of electors within the City of Kansas City, Kansas, equal to not less than ten percent of the number of electors who voted at the last preceding regular election shall be filed in the office of the Unified Government Clerk demanding that this Charter Ordinance be submitted to a vote of the electors of the City of Kansas City, Kansas, in which event this Charter Ordinance shall take effect when approved by a majority of the electors of the City of Kansas City, Kansas, voting at an election held for such purpose.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, THIS ____ DAY OF _____ 2018.

_____
David Alvey, Mayor/CEO

Attest:

_____
Unified Government Clerk

CONSENT AGENDA ITEM NO. 4

Staff Request for Commission Action

Tracking No. 18402

Full Commission Meeting Date: 9/27/18

Committee: Administration & Human Services

Date of Standing Committee Action: 9/17/18
(If none, please explain):

Publication Required: Yes 10/04/2018 10/11/2018

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
09/05/2018	Kathleen VonAchen, Patrick Waters	x5186, x5079	Kathleen, Patrick	Finance

Item Description:
A Charter Ordinance amending and replacing Charter Ordinance No. CO-03-08, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract, exempting the Unified Government from K.S.A. 12-1697(a) and K.S.A. 12-16,101.

Action Requested:
Approve

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Charter Ordinance Revision-TGT-AdminCommittee - redline, Charter Ordinance Revision-TGT-AdminCommittee - clean copy

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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

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

December 14, 2018

The Honorable Kris Kobach
Kansas Secretary of State
Memorial Hall, 1st Floor
120 SW 10th Avenue
Topeka, KS 66612-1594

Secretary Kobach:

In keeping with Article 12, Section 5 of the Constitution of the State of Kansas, enclosed is a certified copy of Charter Ordinance No. CO-01-18.

If you have any questions in this regard, please do not hesitate to contact me.

Sincerely,

Bridgette D. Cobbins
Unified Government Clerk

c: Ken Moore, Chief Counsel

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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

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

Statement of Manner of Adopting Charter Ordinance

The foregoing Charter Ordinance No. CO-01-18 was passed on the 27th day of September 2018 by a vote of nine "Ayes," being not less than two-thirds of the members of the governing body, as shown by the Journal of Proceedings for 2018. Charter Ordinance No. CO-01-18 was published in *The Echo*, the official city newspaper, on the 4th day of October 2018 and the 11th day of October 2018, being once each week for two consecutive weeks. There being no petition demanding a referendum filed with the Unified Government Clerk within 61 days after the final publication, said Charter Ordinance No. CO-01-18 took effect on the 11th day of December 2018.

Bridgette D. Cobbins
Unified Government Clerk
Wyandotte County/Kansas City, Kansas

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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

Phone: 913-573-5260
Fax: 913-573-5299
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CHARTER ORDINANCE CERTIFICATE

CITY OF KANSAS CITY)
COUNTY OF WYANDOTTE)
STATE OF KANSAS)

I, Bridgette D. Cobbins, Unified Government Clerk of Wyandotte County/Kansas City, Kansas, do hereby certify that the attached and foregoing charter ordinance is a full, true, and complete copy of Charter Ordinance No. CO-01-18 of the Unified Government of Wyandotte County/Kansas City, Kansas, and that all acts and things required by Article 12, Section 5, of the Constitution of the State of Kansas were done and performed in the manner and within the time prescribed; and that said Charter Ordinance No. CO-01-18 became effective December 11, 2018.

In Witness Whereof, I have hereunto set my hand and affixed the official seal of said Unified Government this 14th day of December 2018.

Bridgette D. Cobbins
Unified Government Clerk
Wyandotte County/Kansas City, Kansas

Published on 10-4-18 and 10-11-18

CHARTER ORDINANCE NO. CO-01-18

A charter ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; exempting the Unified Government from the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract; and repealing Charter Ordinance 03-08 of the Unified Government of Wyandotte County/Kansas City, Kansas,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of K.S.A. 12-16,101, relating to the establishment of a convention and tourism committee, its composition, the appointment of members, the length of members' terms, and the authority to contract. Such statute is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities.

Section 2. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of paragraph (a) of K.S.A. 12-1697, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent. K.S.A. 12-1697(a) is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. Substitute and additional provisions are enacted in this Charter Ordinance.

Section 3. In order to provide revenues to promote tourism, conventions, and economic development related to tourism, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed eight percent (8%), and does hereby levy a transient guest tax at the rate of eight percent (8%), upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel, transient accommodations, short-term rental, bed-and-breakfast or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 4. All such receipts derived from the transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, and economic development related to tourism within Kansas City, Kansas. A minimum of One Million Fifty Thousand Dollars and NO/100 ($1,050,000.00) of such receipts shall be spent on the promotion of tourism on an annual basis.

Section 5. Charter Ordinance No. C-03-08 of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby repealed.

Section 6. This ordinance shall be published once each week for two consecutive weeks in The Wyandotte Echo.

Section 7. This is a Charter Ordinance and shall take effect 61 days after final publication, unless a petition signed by a number of electors within the City of Kansas City, Kansas, equal to not less than ten percent of the number of electors who voted at the last preceding regular election shall be filed in the office of the Unified Government Clerk demanding that this Charter Ordinance be submitted to a vote of the electors of the City of Kansas City, Kansas, in which event this Charter Ordinance shall take effect when approved by a majority of the electors of the City of Kansas City, Kansas, voting at an election held for such purpose.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, THIS 27 DAY OF Sept 2018.

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

Thursday, May 2, 2024
7:02 PM-10:05 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Townsend (absence memo provided)

Staff Present:

- Monica L. Sparks (Interim Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Brittnie MacDonald (Clerk's Office)
- Rose Morris (Clerk's Office)
- Stevie Wakes (BPU Board Member)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:02 PM. The invocation was led by Pastor Wakes of the Olivet Institutional Baptist Church, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Commissioner Burns made a motion to rescind the Lanier project agreement and have the Legal Department to show the Unified Government commission has withdrawn and canceled support for this project. The motion was seconded by Commissioner Kane. **(Discussion Begins 4:12)**

The Commission went into recess at 7:12 PM.

The meeting was reconvened at 7:28 PM.

Commissioner Burns rescinded his previous motion. Commissioner Lopez rescinded his second to the motion.

Commissioner Burns made a motion to have Mr. Lanier return to a future meeting for future discussion with the commission. The motion was seconded by Commissioner Lopez.

Vote: Motion fails 3/6

- Ayes: Burroughs, Burns, Lopez
- Nays: Kane, Stites, Davis, Bynum, Ramirez, Hill (Commissioner Davis not voting)
- Absent: Townsend

Item No. 1 – PRESENTATION: STEVIE WAKES BPU BOARD MEMBER (Discussion Begins 15:05)

Stevie Wakes, BPU board member, presented the BPU update during the meeting. He discussed the relationship between BPU and the Unified Government (UG), concerns about the pilot fee, and goals for improving communication and efficiency.

Key points:

- BPU's current pilot fee is 11.9%, almost double the national average of 6%
- Pilot fee concerns: Significantly increased after city and county governments unified, UG promised to lower it later, but never did, BPU gets blamed for pilot increases, though UG sets the rate.
- Suggested actions: Separate BPU billing from UG charges, consider lowering pilot cap from 15% to 10%, avoid taking windfall increases when BPU raises rates, hold quarterly joint meetings between UG and BPU.
- BPU contributions to community: Offers utility assistance programs, provides most flexible bill payment options, donates to United Way and children's charities, supports economic development.

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

Item No. 2 – Proclamation proclaiming May 10, 2024, as Provider Appreciation Day. (Discussion Begins 1:02:26)

This item was read into the record of the meeting, and no commission action was required.

Item No. 3 – COMMUNITY INPUT AND RECOMMENDATIONS (Discussion Begins 1:02:47)

Multiple residents spoke during the public forum. Public Comments:

- Patrick McGuire (Kansas City, KS) **(Comment Begins 1:03:44)**
- Sophia Charles (No residency stated) (**Comment Begins 1:05:11)**
- Joyce Jones (Kansas City, KS) **(Comment Begins 1:06:25)**
- Karen Daniels (Kansas City, KS) **(Comment Begins 1:10:26)**
- David Adams (Kansas City, KS) **(Comment Begins 1:12:47)**
- Sarah Flores (No residency stated) **(Comment Begins 1:15:14)**
- Al Bradford (Kansas City, KS) **(Comment Begins 1:16:16)**
- Major Brooks Jr. (Edwardsville, KS) **(Comment Begins 1:20:03)**

- Dr. Alma Rosas Hall (Kansas City, KS) **(Comment Begins 1:22:09)**
- Erik Andersen (Wyandotte County) **(Comment Begins 1:25:35)**
- Willie Brantley Jr. (Kansas City, KS) **(Comment Begins 1:28:49)**
- Sarah Lynch (Wyandotte County) **(Comment Begins 1:30:29)**
- Leonardo Nolavasquez (No residency stated) (Taco Truck Owner) **(Comment Begins 1:33:46)**
- Francisco Valencia and Jason Wright (Kansas City, KS) **(Comment Begins 1:36:56)**
- Jose Flores (No residency stated) (Food Truck Owner) **(Comment Begins 1:39:56)**
- Irma Morataya (No residency stated) (Food Truck Owner) **(Comment Begins 1:42:04)**
- Byron Juarez and Lisa Juarez (No residency stated) (Food Truck Owner) **(Comment Begins 1:44:17)**
- Louise Lynch (Kansas City, KS) **(Comment Begins 1:48:05)**
- Yaquelin Ramos (Wyandotte County) **(Comment Begins 1:51:37)**
- Carolyn Wyatt (Kansas City, KS) **(Comment Begins 1:54:24)**
- Thomas Barnes (No residency stated) **(Comment Begins 1:57:46)**
- Pamela Penn-Hicks (Wyandotte County) **(Comment Begins 2:01:06)**
- Marchita Butler (Kansas City, KS) **(Comment Begins 2:04:34)**
- Andrew Johnson (President of Elevating Men) **(Comment Begins 2:07:56)**
- Ty Gorman (Wyandotte County) **(Comment Begins 2:09:43)**
- Fanny Hill (Wyandotte County) **(Comment Begins 2:13:02)**
- Maria Hall (No residency stated) **(Comment Begins 2:17:21)**
- Robert Ewing (Wyandotte County) **(Comment Begins 2:20:16)**
- Cece Manck (Wyandotte County) **(Comment Begins 2:22:14)**
- Mania Taylor (Wyandotte County) **(Comment Begins 2:25:55)**

7. Consent Agenda: (Discussion Begins 2:38:13)

Item No. 1 – RESOLUTION: AUTHORIZING TRANSFER OF TITLE OF REAL ESTATE TO KANSAS CITY HOUSING AUTHORITY

Item No. 2 – RESOLUTION: CERTIFYING COSTS OF 2024 PRESIDENTIAL PREFERENCE PRIMARY

Item No. 3 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Ramirez made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/0

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

9. Standing Committee's Agenda:

Item No. 1 – RESOLUTION: SECOND AMENDMENT TO ASSIGNMENT, ASSUMPTION AND RESTATED DEVELOPMENT AGREEMENT (Discussion Begins 2:38:52)

Commissioner Burroughs presented the Second Amendment to the Homefield Project. He noted that the developer appeared before the Economic Development & Finance Standing Committee, and the committee unanimously approved fast-tracking the amendment to the full commission meeting.

Commissioner Burns made a motion to approve. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/0

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

Item No. 2 – ORDINANCE: AUTHORIZING COMMUNITY IMPROVEMENT DISTRICT, SERIES 2024A (Discussion Begins 2:40:21)

Commissioner Tom Burroughs presented the Community Improvement District Series 2024A. He explained that the CID bonds were for $15 million, with the city having no repayment responsibility. The item was heard by the economic development and finance standing committee, unanimously approved, and fast-tracked to the full commission meeting.

Commissioner Burroughs made a motion to approve. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Item No. 3 – ORDINANCE: AUTHORIZING COMMUNITY IMPROVEMENT DISTRICT, SERIES 2024B (Discussion Begins 2:44:03)

Commissioner Burroughs presented the Community Improvement District Series 2024B. He explained that the bonds were for $25 million, with revenue covered by increased fees from room nights and additional fees. The item was heard by the economic development and finance standing committee, unanimously approved, and fast-tracked to the full commission meeting.

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Item No. 4 – RESOLUTION: ATLAS 9 INDUSTRIAL REVENUE BONDS (Discussion Begins 2:44:52)

Commissioner Burroughs presented the Atlas 9 industrial revenue bonds. He described it as a standard procedure to eliminate sales tax on construction goods and materials used for the construction site. The item was heard by the economic development and finance standing committee and approved to be fast-tracked to the full commission meeting.

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

Vote: Motion carries 9/0

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

13. Adjournment: (Discussion Begins 2:46:03)

Commissioner Burroughs made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

The meeting was adjourned at 10:05 PM.

MLS

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

Thursday, July 11, 2024
7:00 PM-9:38 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Ramirez

Staff Present:

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

- Jeff Conway (Senior Counsel)
- Dr. Elisha Caldwell (Health Department Director)
- Terrie Garrison (Deputy Director of the Health Department)
- Colleen Kelly (Strategic Operations and Communications Manager)
- Dr. Pearl Wynn (Public Health Department)
- Dr. Allen Greiner (Public Health Department)

I. Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. Reverend Fannie Hill led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda: (Discussion Begins 5:45)

The Clerk reported there was an agenda update issued, removing Item No. 4 from the Mayor's Agenda and adding Item No. 6 to the Consent Agenda.

VI. Mayor's Agenda:

Item No. 1 – COMMUNITY INPUT AND RECOMMENDATIONS: (Comments Begin 6:11)

Multiple residents spoke during the public forum. Public comments:

- William Rogers (Kansas City, KS) **(Comment Begins 6:51)**
- Denise Smithheisler (Wyandotte County, KS) **(Comment Begins 10:29)**
- Linda Smithheisler (Wyandotte County, KS) **(Comment Begins 13:01)**
- Edward Bain (Kansas City, KS) **(Comment Begins 15:49)**
- Tim Lewis (Piper, KS) **(Comment Begins 19:10)**
- Scott Harding (Bonner Springs, KS) **(Comment Begins 22:49)**
- Sylvia Vobornik (Kansas City, KS) **(Comment Begins 26:31)**
- Carolyn Wyatt (Kansas City, KS) **(Comment Begins 28:15)**
- Randy Nye (Bonner Springs, KS) **(Comment Begins 31:50)**
- Fannie Hill (Wyandotte County, KS) **(Comment Begins 33:11)**
- Helen Hokenson (Kansas City, KS) **(Comment Begins 36:49)**
- Craig Estus (Bonner Springs) **(Comment Begins 39:00)**
- Alex Sanchez (Kansas City, KS) **(Comment Begins 41:10)**

- Jessie Villarreal (Kansas City, KS) **(Comment Begins 44:30)**
- Hendrick Von Braun (No residency stated) **(Comment Begins 47:52)**
- Tori Walker (Kansas City, KS) **(Comment Begins 50:28)**
- Joanna Carl (Kansas City, KS) **(Comment Begins 53:33)**
- Pamela Penn Hicks (Kansas City, KS) **(Comment Begins 56:53)**
- Cheryl Yates (Kansas City, KS) **(Comment Begins 58:16)**
- Jeff Stewart (Kansas City, KS) **(Comment Begins 1:00:44)**
- Robert Carl (Kansas City, KS) **(Comment Begins 1:01:46)**
- Joe Quinn (Kansas City, KS) **(Comment Begins 1:05:15)**
- Anna Joy Walker (Kansas City, KS) **(Comment Begins 1:05:55)**
- William Rogers (Kansas City, KS) **(Comment Begins 1:07:41)**
- Susan Stevens (Kansas City, KS) **(Comment Begins 1:12:20)**
- Louise Lynch (Kansas City, KS) **(Comment Begins 1:15:01)**
- Dr. Alma Rosas Hall (No residency stated) **(Comment Begins 1:18:42)**

Clerk read comments submitted by:

- Edna Haney (Wyandotte County, KS) **(Comment Begins 1:10:33)**
- Michael Jurick (No residency stated) **(Comment Begins 1:10:58)**

Item No. 2 – Proclamation proclaiming July 20, 2024, as Colombian Cultural Association Day. (Discussion Begins 1:25:48)

This item was read into the record of the meeting, and no commission action was required.

Item No. 3 – PRESENTATION: DOTTE PROUD CARD (Discussion Begins 1:26:13)

The Dotte Proud Card is a recognition program introduced by the Mayor's Office to celebrate unsung heroes in Wyandotte County.

Key points:

- Aims to recognize individuals who work quietly to make a positive difference in the community.
- Distributed 56 cards to commissioners to honor people who:
  A. Work behind the scenes.
  B. Make community contributions.
  C. May be long-term or new residents.

- Encourages commissioners to:
  A. Identify and recognize community heroes.
  B. Share stories of who they recognize.
  C. Highlight positive contributions.
- Goals of the program:
  A. Combat negative perceptions.
  B. Create a better image of the community.
  C. Celebrate everyday people making a difference.
- The mayor's office plans to coordinate with commissioners to recognize more individuals and organizations at future meetings.

The program emphasizes celebrating people who improve Wyandotte County through their actions, without expecting recognition.

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

Item No. 4 – PRESENTATION: KANSAS CITY KANSAS HOUSING AUTHORITY UPDATE (REMOVED PER AGENDA UPDATE)

The item was removed from the agenda per the Agenda Update.

<u>VII. Regular Consent Agenda</u> (Discussion Begins 1:36:14)

Item No. 1 – RESOLUTION: AUTHORIZING DONATION OF EQUIPMENT FROM KCK FIRE DEPARTMENT TO CITY OF PIERCEVILLE, KS

Item No. 2 – RESOLUTION: COMMUNITY BASED VIOLENCE INTERVENTION AND PREVENTION INITIATIVE SITE BASED GRANT

Item No. 3 – RESOLUTION: AUTHORIZING THE APPROVAL OF AN AGREEMENT FOR A SCHOOL RESOURCE OFFICER

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Item No. 6 – ORDINANCE: VACATING UTILITY EASEMENT LOCATED AT 7980 STATE AVENUE, KANSAS CITY, KANSAS. (ADDED PER AGENDA UPDATE)

Commissioner Kane made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 9/0

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

X. Administrator's Agenda:

Item No. 1 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR TERRACE POINTE MULTIFAMILY HOUSING PROJECT (Discussion Begins 1:36:52)

Matt Folsom, president of Folsom Housing Group, presented the ordinance regarding the issuance of private activity bonds by the Kansas Development Finance Authority (KDFA) for the Terrace Point multi-family housing project. He explained that his company is under contract to purchase and renovate the 125-unit property, currently owned by another organization, with plans to improve living conditions and maintain full tax payments.

No action was taken by the Commission, allowing the developer to proceed with applying for KDFA funding.

Item No. 2 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY-LEGACY AT NORTHEAST MULTIFAMILY HOUSING PROJECT (Discussion Begins 1:57:04)

Matt Folsom, president of Folsom Housing Group, also presented the ordinance regarding the issuance of private activity bonds by the Kansas Development Finance Authority (KDFA) for the Legacy at Northeast multi-family housing project. He discussed the 40-unit senior housing complex, highlighting plans for substantial renovations, maintaining full tax payments, and improving the property's management and living conditions.

No action was taken by the Commission, allowing the developer to proceed with applying for KDFA funding.

Commissioner Bynum made a motion to adjourn and reconvene as the Board of Health. The motion was seconded by Commissioner Davis. (Discussion Begins 2:10:38)

Vote: Motion carries 9/0

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

XII. County Board of Health Agenda:

Item No. 1 – PRESENTATION: CONVENING THE BOARD OF HEALTH (Discussion Begins 2:11:17)

Dr. Pearl Wynn from the Wyandotte County Public Health Department gave a presentation on the role of the local Board of Health. Dr. Allen Greiner, County Health Officer, spoke about concerns regarding the health department's operations and staffing.

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

XIV. Adjournment: (Discussion Begins 2:38:52)

Commissioner Burroughs moved to adjourn the meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 9:38 P.M.

July 11, 2024

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Monica L. Sparks, CMC

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

Thursday, August 1, 2024
7:04 PM – 8:49 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Davis (absence memo provided)

Staff Present:

- Monica L. Sparks (Interim Unified Government Clerk)
- David Johnston (County Administrator)

- Wendy Green (Deputy Chief Counsel)
- Reginald Lindsey (Budget Director)
- Jeffrey Conway (Senior Counsel)
- Kay Sharp (Community Development Director)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:04 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda: (Discussion Begins 3:10)

The clerk reported there was an agenda update issued, adding Item No. 12 to the Consent Agenda and adding Item No. 1 to the Mayor's Agenda.

VI. Administrator's Agenda:

Item No. 1 – BUDGET PRESENTATION (Discussion Begins 3:41)

David Johnston, County Administrator, presented the amended 2024 budget and proposed 2025 budget for the Unified Government.

Key points of the presentation included:

- Overview of commission priorities for the fiscal year
- Explanation of revenue neutral rate and its implications
- Budget cuts and reductions across departments
- Proposed 1% reduction in BPU pilot for residential customers
- Hiring of a new Economic Development Director
- Proposed ordinance to dedicate 25% of new tax revenue to property tax relief

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

VII. Mayor's Agenda:

Item No. 1 – VETO: MAYOR'S VETO TO ORDINANCE RELATED TO COMMUNITY BENEFITS FUND AND HOME REPAIRS (ADDED PER SECOND AGENDA UPDATE) (Discussion Begins 1:31:50)

Mayor Garner presented his veto of the previously passed ordinance related to the Community Benefits Fund and home repairs. The mayor clarified that the veto was specifically for the amendments passed, not the entire Community Benefits Fund. He cited concerns about unclear roles between the Livable Neighborhoods Task Force and the Community Benefits Advisory Board, as well as issues with the approval process. The mayor referred the matter back to standing committee to review and clarify these points. He emphasized that the veto is not opposition to the Community Benefits Fund or home repairs, but a request for more precise language and process.

No action was taken by the committee.

VIII. Regular Consent Agenda: (Discussion Begins 1:39:39)

Item No. 1 - RESOLUTION: STATE AVENUE CORRIDOR IMPROVEMENT PLAN INTERLOCAL AGREEMENT WITH KANSAS CITY AREA TRANSPORTATION AUTHORITY

Item No. 2 - RESOLUTION: STATE AVENUE CORRIDOR IMPROVEMENT PLAN AMENDED INTERLOCAL AGREEMENT WITH THE KANSAS CITY AREA TRANSPORTATION AUTHORITY

Item No. 3 - ORDINANCE: GRANTING LEVEL 3 COMMUNICATIONS TO MAINTAIN TELECOM SYSTEMS WITHIN RIGHT OF WAY

Item No. 4 - ORDINANCE: GRANTING CENTURYLINK COMMUNICATIONS TO MAINTAIN TELECOM SYSTEMS WITHIN RIGHT OF WAY

Item No. 5 - RESOLUTION: AUTHORIZING APPLICATION AND ACCEPTANCE OF BUREAU OF JUSTICE ASSISTANCE FISCAL YEAR 2024 BODY WORN CAMERA POLICY AND IMPLEMENTATION PROGRAM GRANT CATEGORY 1

Item No. 6 - RESOLUTION: AUTHORIZING APPLICATION AND ACCEPTANCE OF BUREAU OF JUSTICE ASSISTANCE FISCAL YEAR 2024 BODY WORN CAMERA POLICY AND IMPLEMENTATION PROGRAM GRANT CATEGORY 3

Item No. 7 - RESOLUTION: AUTHORIZING APPLICATION AND ACCEPTANCE OF BUREAU OF JUSTICE ASSISTANCE FISCAL YEAR 2024 LOCAL LAW ENFORCEMENT CRIME GUN INTELLIGENCE CENTER INTEGRATION INITIATIVE- CATEGORY 1

Item No. 8 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH KANSAS CITY KANSAS PUBLIC SCHOOLS

Item No. 9 - RESOLUTION: DEVELOPMENT OF FISHER PARK COMMUNITY CENTER

Item No. 10 – MINUTES

Item No. 11 – WEEKLY BUSINESS

Item No. 12 – AN ORDINANCE AUTHORIZING A SPECIAL USE PERMIT (SP2024-030) FOR A 10-DAY HAZARDOUS MATERIAL/WASTE TRANSFER STATION AT 5510 KANSAS AVENUE, RECOMMENDED FOR APPROVAL. (ADDED PER AGENDA UPDATE)

Commissioner Kane made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

X. Standing Committees' Agenda:

Item No. 1 - RESOLUTION: AMENDING DEADLINES RELATED TO ISSUANCE OF INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL PROJECT)

(Discussion Begins 1:40:14)

Commissioner Burroughs presented the resolution for the American Royal project. He explained that the resolution was to extend the deadline for industrial revenue bonds from July 31 to December 31, allowing more time for contract negotiations. He noted that legal representative, Todd LaSala, was present to answer any questions about the contract negotiation and IRB request.

Commissioner Burroughs made a motion to approve. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/1

- Ayes: Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Stites
- Nays: Lopez
- Absent: Davis

Item No. 2 - RESOLUTION: COMMUNITY DEVELOPMENT DRAFT 2024 ANNUAL ACTION PLAN (Discussion Begins 1:42:16)

Commissioner Bynum presented the Community Development 2024 Annual Action Plan in the absence of Commissioner Davis. She noted that this is an annual submission to the US Department of Housing and Urban Development (HUD) and includes three grants: Community Development Block Grant (CDBG), Home Investment Partnership Grant (HOME), and Emergency Solutions Grant (ESG). Kay Sharp, the Interim Director of Community Development, was also present to answer any potential questions.

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

Vote: Motion carries 9/0

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

XIV. Adjournment: (Discussion Begins 1:44:28)

Commissioner Ramirez made a motion to adjourn. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 8:49 P.M.

August 1, 2024

_____

Monica L. Sparks, CMC

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

Thursday, September 5, 2024
7:00 PM – 9:16PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Ramirez (absence memo provided)
- Commissioner Burns (absence memo provided)

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)

- Angela Lawson (Acting Chief Counsel)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. Chaplain Annie Erickson of the Grandview Park Presbyterian Church led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda: (Discussion Begins 5:30)

No revisions to the agenda were reported.

VI. Mayor's Agenda:

Item No. 1 – Proclamation proclaiming August 6, 2024, as National Night Out Day. (Discussion Begins 5:30)

This item was read into the record of the meeting, and no commission action was required.

Item No. 2 – Proclamation proclaiming August 4-9, 2024, as Community Care Clinics Week. (Discussion Begins 5:35)

This item was read into the record of the meeting, and no commission action was required.

Item No. 3 – Proclamation proclaiming August 25, 2024, as M.O.M.S. Tour Day. (Discussion Begins 5:41)

This item was read into the record of the meeting, and no commission action was required.

Item No. 4 – Proclamation proclaiming September 14, 2024, as MWGM Day. (Discussion Begins 5:48)

This item was read into the record of the meeting, and no commission action was required.

Item No. 5 – Proclamation proclaiming September 20, 2024, as POW/MIA Recognition Day. (Discussion Begins 5:55)

This item was read into the record of the meeting, and no commission action was required.

Item No. 6 – Proclamation proclaiming September 28, 2024, as Good Neighbor Day. (Discussion Begins 6:01)

This item was read into the record of the meeting, and no commission action was required.

Item No. 7 – Proclamation proclaiming September 30, 2024, as 106th NAACP Kansas City, Kansas Branch Day. (Discussion Begins 6:05)

This item was read into the record of the meeting, and no commission action was required.

Item No. 8 – Proclamation proclaiming September 15–October 15, 2024, as Hispanic Heritage Month. (Discussion Begins 6:14)

This item was read into the record of the meeting, and no commission action was required.

Item No. 9 – PRESENTATION: POTENTIAL SAVINGS OF CONSOLIDATION OF BOARD OF PUBLIC UTILITIES INTO UNIFIED GOVERNMENT (Discussion Begins 6:23)

Chris Steineger, a former Kansas State Senator, presented the consolidation options for the Board of Public Utilities (BPU). He discussed potential cost savings by identifying 13 duplicated departments between BPU and the Unified Government, estimating potential annual savings of $22 million. Mayor Garner emphasized he does not support selling BPU but wants to explore cost-saving options, find ways to potentially consolidate services, reduce costs, and improve utility services for Wyandotte County residents without privatizing BPU.

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

Public Comments:

Written comment received:

- Rose Mulvany (BPU Board Member) Read by Commissioner Kane **(Comment Begins 29:46)**

Multiple residents spoke during the public forum.

- Ken Schnieder (No Residency mentioned) **(Comment Begins 32:32)**
- Pamela Penn-Hicks (Wyandotte County) **(Comment Begins 35:20)**
- Jill Coates (Kansas City, KS) **(Comment Begins 43:02)**
- Lisa Yeager (No Residency mentioned) **(Comment Begins 46:58)**
- Mike Yurich (Wyandotte County) **(Comment Begins 51:46)**
- Myra Romero Fermin (Kansas City, KS) **(Comment Begins 53:43)**
- Fanny Hill (No Residency mentioned) **(Comment Begins 58:04)**
- Cece Harlin (Wyandotte County) **(Comment Begins 1:01:58)**
- Louise Lynch (Wyandotte County) **(Comment Begins 1:04:43)**
- Dr. Hall (Kansas City, KS) **(Comment Begins 1:105:43)**
- Stephanie Barton (Wyandotte County) **(Comment Begins 1:14:05)**
- Ty Gorman (Kansas City, KS) **(Comment Begins 1:17:34)**
- Dr. Goodlow (Kansas City, KS) **(Comment Begins 1:21:21)**

Item No. 10 – PRESENTATION: CHRISTMAS IN OCTOBER (Discussion Begins 1:49:18)

Doug Welch, Executive Director of Christmas in October, provided an overview of the organization's initiatives. He shared that the organization was established 41 years ago and is a nonprofit dedicated to repairing homes for elderly, disabled, and veteran homeowners. The focus is on assisting individuals who are unable to afford necessary home repairs. Pre-inspections are conducted to evaluate specific repair needs, with an emphasis on practical and essential repairs that enhance the safety and functionality of the homes.

- 2024 Event Details:
  - **A.** October 5th event day
  - B. Will repair 50 houses in Kansas City, Kansas (66104 and 66102 zip codes)
  - C. 20 houses by Black and Veatch
  - D. 20 houses by Burns and McDonnell
  - E. Additional houses supported by Rosedale Development, KU Med, Mayor's Office, Police Department, Sheriff's Department, and Public Works

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

Item No. 11 – PRESENTATION: HOPE BUILDERS (Discussion Begins 2:01:50)

Gregory Wayne, a representative from Hope Builders, provided an overview of their organization's services. He highlighted their home repair and accessibility programs, which specifically support older adults and individuals with disabilities. Since 2000, they have assisted over 1,000 clients, with approximately 25% of their projects undertaken in Wyandotte County. In partnership with Community Housing and Livable Neighborhoods, they collaborate with other home repair organizations to maximize their impact. Their programs are funded through grants and donations, and they accept applications throughout the year.

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

VII. Consent Agenda: (Discussion Begins 2:16:33)

Item No. 1 - RESOLUTION: FISCAL YEAR 2025 VICTIMS OF CRIMES ACT GRANT

Item No. 2 - RESOLUTION: EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM – KANSAS CITY KANSAS POLICE DEPARTMENT

Item No. 3 - RESOLUTION: EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT-SHERIFF DEPARTMENT

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Kane made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

XIV. Adjournment: (Discussion Begins 2:17:23)

Commissioner Burroughs made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 9:16 P.M.

September 5, 2024

Monica L. Sparks, CMC

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

Thursday, December 19, 2024
7:00 PM-7:42 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- None

Staff Present:

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

Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. Chaplain Annie Erickson of the Grandview Park Presbyterian Church led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

6. Mayor's Agenda

Item No. 6.1 PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins: 3:22)

Two community members were recognized:

- Eric D. Williams **(Discussion Begins: 5:04)**
- Amanda DeVries-Sebilla **(Discussion Begins: 12:41)**

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

7. Regular Consent Agenda (Discussion Begins:20:13)

Item No. 7.1 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 7.2 – MINUTES

Item No. 7.3 – WEEKLY BUSINESS

Commissioner Ramirez made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

9. Standing Committees' Agenda

Item No. 9.1 - RESOLUTION: AUTHORIZING THE BILL OF SALE, GENERAL ASSIGNMENT AND INDEMNITY REGARDING SIGNAGE AT VILLAGE WEST (Discussion Begins: 20:55)

Commissioner Burroughs presented the resolution authorizing the bill of sale for Village West signage. He explained it was a land swap involving Speedway and Buc-ee's, allowing the signage to be moved to another location.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/0

- Ayes: Stites, Bynum, Burroughs, Townsend, Burns, Ramirez, Hill, Kane, Lopez
- Nays: None
- (Commissioner Davis not voting)

Item No. 9.2 - RESOLUTION: AUTHORIZING EXECUTION OF PROPERTY EXCHANGE AGREEMENT WITH BUC-EE'S (Discussion Begins: 22:39)

Commissioner Burroughs presented the resolution authorizing the property exchange agreement with Buc-ee's. He explained it was a land swap related to the right of way for Village West Parkway.

Commissioner Stites made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

Item No. 9.3 - RESOLUTION: THIRD AMENDMENT TO DEVELOPMENT AGREEMENT (KANSAS ENTERTAINMENT LLC) (Discussion Begins: 24:15)

Commissioner Burroughs presented the resolution for the third amendment to the development agreement for Kansas Entertainment LLC. During his presentation, he discussed the hotel construction, increased charitable contributions, and noted the casino would become a destination location.

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

Vote: Motion carries 8/2

- Ayes: Davis, Bynum, Burroughs, Townsend, Burns, Hill, Kane, Lopez
- Nays: Ramirez, Stites

Item No. 9.4 - RESOLUTION: FISCAL YEAR 2025 COMMUNITY PROGRAMS - JUVENILE JUSTICE INVOLVED YOUTH PROGRAMS (Discussion Begins: 27:57)

Commissioner Burroughs presented the resolution for the fiscal year 2025 community programs for juvenile justice-involved youth. He explained that the grant was for $472,280 with no matching funds required, and it would provide transportation for troubled youth reporting to their responsible entities.

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Item No. 9.5 - RESOLUTION: APPROVING AGREEMENT BETWEEN UNIFIED GOVERNMENT AND PIPER USD 203 REGARDING SCHOOL CROSSING GUARDS (Discussion Begins: 29:25)

Commissioner Burroughs presented the resolution approving the agreement with Piper USD 203 regarding school crossing guards. He explained the details of the agreement, which included paying crossing guards $15 per hour for two hours per day, with a total of $31 per diem, and reimbursement from the school district.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Kane.

Vote: Motion carries 10/0

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

Item No. 9.6 - RESOLUTION: APPROVING AGREEMENT BETWEEN UNIFIED GOVERNMENT AND USD 500 REGARDING SCHOOL CROSSING GUARDS (Discussion Begins: 30:36)

Commissioner Burroughs presented the resolution approving the agreement with USD 500 regarding school crossing guards. He noted that the agreement was identical to the one with Piper USD 203, involving $15 per hour for two hours per day, with a total of $31 per diem, and reimbursement from the school district.

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

Vote: Motion carries 10/0

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

Item No. 9.7 - RESOLUTION: AUTHORIZING UG TO ENTER INTO INSTALLMENT-PURCHASE AGREEMENT WITH ZOLL MEDICAL CORPORATION (Discussion Begins: 31:53)

Commissioner Burroughs presented the resolution authorizing the installment purchase agreement with Zoll Medical Corporation. He described it as a no-interest five-year debt for defibrillators for the fire department, police department, and throughout the community, emphasizing the importance of advancing medical emergency services with modern equipment.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

Item No. 9.8 - ORDINANCE: AMENDING CHAPTER 5 OF THE UNIFIED GOVERNMENT CODE OF ORDINANCES DISCONTINUING NON-EMERGENCY AMBULANCE SERVICES (Discussion Begins: 33:17)

Commissioner Burroughs presented the ordinance amending Chapter 5 of the Unified Government Code of Ordinances regarding non-emergency ambulance services. He explained that the ordinance would make the Unified Government the sole provider of ambulance services, while ensuring that the fire department remains ready to respond to all emergencies.

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

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

10. Administrator's Agenda:

Item No. 10.1 – RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH CARPENTERS UNION (Discussion Begins: 35:03)

The County Administrator presented the resolution for the Memorandum of Understanding with the Carpenters Union. He asked for the Commission's consideration and approval of the resolution.

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

Vote: Motion carries 10/0

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

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins: 35:50)

Vote: Motion carries 10/0

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

12. Land Bank Board of Trustee's Consent Agenda (Discussion Begins: 36:23)

Item No. 12.1 - RESOLUTION: APPROVING LAND BANK POLICY

Commissioner Davis made a motion to adopt the resolution. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

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

<u>Adjournment:</u> (Discussion Begins: 40:31)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

MAYOR GARNER

ADJOURNED THE MEETING AT 7:42 P.M.

December 19, 2024

_____

Monica L. Sparks, CMC

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

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

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MINUTES

Thursday, November 6, 2025
7:03 PM – 11:57 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- Commissioner Ramirez (absence memo provided)
- Commissioner Hill (absence memo provided)
- Commissioner Stites (absence memo provided)

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- SueZanne Bishop (Senior Attorney)
- Irene Caudillo (Mayor's Chief of Staff)

- Dr. Shelley Kneuvean (Chief Financial Officer)
- Angel Ferrara (Director of Parks and Recreation)

1. Call to Order:

Mayor Tyrone Garner called the meeting to order at 7:00 PM. The invocation was led by Apostle Thomas, followed by the Pledge of Allegiance

4. Revisions to Agenda: (Discussion Begins 4:18)

Monica L. Sparks, Unified Government Clerk, announced that the Consent agenda would be heard first before the Mayor's agenda, with any items removed from Consent to be heard after the Mayor's agenda.

6. Consent Agenda: (Discussion Begins 4:34)

Commissioner Bynum requested that item 6.4 (Ordinance Amending Unified Government Code Procedures) be pulled from consent due to discrepancies between the standing committee vote and the packet version.

Item No. 1 – RESOLUTION: INMATE HOUSING AGREEMENTS WITH LINN COUNTY, KANSAS

Item No. 2 – RESOLUTION: COOPERATIVE AGREEMENT BETWEEN THE UNIFIED GOVERNMENT AND LEAVENWORTH COUNTY

Item No. 3 – RESOLUTION/ORDINANCE: MODIFYING ELIGIBILITY PROVISIONS FOR UTILITY/CITY SALES TAX REBATE PROGRAMS

Item No. 5 – APPROVAL: REVISIONS TO HUMAN RESOURCES GUIDE POLICY - TRAVEL, TRAINING & MILEAGE

Item No. 6 – UPDATE: HUMAN RESOURCES GUIDE (PUBLIC SAFETY EMPLOYEES

Item No. 7 – RESOLUTION: RECREATION TRAILS GRANT PROGRAM THROUGH KANSAS DEPARTMENT OF WILDLIFE AND PARKS

Item No. 8 – MINUTES

Item No. 9 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve all remaining items on the consent agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

A request was made by Commissioner Bynum to set aside Item No. 6.4.

Item No. 4 – ORDINANCE: AMENDING UNIFIED GOVERNMENT CODE OF PROCEDURES

This item was addressed separately. Wendy Green, Deputy Chief Counsel, explained that Section 209.B should read "shall" instead of "may" as approved by standing committee.

Commissioner Bynum made a motion to approve item 6.4 with Section 209.B remaining as "shall" as currently written rather than "may". The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

5. Mayor's Agenda:

Item No. 1 – PRESENTATION: COMMISSIONER'S DOTTE PROUD HONOREES (Discussion Begins 13:44)

Irene Caudillo, Mayor's Chief of Staff, presented the Dotte Proud recognition for community businesses and organizations.

Businesses Recognized by Commissioner Bynum:

- Buzz Muffler **(Discussion Begins 15:34)**
- Mema's Old Fashioned Bakery **(Discussion Begins 20:19)**
- Pizza Stop **(Discussion Begins 24:22)**
- Studio Seven Fine Art and Custom Frame **(Discussion Begins 31:00)**

Business Recognized by Commissioner Lopez:

- Windmill Coffee House **(Discussion Begins 13:44)**

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

Item No. 2 – PRESENTATION: MAYOR GARNER HONORS OUR KANSAS CITY, KANSAS SPORTS TEAM (Discussion Begins 44:06)

Sports Teams Recognized by Mayor:

- Kansas City Monarchs Baseball Club **(Discussion Begins 45:06)**
- Kansas Speedway **(Discussion Begins 48:20)**
- Sporting Kansas City **(Discussion Begins 52:26)**

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

Item No. 3 – Proclamation proclaiming November 1, 2025, as Extra Mile Day. (Discussion Begins 1:05:50)

This item was read into the record of the meeting, and no commission action was required.

Item No. 4 – Proclamation proclaiming November 23, 2025, as Strangers Rest Baptist Church 100th Anniversary Day (Discussion Begins 1:06:09)

This item was read into the record of the meeting, and no commission action was required.

Item No. 5 – Proclamation proclaiming November 17, 2025, as Pastor Pearl Pace Day (read in full). (Discussion Begins 1:06:31)

This item was read into the record of the meeting, and no commission action was required. Cecile Salon, daughter of Pastor Pearl Pace, accepted the proclamation on behalf of her family.

Item No. 6 – RESOLUTION: ENSURE THE UNIFIED GOVERNMENT'S FULL COMPLIANCE WITH FEDERAL GRANT REQUIREMENTS (Discussion Begins 1:10:40)

Zee Bishop, Legal Department, presented a resolution to suspend certain code provisions to ensure compliance with federal grant requirements and the current federal interpretation of anti-discrimination and immigration law. She also explained the potential risks of losing approximately $81 million in federal funds and outlined the potential consequences of non-compliance.

Key points:

- $28 million in federal funds spent in 2023, with $81 million projected for 2024-2025
- Programs at risk include: senior meal services, WIC benefits, housing assistance
- False Claims Act enforcement concerns
- Two instances where UG received federal compliance notices

- The Supreme Court case (Students for Fair Admissions v. Harvard) was mentioned
- Federal government using quote: "eliminating racial discrimination means eliminating all of it"
- Over 210 executive orders related to DEI and immigration issues

Commissioner Burns made a motion to approve the resolution. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/2

- Ayes: Kane, Lopez, Burroughs, Townsend, Burns, Garner
- Nays: Davis, Bynum
- Absent: Ramirez, Hill, Stites

Item No. 7 – ORDINANCE: AMENDING ORIGINAL SECTIONS 18-61 AND 18-62 OF THE CODE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (Discussion Begins 2:02:33)

Zee Bishop from the Unified Government Legal Department presented the ordinance to amend sections 18-61 and 18-62 of the Unified Government Code. She explained the proposed change was to modify the mandatory language from "shall" to "may" in provisions related to discrimination prosecution, to provide the legal department more prosecutorial discretion.

Key point:

- Provide prosecutorial discretion
- Align with Kansas Rules of Professional Conduct
- Allow independent legal judgment
- Covers discrimination in private sector, not within Unified Government
- Relates to Chapter 18, Article Three on discrimination

Mayor Garner made a motion to table the item. The motion was seconded by Commissioner Burroughs.

Mayor Garner amended his motion to create a task force with Commissioner Davis and the Legal Department to review the code sections. Commissioner Burroughs declines to second the amended motion.

Mayor Garner rescinded his motion to create a task force. Mayor Garner motioned to table item until Administration and Legal have reviewed the matter. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/1

- Ayes: Kane, Lopez, Burroughs, Davis, Bynum, Townsend
- Nays: Burns
- Absent: Ramirez, Hill, Stites

Mayor left meeting at 9:50 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to meeting at 10:30 PM.

7. Public Hearing Agenda:

Item No. 1 - PUBLIC HEARING/ORDINANCE: MIES WHOLESALE MEATS 6036 SPEAKER ROAD LLC PROJECT (Discussion Begins 2:39:59)

Dr. Shelley Kneuvean, Chief Financial Officer, presented a public hearing for industrial revenue bonds for Mies Wholesale Meats at 6036 Leavenworth Road in the amount not to exceed $17,450,000. She provided a detailed explanation of the private pay bonds structure. Kevin Wempe, Bond Counsel, clarified legal and procedural aspects.

Key Points:

- Company moving from Kansas City, Missouri due to expansion needs
- $17.4 million private investment by Mies Wholesale Meats
    A. Bonds purchased by company
    B. No financial risk to Unified Government
    C. Tax exemption incentives
- The original 2024 public hearing had incorrect school district notice
- Current hearing corrects notification issue

Public Comments:

- **Monica Brady** (Kansas City, Kansas, Wyandotte Economic Development Council) **(Discussion Begins 2:49:46)**
- **Steve Sessions** (Kansas City, Kansas) **(Discussion Begins 2:52:50)**
- **Eva Garcia** (Kansas City, Kansas) **(Discussion Begins 2:55:26)**

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

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

Item No. 2 - PUBLIC HEARING: COMMUNITY IMPROVEMENT DISTRICT FOR THE HOMEFIELD PROJECT #2 (Discussion Begins: 3:33:50)

Kevin Wempe, the bond counsel from Gilmore and Bell, presented the item for the Community Improvement District (CID) for the Home Field Project #2. He explained details about the K1 Speed facility and Hilton Hotel, noting it involves a 2% CID sales tax with a $6.5 million aggregate cap, and will begin in July 2026 with a 22-year maximum term, pay-as-you-go structure.

Key Points:

- K1 Speed: $21 million investment, 55,000 square foot indoor go-kart facility
- Hilton Hotel: $20 million investment

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/1

- Ayes: Kane, Burroughs, Davis, Bynum, Townsend, Burns
- Nays: Lopez
- Absent: Ramirez, Hill, Stites

8. Standing Committee's Agenda:

Item No. 1 - ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (Discussion Begins: 3:40:07)

Commissioner Bynum presented the item on the ordinance amending the levy of transient guest tax. As the chair of the standing committee, she explained the committee's discussions and recommendations.

Alan Carr from Visit Kansas City, Kansas was also invited to speak and provide detailed information about the proposed tax increase. The County Administrator provided context on graduated payment structures. Angel Ferrara, Parks Director, discussed potential capital improvement projects on park systems.

Key Points:

- Current rate: 8% generating $4.76 million projected for 2025
- Four hotels in Kansas City Kansas would have highest rates in region at 2% increase
- Regional competitiveness concerns with hotels already at high tax rates
- Parks as integral part of tourism infrastructure
- World Cup preparation funding needs
- Balance between tourism promotion and community improvements
- Highlighted potential negative impacts on hotel tax rates

Commissioner Davis motioned to increase to 10% and fund 3% to Parks and 3% to Kansas City, Kansas Convention and Visitors Bureau with a two year sunset. The motion was seconded by Commissioner Bynum.

Commissioner Davis substituted his motion to table the item for 30 days to allow the committee of Administration & Human Services to review the language and terms. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

9. Administrator's Agenda:

Item No. 1 - RESOLUTION: BONNER SPRINGS NEIGHBORHOOD REVITALIZATION PLAN (Discussion Begins: 4:32:46)

Resolution approving interlocal agreement for administration of Bonner Springs Neighborhood Revitalization Plan. The County Administrator introduced the item. Megan Gilliland, the Economic Development Manager for the City of Bonner Springs, presented the item for the Bonner Springs Neighborhood Revitalization Plan. She explained the details of their neighborhood revitalization program, which has been in place since 1997 and was seeking a 5-year continuation with the taxing entities. Mayor Tom Stevens of Bonner Springs was present in the audience.

Key Points:

- Bonner Springs has operated NRP since 1997, current plan expires December 2025
- New 5-year program continuation with slight parameter changes

- 75% property tax rebate for residential improvements on incremental value only
- 16 residential and 3 commercial properties participated
- Estimated $3,456 impact to Wyandotte County budget
- Enhanced incentives for 55+ single family homes, decreased incentives for apartments
- Taxing entities involved:
    A. Wyandotte County: 33 mills
    B. Bonner Springs: 38 mills
    C. USD 500: 52 mills
    D. KCKCC: 23 mills

Commissioner Davis made a motion to approve. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 2 - ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR MARSHALLTOWN COMPANY PROJECT (Discussion Begins: 4:37:52)

The County Administrator presented the item for the Marshall Company Industrial Revenue Bonds. He briefly explained that this was a cleanup item following a previously approved development agreement, noting that the company has opened and is operating successfully, and is considering possible future investment in the community. Project Location: 9400 Leavenworth Road

Mayor Garner made a motion for approval with a recommendation to coincide with item 5.6 approved earlier. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 3 - ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR INFINITY WINDOWS/MARVIN LUMBER PROJECT (Discussion Begins: 4:39:51)

The County Administrator presented the item for the Marvin Lumber and Cedar Company LLC Industrial Revenue Bonds. He briefly described it as a cleanup item following a development agreement approved over a year ago, mentioning that the company recently held a ribbon cutting ceremony and is reported to be enjoying its location at 9820 Leavenworth Road in Kansas City, Kansas.

Mayor Garner made a motion for approval to coincide with item 5.6 approved earlier. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 4 - ORDINANCE: TO TERMINATE SPECIAL ASSESSMENTS IN A HOMEFIELD COMMUNITY IMPROVEMENT DISTRICT IN COMPLIANCE WITH A PETITION (Discussion Begins: 4:41:22)

Dr. Shelley Kneuvean, Chief Financial Officer, presented the item to terminate special assessments in the Home Field Community Improvement District. She explained that this was an administrative cleanup item to remove previously approved special assessment authority for Margaritaville, Live Nation, and Atlas Nine, as these venues do not plan to implement.

Mayor Garner made a motion for approval of the ordinance. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Item No. 5 - ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins: 4:42:48)

The County Administrator presented the item for rezoning property located at 13001, 12504, and 12340 Parallel Parkway in Kansas City, Kansas. He noted that the item had been before the commission for three months, and the applicant requested a continuance to the December 4 commission meeting.

Mayor Garner made a motion to accept applicant's request for continuance to December 4, 2025 Board of Commissioners meeting. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 4:44:25)

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

11. Land Bank Board of Trustees Consent Agenda:

Consent Agenda (Discussion Begins: 4:44:25)

Item No. 1: LAND BANK OPTIONS

Item No. 2: LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve the consent agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to adjourn and reconvene as the Board of Health. The motion was seconded by Commissioner Davis. (Discussion Begins 4:54:40)

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

Commissioner Bynum made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Townsend, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM)

The Commission went into recess at 11:50 PM.

The meeting was reconvened at 11:55 PM.

12. Board of Health Agenda

Item No. 1: **QUARTERLY UPDATE: BOARD OF HEALTH (Discussion Begins 4:54:40)**

13. Adjournment: (Discussion Begins 4:54:40)

Commissioner Burroughs moved to adjourn the meeting and made a motion to move the Board of Health presentation to December 4, 2025, Board of Commissioners Meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Davis, Bynum, Garner, Burns, Lopez
- Nays: None
- Absent: Ramirez, Hill, Stites, Kane (left at 11:25 PM), Townsend (did not vote, ZOOM audio was unavailable)

MAYOR GARNER

ADJOURNED THE MEETING AT 11:57 P.M.

November 06, 2025

_____

Monica L. Sparks, CMC

Unified Government Clerk

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

SPECIAL MEETING

Thursday, October 30, 2025
5:30 PM – 6:30 PM

Attendance:

Commissioners Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Burns
- Commissioner Lopez
- Commissioner Stites

Commissioners Absent:

- Commissioner Townsend (absence memo provided)
- Commissioner Ramirez (absence memo provided)
- Commissioner Hill (absence memo provided)
- Commissioner Kane
- Commissioner Davis (absence memo provided)

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)
- Wendy Green (Deputy Chief Counsel)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 5:30 PM.

Notice and Consent to Meeting:

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted on Thursday, October 30, 2025, at 5:30 p.m. in the fifth floor conference room of the Municipal Office Building for an Executive Session relating to consultation with counsel on matters that would be deemed privileged attorney-client communications, such as conversations regarding litigation or claims against the city. The Execution Session portion of the meeting is closed to the public under the Kansas Open Meetings Act.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Motion made by Commissioner Bynum that the Commission convene into Executive Session in the 5th floor conference room for consultation with attorneys which would be deemed privileged regarding risk options related to grants and grant-funded positions as well as an update on a claim and potential litigation regarding the Sheriff's Department for events at the jail, as permitted under the Kansas Open Meetings Act; and that David Johnston, Wendy Green, Casey Meyer, Zee Bishop, and required staff remain as needed to participate in the first discussion, but that only David Johnston, Wendy Green and Casey Meyer remain for the second discussion, and that we reconvene in open session at 6:30 p.m. in the fifth floor conference room.

The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

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

Present for the Executive Session: Bynum, Burroughs, Burns, Lopez, Stites, and Garner, Mayor/CEO; presiding. Staff Present: David Johnston, County Administrator, Wendy Green, Deputy Chief Counsel, SueZanne Bishop, Senior Attorney, Casey Meyer, Senior Counsel, Renee Rameriz, Director of Human Resources, Shakeva Christian, Manager, Human Resources, Reginald Lindsey, Budget Director, Shelly Kneuvean, Chief Financial Officer and Alan Howze, Assistant County Administrator.

Mayor Garner reconvened the Special Meeting at 6:30 p.m.

Adjournment:

Commissioner Burns made a motion to adjourn. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

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

MAYOR GARNER ADJOURNED

THE MEETING AT 6:30 p.m.

_____

Monica L. Sparks
Unified Government Clerk

MLS

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

BOARD OF COMMISSIONERS

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

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

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MINUTES

SPECIAL MEETING

Thursday, November 20, 2025
5:04 PM – 6:32 PM

Attendance:

Commissioners Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Burns
- Commissioner Lopez
- Commissioner Townsend

Commissioners Absent:

- Commissioner Ramirez (absence memo provided)
- Commissioner Kane (absence memo provided)
- Commissioner Hill (absence memo provided)
- Commissioner Stites (absence memo provided)
- Commissioner Davis (absence memo provided)

Legislative Delegation Present:

- Senator Pat Petty, District 6
- Senator Jeff Klemp, District 5
- Representative Lynn Melton, District 36
- Representative Carolyn Caiharr, District 33 (left at 6:04 pm)
- Representative Melissa Oropeza, District 37
- Representative Pam Curtis, District 32

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Shelly Kneuvean (Chief Financial Officer)
- Paul Davis (Unified Government Lobbyist)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 5:04 PM.

Notice and Consent to Meeting:

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted on Thursday, November 20, 2025, at 5:00 p.m. in the fifth-floor conference room of the Municipal Office Building for discussion of the draft UG State Legislative Agenda.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

The legislative agenda was introduced by Assistant County Administrator Alan Howze, who explained its development, and then Paul Davis, the Unified Government Lobbyist, began walking through the agenda items with the group. (**Discussion begins 08:17**)

The agenda items covered in the meeting included:

- Medicaid expansion and related funding (**Discussion begins 11:04**)
- Flexibility for local government revenue sources (including earnings tax and property tax relief) (**Discussion begins 13:12**)
- Property tax issues, appraisal process, and potential reforms (**Discussion begins 16:44**)
- Infrastructure needs, especially bridges (Central Avenue, Kansas Avenue, 18th Street, Turner Diagonal) (**Discussion begins 44:19)**
- Childcare access and funding (**Discussion begins 1:01:05**)
- Prevailing wage and local control over public project wages (**Discussion begins 1:01:43**)
- Funding for mental health and substance abuse services (**Discussion begins 1:02:10**)
- Housing needs and tax credits (including LIHTC and senior housing) (**Discussion begins 1:02:49**)
- STAR bonds and economic development tools (**Discussion begins 1:08:45**)
- Public education funding and school finance formula (**Discussion begins 1:11:37**)
- Legalization and decriminalization of cannabis (**Discussion begins 1:14:04**)
- Funding for combined sewer and storm water infrastructure (**Discussion begins 1:14:51**)
- Funding for motor vehicle services and county treasurer's office (**Discussion begins 1:16:28**)
- SNAP benefits and support for low-income residents (**Discussion begins 1:17:56**)
- Illegal dumping and tire disposal enforcement (**Discussion begins 1:18:30)**

Adjournment (Discussion begins 1:28:21)

Commissioner Bynum made a motion to adjourn. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

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

MAYOR GARNER ADJOURNED

THE MEETING AT 6:32 p.m.

_____

Monica L. Sparks, CMC
Unified Government Clerk

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

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

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

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: October 30, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

Weekly Business Material for October 24, 2025 – October 30, 2025

1. **COMMUNICATIONS:**
   - Water District No. 1 of Johnson County Polling Place Listing – November 4, 2025.
   - Water District No. 1 of Johnson County Water Revenue Bonds, Series 2025.

.

Action: Received and filed.

2. **CLAIM FOR DAMAGES:**
   - Charter Communications, Littleton, CO, alleging personal property damage to personal property on 07/31/2025.

Action: Received and filed. Copies previously forwarded to Legal

3. **CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:**
   - 2Hot2Handle BBQ KC LLC
   - ABC Tire LLC
   - Blue Valley Signs LLC
   - Brightview Landscapes LLC
   - Cartwright Tree Care
   - Hell's Gate LLC
   - J & M Displays Inc
   - Kool Tacos LLC
   - Locked Arms Security, LLC
   - Miracle Signs, Inc.
   - ODMS, Inc.
   - QuikTrip Corporation
   - The Sign Guy KC LLC
   - Simmons Security & Protection Services Inc.
   - Syl's Soul Food & Potato Grill LLC
   - Titan Protection & Consulting Inc
   - Wald and Company, Inc.
   - WHC KCT, LLC

Action: Referred to License.

4. **TRAVEL REQUESTS:**
   - JoEllen Garcia, Clerk's Office, travel to Topeka, KS, from 09/18/2025 through 09/18/2025, to attend Working with Abstracts, Employee Training & Travel.
   - Deborah Headrick, Clerk's Office, travel to Topeka, KS, from 03/19/2025 through 09/18/2025, to attend New Clerks Training & Property Value Division Tax Levy PVN, Employee Training & Travel.

- Brandy Wells, District Attorney's Office, travel to Philadelphia, PA, from 03/06/2026 through 03/12/2026, to attend NFPBA, Employee Training & Travel.

Action: Approved by Administrator's Office and received and filed.

5. FIREWORKS DISPLAY APPLICATION:

- Evenergy for University of Kansas Hospital Authority C/O, Branden Connolly, Kansas Speedway, 400 Speedway Blvd., Kansas City, KS 66111.

Action: Referred to License.

6. APPLICATIONS FOR CMB LICENSE (PKG):

- AB State Inc, William W Hutton, d/b/a 7-Eleven Store #38574, 7552 State Ave, Kansas City, KS 66112.
- AB United Inc, William W Hutton, d/b/a 7-Eleven Store #36101, 4431 Shawnee Dr, Kansas City, KS 66106.
- Green Light 838 LLC, William Hutton, d/b/a Green Light, 838 S 7th St, Kansas City, KS 66105.
- Three Star Company Inc, William W Hutton, d/b/a 7-Eleven Store #13245, 2500 Central Ave, Kansas City, KS 66102.

Action: Referred to License.

7. APPLICATION FOR DRINK. EST./PUBLIC VENUE:

- Willie Kanippie LLC, William W Hutton, d/b/a Johnnie's on 7th, 55 S 7th St, Kansas City, KS 66101.

Action: Referred to License.

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

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

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

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: November 13, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

1. **CLAIM FOR DAMAGES:**
   - Regina Byers, Kansas City, KS, alleging overcharging on wastewater from 2010 to present.
   - Bianca Guillen, Kansas City, KS, alleging damage to personal vehicle on 09/07/2025.
   - Christine Perez, Kansas City, KS, alleging personal injury on 09/24/2025.
   - Carol Pierce, Kanss City, KS, alleging personal injury on 09/20/2025.
   - Shontil Simmons, Kansas City, KS, alleging personal injury on 06/05/2025.
   - Jim Worthy, Kansas City, KS, alleging damage to personal vehicle on 09/23/2025.

   Action: Received and filed. Copies previously forwarded to Legal

2. **SUMMONS:**
   - Deshon Jamison v Seranac Todor et all, Case No WY-2025-CV-000942.
   - Tscher Manck v Unified Government of Wyandotte County and Kansas City Kansas et al, Case No WY25-CV-935.
   - Domonique Moore v Unified Government of Wyandotte County and Kansas City Kansas et al, Case No 2:25-CV-02626.
   - Cedric Warren v Unified Government of Wyandotte County and Kansas City Kansas et al, Case No 25-CV-02625.

   Action: Received and filed. Copies previously forwarded to Legal

3. **TRAVEL REQUESTS:**
   - Raymond Nunez, KCKPD/Bureau of Investigations, travel to College Station, TX, from 12/08/2025 through 12/12/2025, to attend Enhanced Incident Management, Employee Training & Travel.
   - Angel Silvestre, KCKPD/DEA TFO Group 41, travel to St. Louis, MO, from 11/03/2025 through 11/04/2025, to attend Pharmaceutical Takeback Initiative, Employee Training & Travel.
   - Crystal Sprague, Performance and Innovation, travel to Reston, VA, from 11/11/2025 through 11/13/2025, to attend ACT-IAC Summit 2025 CX, Employee Training & Travel.

   Action: Approved by Administrator's Office and received and filed.

5. **APPLICATION FOR DRINK. EST./PUBLIC VENUE:**
   - Mason Jar LLC, Clifford Dale, d/b/a Mason Jar, 941 N 74th Dr, Kansas City, KS 66112.

   Action: Referred to License.

CONSENT AGENDA NO. _____

Unified Government Clerk's Office

Monica Sparks, CMC
Unified Government Clerk

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

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

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: November 20, 2025

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BM

1. **PUBLIC NOTICE:**
   - Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on November 4, 2025, at Alandon Tow Service.

   Action: Received and filed.

2. **CLAIM FOR DAMAGES:**
   - Shontil L. Simmons, Kansas City, KS, alleging personal injury on 6/5/2025.

   Action: Received and filed. Copies previously forwarded to Legal.

3. **SUMMONS:**
   - Nebraska Furniture Mart, vs. Abigail Mautino, Case No. WY-2025-LM-007852.
   - Durayle Jackson, vs. Emmit Lockridge, et al., Case No. 25-3013-JWL.

   Action: Received and filed. Copies previously forwarded to Legal.

4. **APPLICATIONS FOR CMB LICENSE (PKG):**
   - SMJ Inc., Josephine Fitzgerald, d/b/a Fast Stop #12, 945 S 55th St., Kansas City, KS 66106.
   - CITGO Food Store, Joseph Hostetler, d/b/a CITGO Food Store, 50 S 10th St., Kansas City, KS 66102.
   - M and H Mart Inc, Wanda Gibbs, d/b/a Quick Mart, 2406 S 51st St., Kansas City, KS 66106.

   Action: Referred to License.

5. **APPLICATIONS FOR CMB LICENSE (OP):**
   - Pizza Stop South Inc, Ruth Addie, d/b/a Pizza Stop, 7541 Leavenworth Rd., Kansas City, KS 66109.
   - Wyandotte County Corkhouse, William Hutton, d/b/a Wyandotte County Corkhouse, 509 Armstrong Ave., Kansas City, KS 66101.
   - Catalina Partners LLC, William Hutton, d/b/a Slap's BBQ, 553 Central Ave., Kansas City, KS 66101.

   Action: Referred to License.

6. **APPLICATIONS FOR DRINK EST./PUBLIC VENUE:**
    - Rincon Tarasco LLC, Myrna Garcia Sierra, d/b/a Playa & Mezcal Mexican Seafood, 4601 Shawnee Dr., Kansas City, KS 66106.

    Action: Referred to License.

7. **APPLICATIONS FOR MASSAGE THERAPIST:**
    - Naomi Peterson, Chateau Avalon, 701 Village West Pkwy., Kansas City, KS 66111.

    Action: Referred to License.

8. **APPLICATIONS FOR PRIVATE SECURITY:**
    - QuikTrip Corporation., D/B/A QuikTrip Corporation, 4705 S 129th E Ave., Tulsa, OK 74134.
    - Loomis Armored US, LLC, D/B/A Loomis Armored US, LLC, 1403 Fairfax Trafficway Ste. 500, Kansas City, KS 66115.

    Action: Referred to License.

Tracking ID: 211303

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Shakeva Christian, Manager schristian@wycokck.org x5661	Human Resources

AGENDA ITEM #8.7.

RESOLUTION: AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 3475 (ADDED PER AGENDA UPDATE)

BACKGROUND

Adoption of a resolution approving the Memorandum of Understanding with the American Federation of State, County, and Municipal Employees, Local 3475, for the period from January 1, 2025 through December 31, 2027.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

AFSCME Resolution for MOA 2025-2027, AFSCME MOU 2025 - 2027 for 12-4-25 Commission

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

That the County Administrator of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of the Unified Government of Wyandotte County/Kansas City, Kansas, and the Unified Government Clerk is hereby authorized and directed to attest the signature of said County Administrator and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government to the Memorandum of Understanding between the Unified Government of Wyandotte County/Kansas City, Kansas, and American Federation of State, County, and Municipal Employees, Local No. 3475, for the period from January 1, 2025 through December 31, 2027.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ___ DAY OF _____, 2025.

_____
Mayor/CEO

ATTEST:

_____
Unified Government Clerk

Approved as to Form:

_____
Angela Lawson
Chief Counsel

MEMORANDUM OF AGREEMENT

Between

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

and

AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES AND LOCAL NO. 3475 OF MISSOURI/KANSAS STATE COUNCIL NO. 61

JANUARY 1, 2025 - DECEMBER 31, 2027

KANSAS CITY – LOCAL 3475
MEMORANDUM
2025-2027

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DEFINITIONS

Administrator:	Administrator of the Unified Government of Wyandotte County, Kansas City, Kansas.
A.F.S.C.M.E.:	American Federation of State. County, and Municipal Employees, Local No. 3475 of A.F.S.C.M.E. Missouri/Kansas State, Council No. 61.
Department:	A Department of the Unified Government of Wyandotte County, Kansas City, Kansas.
Division:	A Division of the Unified Government of Wyandotte County, Kansas City, Kansas.
Employee:	A member of the bargaining unit herein as certified by the Kansas Public Employer-Employee Relations Board.
Employer:	Unified Government of Wyandotte County, Kansas City, Kansas.
Gender:	The parties agree that this Collective Agreement should contain gender neutral language throughout. Any provision in this Collective Agreement, which is expressed in terms of a specific gender, shall apply equally to all employees covered by this Agreement regardless of their gender.
Immediate Supervisor:	The person directly above the employee in the chain of command.
Memorandum:	The Memorandum of Agreement between Unified Government of Wyandotte County, Kansas City, Kansas and A.F.S.C.M.E. on behalf of the recognized bargaining unit members.
Part-Time A Employee:	An employee who works at least a 30-hour week, year round.
Part-time B Employee:	An employee who works less than a 30-hour week, year round.
H.R.G.:	The Unified Government's Human Resource Guide.
P.E.R.B.:	Kansas Public Employer-Employee Relations Board.
Regular Employee:	Unified Government employee who has successfully completed his probationary period and who regularly works a forty hour week on a year-round basis.
Regular Vacancy/ Position:	Any non-seasonal year-round position.
UG:	The Unified Government of Wyandotte County/Kansas City, Kansas

Union: American Federation of State, County and Municipal Employees, Local No. 3475 of Missouri/Kansas State, Council No. 61.

MEMORANDUM OF AGREEMENT

ARTICLE 1 – PREAMBLE

§ 1.1 Preamble

This Memorandum of Agreement is entered into by and between the Unified Government of Wyandotte County/Kansas City, Kansas, hereinafter referred to as the "UG" or "Employer" and Local No. 3475 of Missouri/Kansas State Council No. 61, American Federation of State, County and Municipal Employees, hereinafter referred to as the "Union."

It is the purpose of this Memorandum to achieve and maintain harmonious relations between the Employer and the Union; to provide for equitable and peaceful adjustment of differences that may arise, and to establish proper standards of wages, hours and other conditions of employment.

ARTICLE 2 – RECOGNITION

§ 2.1 Recognition

The Employer recognizes the Union as the exclusive bargaining representative for the employees of UG as set forth in Kansas Public Employer-Employee Relations Board Unit Determination Case No. 75-UDC-lA-lB-lC-1987, dated July 14, 1987, as amended by agreement of the parties or further order of PERB.

§ 2.2 Part-Time Employees

If a part-time employee works 40 hours or more for a six-month period, the Union may request in writing and the Unified Government shall then consider whether such position shall be created as a full-time position. Seasonal employees are not included herein. Part-time employees who work more than 40 hours in a given work week shall be paid overtime or receive compensatory time at the rate of one and one-half times their base hourly rate.

§ 2.3 New Positions

When any new regular employee job classification is created in UG which classification is not contained in any other UG bargaining unit, the UG will notify the Union. If UG and Union agree that the classification is included in this bargaining unit the rate of pay for said classification shall be subject to the meet and confer process.

§ 2.4 Working Out of Classification - Duties/Pay

Except for Juvenile Detention Officers, regular employees routinely performing the duties and responsibilities of a higher paid job classification for five (5) consecutive workdays, shall be compensated at the rate of pay of the higher rated job classification beginning on the second (2^{nd}) consecutive workday. The appropriate supervisor shall make a determination of what is required for bargaining unit employees to become certified and fully qualified in higher rated job classifications within the employee's division, department or unit to which the employee may be assigned to work. Employees performing the step up duties of a supervisory position shall be compensated at the first step within that salary range which would provide an increase to the employee.

§ 2.5 Job Audits

The UG shall provide, upon written application on the UG approved form and with the appropriate supervisor's approval, a review of an employee's classification in accordance with the provision of UG's Human Resource Guide in effect at the time of the request. The UG's initial response to the employee's written request will be provided in writing to the employee and the Union within 45 days. From the time the audit is granted the UG shall have 110 days to complete the audit.

§ 2.6 Orientation

UG shall make every reasonable effort to provide new employees with an orientation program within a reasonable period of time after initial employment. New bargaining unit employees shall be informed of the Union's representation and the identity of the designated Union representative who may provide further

information. UG shall also distribute to new bargaining unit employees informational packets about the Union, which packets shall be prepared, printed and delivered by the Union to the UG Human Resources Department. UG shall provide to the Union quarterly, a list of all current AFSCME covered employees and the department they are placed in, upon union's request. UG will make a reasonable effort to provide the requested within a reasonable time frame.

ARTICLE 3 – NON-DISCRIMINATION

§ 3.1 Discrimination Prohibited

Neither UG nor the Union shall discriminate against an employee covered by this Memorandum in a manner which would violate any applicable laws because of age, ancestry, color, disability, ethnicity, gender, gender identity or expression, genetic information, HIV/AIDS status, military status, national origin, pregnancy, race, religion, sex, sexual orientation, or veteran status, or any other bases under the law.

§ 3.2 Union Membership or Activity

Neither UG nor the Union shall interfere with the right of employees covered by this Agreement to become or not become members of the Union, and there shall be no discrimination against any such employees because of lawful Union membership or non-membership or exercise of their rights under this Memorandum.

§ 3.3 Union Fair Representation

The Union recognizes its responsibility as bargaining representative and agrees fairly to represent all employees in the bargaining unit.

ARTICLE 4 – UNION/UG COOPERATION-MANAGEMENT RIGHTS

§ 4.1 Union/UG Cooperation

The Union and UG have entered into this Memorandum for the purpose of facilitating the peaceful adjustments of differences that may arise from time to time and to promote harmony and efficiency to the end that the employees, UG and the general public may mutually benefit. Consistent with the general purpose, the Union recognizes that an obligation rests upon each employee to render honest, efficient and courteous service

to UG and its citizens. The Union and UG agree to cooperate in efforts to strengthen the good will between UG and the general public.

The Union and UG recognize the need for improved methods in providing services to the citizens of UG and agree to cooperate in the installation of such methods, in suggesting improved methods, in the education of its members and in the necessity for such changes and improvements.

§ 4.2 Management Rights

It is the intention of the parties hereto that UG retain each and every right and privilege it ever had except insofar as it has, by this Memorandum, agreed to specific limitations thereon.

The exclusive rights of the UG shall include, but are not limited to, its right to determine the qualifications of its employees; to establish or continue policies, practices and procedures for the conduct of UG and to change or abolish such policies, practices or procedures; to introduce new or improved methods, equipment or facilities; to discontinue processes or operations or to discontinue their performance by employees; to select, determine and schedule the number and type of employees required; to assign work to such employees in accordance with the requirements determined by UG; to establish and change work schedules; to determine the facts of lack of work; to direct the work of its employees; to hire, promote, demote, transfer, assign and retain employees in positions within the public agency; to discipline, suspend or discharge employees for just cause; to maintain the efficiency of the governmental operation; to lay off employees; to take actions as may be necessary to carryout the mission of UG in emergencies; to determine the methods, means and personnel by which operations are to be carried on; to develop standard operating procedures, Rules of Discipline and Rules and Regulations not in conflict with this Memorandum; to establish and maintain reasonable standards for wearing apparel and personal grooming and all other prerogative and responsibilities normally inherent in management of UG which are not in conflict with specific provisions of this Memorandum.

All management rights, power, authority and functions other than those relinquished by the UG in this Memorandum shall remain vested exclusively in UG.

§ 4.3 Labor Management Committee

A. Department Labor Management Meetings

Each department will handle their own Labor Management Meetings. The Union and the Employer mutually agree to have labor management meetings to solve issues in the workplace. Union will give a two (2) weeks' notice of intent to meet. The notice shall be provided to the department head and the Director of Human Resources. Both parties will set a date that is mutually agreed upon. The agenda items will be provided at least 7 calendar days prior to the meeting.

B. Purpose of Meetings

The purpose of meetings shall be to:

1. Establish an effective employer-employee relationship;
2. Discuss the administration of this Agreement;
3. Disseminate information of interest to the parties; and,
4. Discuss other items as mutually agreed prior to the meeting.

The committee shall have no authority to change, delete or modify any of the terms of the existing Memorandum of Agreement nor to settle any grievances arising under the Agreement. Action taken by the committee would be non-binding upon the Union and the Employer.

C. Informal Meetings

Nothing in this Article precludes the Employer and its designees from meeting with employees, Union Stewards or other designated Union representatives on an informal basis.

ARTICLE 5 – PROBATIONARY PERIOD

There are two classifications of probationary periods for employees. The first is applicable to new hires and the other is employees who have been promoted to or transferred to other bargaining unit classifications.

§ 5.1 New Hires

New employees shall be considered Probationary Employees for the first six (6) months of their employment, unless extended in writing by mutual agreement of the UG and the Union. Any interruption of

employment (leave, sickness, etc.) in excess of five (5) cumulative days during the probationary period shall not be counted as part of the probationary period. During this probationary period, an employee shall be given instruction as to the duties of the position to which he is assigned. A general outline of his job duties for his new position shall be provided.

Probationary employees may be discharged at the sole discretion of UG without recourse to the provisions of this Memorandum. Probationary employees shall not accrue seniority until the completion of their probationary period. Upon the completion of their probationary period, the employee's seniority date will be measured from their date of hire as provided in Article 6.

§ 5.2 Promotions, Demotions and Job Changes

An Employee who receives a promotion, demotion or job change to another job classification within this bargaining unit shall serve a probationary period of ninety (90) calendar days in such classification, unless extended by mutual written agreement between UG and the Union, before such appointment becomes permanent. During this period the employee shall be given instruction as to the duties of the position to which he is assigned. An employee who does not satisfactorily perform his duties or who is dissatisfied with his new position may be returned to his former position at any time within the ninety (90) calendar day period at the discretion of the UG. If his former position is no longer vacant, the UG shall make a reasonable effort to place the employee in a vacant position most equitable in pay to the former position held by the employee and for which the employee is qualified elsewhere in UG.

ARTICLE 6 – SENIORITY AND JDO BIDDING

§ 6.1 UG Seniority

UG seniority shall be measured by continuous service as an employee of UG, the County or the City. This service shall be measured from the date of last hire. Seniority shall be broken by discharge, resignation, retirement, layoff in excess of twelve (12) months, permanent disability, suspensions of thirty (30) days or more if the employee is called back to work from layoff and does not report for work within fourteen (14) calendar days, failure to return to work at the expiration of any approved leave of absence, vacation or disciplinary

layoff. In case of disputes concerning seniority, the Employer's records shall govern this measurement. In the event seniority is the same, the senior employee shall be determined in inverse alphabetical order by the last name of the employee as such last name appears on UG's payroll records. Temporary or part-time employees shall not accumulate nor exercise any seniority rights except part-time employees shall accumulate seniority in relation only to other part-time employees concerning layoffs and bidding for part-time positions. UG seniority will be utilized as indicated in this Memorandum.

§ 6.2 Seniority Lists

The Union will be provided with a seniority list annually. Said list shall be provided to AFSCME business agent. Seniority lists shall contain the name of the employee, classification, position number and seniority date. In the event an employee believes an error has been made as to his position on the seniority list, he shall notify Human Resources in writing within five (5) calendar days of the list's posting. Employees who were previously employed by Wyandotte County who accrete to this bargaining unit shall have their seniority (last date of hire) dovetailed within the bargaining unit's then existing seniority list. Upon request, the President, or his/her designee, may obtain an updated seniority list from the Human Resource Director.

ARTICLE 7 – PROMOTIONS AND RECRUITMENT

§ 7.1 General

A. It is understood and agreed that it is the responsibility of the Employer to determine the size of the work force, to declare job opportunities available and to determine relative qualifications, including ability, education and experience of employees applying for a vacant position.

B. In order to qualify for a regular promotion, an employee must be able to immediately perform the job and must have been properly tested or certified where necessary.

C. Employees may apply for UG positions outside of the bargaining unit.

§ 7.2 Regular Vacancies

A. Determination to Fill

When any regular job vacancy exists in a bargaining unit position, UG may determine within forty-five (45) days from the declaration of the vacancy by UG, whether such position shall be filled. When such determination to fill the position is made, the Union shall be notified of same. If it is determined that the position is to be filled, it shall be posted within fifty (50) working days from the determination to fill it or within a reasonable time thereafter. However, even if the Employer initially determines not to fill a position, the Employer expressly reserves the right at any later time, to determine that such position should be filled and may then post the same for applications.

B. Procedure to Fill

If the Employer determines that a position is to be filled, the following procedure shall govern:

1) Such job vacancies shall be posted not less than seven (7) calendar days along with information relating to the qualifications required for the position and the department to which the position is assigned.
2) Employees desiring to apply for a job vacancy may do so by being qualified and/or certified and submitting a completed job application to Human Resources within the posting period.
3) Such vacancies shall be awarded to the best qualified applicant considering the applicant's training, tests scores, education, experience, performance and ability as long as such selection does not contravene any affirmative legal responsibility placed upon UG, and if all qualifications are equal, then UG seniority shall control in selection of the employee to fill the job vacancy.

§ 7.3 Filling Vacancies

Consistent with UG's equal employment opportunity statements, as amended from time to time, such amendments shall be provided to the Union in a timely manner, it is agreed that when reasonable vacancies occur in positions within the bargaining unit they shall be filled by the promotion or selection of the best qualified employees. However, nothing herein shall prohibit the Employer from advertising for applicants for bargaining unit positions, which positions, within UG's determination, require special education, training,

ability, experience or certification, or for positions which have been posted and remain unfilled due to lack of qualified applicants.

ARTICLE 8 – LAYOFFS, RECALL AND POSITION ELIMINATION

§ 8.1 Notice of Layoff

When it is determined that a reduction in force is necessary, UG will notify the Union and affected employees of the impending layoff and the date thereof. In the event the UG decides to permanently eliminate a vacant position the Union shall be notified prior to the elimination.

§ 8.2 Layoff

A. Layoffs or job displacement due to reduction in force shall be made according to UG seniority, by job, classification or within a classification's line of progression. Senior employees within that classification line of progression may displace the most junior employee in their classification or line of progression provided further, the bumping employee is immediately capable of performing the duties of the new position within an eighty (80) working hour orientation period. UG shall provide a written evaluation at the conclusion of the orientation period. The displaced and most junior employee within the classification line of progression shall have no displacement rights, but shall possess recall rights set forth in § 8.3 except that if the former position of a laid off employee, whose seniority was not severed is recreated, that employee shall be given the right of first refusal to be recalled back to that position. If the employee refuses, then the seniority is immediately severed.

B. No regular employee in the bargaining unit shall be laid-off as long as there are probationary employees working in the affected classifications.

C. Nothing in this Memorandum shall prohibit the employer from entering into discussions of alternatives to layoffs with the Union.

§ 8.3 Recall Rights

A. The order of recall shall be governed by the employee's qualifications and UG seniority within his former job classification.

B. Notification of recall shall be given by the UG by certified mail, return receipt requested, to the recalled employee at his last address furnished to UG.

C. Within ten (10) calendar days after such notice is postmarked, the employee must advise Human Resources whether he accepts such reinstatement. Any recalled employee who fails to notify Human Resources within ten (10) calendar days, as outlined above, shall forfeit all seniority rights and opportunities for future recall. The next qualified employee on the appropriate seniority list may be notified of the opening and the above procedure shall be repeated until the vacancy is filled. If no qualified employee remains on the appropriate seniority list to fill the vacancy, then the vacancy may be filled by new hires.

D. An employee recalled shall report to work within fourteen (14) calendar days after indicating his willingness to accept reinstatement. If the employee fails to report within such time, he shall forfeit all seniority rights and all future recall rights.

E. UG shall provide the Union with the names of regular bargaining unit employees recalled from layoffs.

ARTICLE 9 – WORK PERIODS

§ 9.1 General

UG has the management right to change the hours of work shifts or work periods and to institute new work shifts or periods. The employer will make reasonable efforts to notify the designated Union representative of major changes in work shifts or work periods in advance of such changes. When new permanent work shifts are created, employees within the affected units and employee classifications may express their desire to be assigned to any new permanent work shift within their unit and classifications. If the employees are immediately qualified to perform the duties of the position, then seniority shall be used in assigning employees to such new permanent work shifts within the appropriate unit and job classification.

§ 9.2 Standard Work Week

The standard work week for regular employees shall be forty (40) hours, within a consecutive seven (7) day period with two (2) consecutive days off, except where operational needs require otherwise. The standard work period may be varied where operational needs require otherwise. Employees shall be advised of any changes in the beginning of their standard work week.

§ 9.3 Standard Work Day

A standard work day for regular employees shall consist of eight (8) consecutive hours in a twenty-four (24) hour period, except for a thirty (30) or sixty (60) minute intermission for lunch as provided in § 9.4 and except where alternative work schedules have been assigned.

§ 9.4 Meal Period

Each employee whose work hours cover a nine (9) hour period (e.g. 8:00 a.m. to 5:00 p.m.) shall be entitled to a sixty (60) minute meal period. Each employee whose work hours cover an eight and one-half (82) hour period (e.g. 8:30 a.m. to 5:00 p.m.) shall be entitled to a thirty (30) minute meal period.

§ 9.5 Rest Periods

Employees will be allowed not to exceed two (2) fifteen (15) minute rest breaks (one in the morning and one in the afternoon), or an equivalent amount of time, per normal working day. Employees working more than the standard eight (8) hour work day shall be entitled to an additional fifteen (15) minute break for each four (4) hours worked. Designation of rest break times and locations shall be at the supervisor's discretion. Rest breaks shall not be taken in conjunction with the employee's lunch period, except at the request of the employee's supervisor.

§ 9.6 Alternative Work Schedules

The employer agrees that it will investigate possible alternative work schedules, when deemed appropriate.

§ 9.7 Tardiness or Failure to Punch Time Card

A. Employees reporting late for work, i.e., unprepared to begin their work at the beginning of the scheduled shift, or failing to punch their time card will be disciplined according to the following schedule:

1 to 8 minutes late – no penalty, except as provided in paragraph (B) herein.

After 8 minutes late, docked for time actually missed.

B. Employees who are tardy or fail to punch their time card three (3) times in a twelve consecutive month period shall be classified as habitual offenders of being tardy for work. After the third tardy, the employee will be advised in writing that any further tardies or failure to punch time clock are subject to discipline as set forth below, in addition to the provisions of section A above:

Fourth offense in consecutive 12 month period: written warning.

Fifth offense in consecutive 12 month period: 1 day suspension without pay.

Sixth offense in consecutive 12 month period: 3 day suspension without pay. Seventh offense in consecutive 12 month period: Termination.

C. Supervisor(s) have discretion to excuse tardiness on a case by case basis. The supervisor(s) decision on whether to excuse the tardiness or failure to punch the time clock is final and is not subject to any grievance procedure or other review. However, any discipline imposed as a result of the tardiness or failure to punch the time clock is subject to the grievance procedures in this contract.

ARTICLE 10 – OVERTIME

§ 10.1 Overtime

All employees shall receive one and one-half (1 ½) times their actual hourly rate of pay or compensatory time for work performed in excess of forty (40) hours in a given work week. Compensatory time may be accrued, up to a maximum of two hundred forty (240), in lieu of overtime payment at the employee's election with approval by the appropriate supervisor. Use of compensatory time shall be authorized by a written request by an employee and written approval by the immediate supervisor and Department head. Overtime shall only be time actually worked and when approved by UG. Provided that, for purposes of overtime calculations, the hours

taken by an employee as a holiday (§§ 18.1, 18.2, 18.3), worked during a holiday (§ 18.4) or vacation (Article 17), except as provided in § 17.7 herein, shall be considered as hours worked within a given work week.

§ 10.2 Duty to Perform

Employees are required to work reasonable amounts of overtime when requested by the employer. In cases of emergency, as determined by the appropriate supervisor, employees are required to remain fit to perform and work overtime as requested and are subject to discipline for any refusal to do work. When notified by their supervisor during their normal work shift that they may be called for overtime during their non-working hours, employees must be available to answer and respond to notice from UG to work overtime. Any employee who refuses work or does not maintain fitness for duty for such an overtime work assignment may be subject to discipline.

§ 10.3 Distribution of Overtime

To the extent reasonable, overtime will be distributed as equally as possible among regular employees of the same bargaining unit that are trained to perform the job duties.

Qualified employees may volunteer to work overtime by placing their name on the appropriate overtime list. These lists shall be posted every quarter by the appropriate Division for sign up purposes. Each list will be exhausted before returning to the top person on the list, except when new lists are issued.

In addition to the volunteer list each Department/Division will maintain a forced overtime list. Employees will be placed on the list in the order of inverse seniority. When the employer determines that overtime is needed and no volunteers can be garnered then the employer will utilize the forced overtime list starting from the top down. Once an employee has worked forced overtime their name will fall to the bottom of the forced overtime list.

Except in cases of emergencies no employee will work more than 20 hours of forced overtime, inclusive of any scheduled overtime, in a standard work week. There shall be no limit on voluntary overtime.

§ 10.4 Overtime Credits

Employees shall receive overtime credits in one-quarter (1/4) hour increments. Any time an employee is assigned and works at least eight (8) minutes of a worked quarter (1/4) hour of overtime, he shall be credited with one quarter (1/4) hour at the appropriate overtime rate.

§ 10.5 Overtime Call In/Back Time

A. Vacation Period or Regularly Scheduled Day Off

When an employee is called in to work during his vacation or one of his regular days off, then he shall receive a minimum of two (2) hours pay at his regular straight time rate from the time he arrives at his work.

B. Regularly Scheduled Work Day

When an employee is called back in to work, in order to perform work assigned by the UG, after his regular working hours and after he had left his last work site or been released at the conclusion of his regular work day, then he shall receive a minimum of two (2) hours pay at his regular straight time rate from the time he arrives at his work. Employees that are called back in to work on a UG Holiday will receive double time for actual hours worked as indicated in section 18.4, "Work on a Holiday."

ARTICLE 11 – DISCIPLINE

§ 11.1 General

The Union recognizes that UG has the responsibility for maintaining discipline and the efficient and orderly operation of the various Divisions and Departments of UG. Accordingly, the authority to discipline employees is vested exclusively in the appropriate Divisions or Departments. However, the appropriate Directors or Supervisors may, from time to time, delegate this authority to subordinate supervisors. Employees, excluding probationary employees, shall only be disciplined or discharged for just cause. Discipline or discharge for just cause shall include, but shall not be limited to, discipline or discharge for violation of the UG's Human Resource Guide, Ethics Code and Safety Rules. Consistent with other provisions of this Article, UG's rules, as may be modified from time to time by UG, shall recognize, when appropriate, corrective

discipline, and shall be followed as the appropriate discipline for the specified violations. UG shall provide to the Union a copy of UG's Rules reflecting the disciplinary policy of UG and all modifications or amendments thereto within 21 days. Violations which are not specified shall be subject to discipline within UG's discretion.

§ 11.2 Imposing Discipline

A. Discipline shall be imposed within fifteen (15) calendar days after UG is aware of the event or action giving rise to the discipline, unless UG deems it necessary to extend this time for purposes of conducting and/or completing its inquiry or investigation concerning the alleged act(s). A full explanation of this necessity shall be given to the affected employee and, if requested, to the Union following the imposition of discipline.

B. When disciplinary action is taken, the employee shall be advised of the nature of the offense and the discipline being administered. Such notice shall be placed in writing as soon as reasonably practicable. If discipline other than a verbal warning is to be imposed, the employee may request that his Union steward be present.

C. The severity of the discipline imposed shall be consistent with the offense committed and may include the following:

1. Verbal Warning
2. Written Reprimand
3. Suspension
4. Discharge

§ 11.3 Forfeiture of Benefits and Rights

Employees who are terminated for just cause shall forfeit all employment benefits and rights, except accumulated vacation days, retirement benefits in accordance with applicable law and any accrued wages.

§ 11.4 On-the-Job Injury

An employee shall report to their superior any on-the-job injury immediately after becoming aware of the injury. An employee who does not report any on-the-job injury after becoming aware of the injury within 20 days to their supervisor shall be suspended for at least one (1) day without pay.

§ 11.5 Separation from Employment

Upon separation from employment with UG, all assigned work clothing, safety equipment, hard hats, uniforms, vests, gloves, protective eye wear, keys, tools, UG identification badges, cell phones, laptops, tablets or any other equipment or materials provided the employee by UG shall be returned. Failure to do so shall result in UG's withholding a reasonable amount, not to exceed 75% of the cost of the replacement of the issued items, from the employee's final paycheck(s) to compensate UG for such items not returned.

§ 11.6 Effectuation of Suspensions Without Pay

Except as provided herein, disciplinary suspensions without pay in excess of three (3) work days may not be effectuated until after the second (2^{nd}) step grievance hearing response has been issued by the employer or within seventeen (17) work days of the filing of the grievance, whichever is first.

Whenever the UG is recommending the termination of an employee, the employee may be suspended prior to the completion of the second step grievance hearing. The UG shall complete disciplinary investigations as soon as practicable, but not to exceed 90 days from the commencement of the investigation, except, in exceptional circumstances.

§ 11.7 Retention Policy for Disciplinary Records

Disciplinary actions from the employee's personnel file shall not be considered for progressive discipline according to the following:

A. If no further rule violations occur within a 12-month period following an oral or written warning.

B. If no further rule violations occur within an 18-month period following a suspension.

ARTICLE 12 – GRIEVANCE PROCEDURE

§ 12.1 Grievances

The term "grievances" as used in this Memorandum shall be any dispute, disagreement, or difference between one or more employees and UG as to the meaning of any terms and provisions of this Memorandum. Any impasse in any negotiations for any Memorandum of Understanding or Agreement shall not constitute a grievance. Where a matter within the scope of this grievance procedure is alleged to be both a grievance and prohibited practice under the jurisdiction of P.E.R.B., the employee involved may elect to pursue the matter under either the grievance procedure herein provided or by action before P.E.R.B. If a grievance is processed beyond Step 2 of the grievance procedure, the employee(s) and the Union shall be deemed to have waived any action or right to file or proceed with such action before P.E.R.B.

§ 12.2 Supervisor-Employee Discussions

The establishment of this procedure for the formal handling of grievances shall not prohibit or discourage discussion between an employee and his immediate supervisor on any matter arising out of the employee's relationship with the Employer, and shall not prohibit or discourage the friendly solution of such matters without recourse to the formal grievance procedure. This section shall have no affect upon the time limits set forth elsewhere in in this Article.

§ 12.3 Grievance Procedure

Grievance by an employee or a group of employees shall be handled in the following manner:

A. Time Limits

Management and Union representatives agree to make every effort to meet and settle grievances within the prescribed time limits. Any failure to comply with the time limits specified herein shall result in the grievance being disposed of in favor of the party not in default , i.e. if the employee and/or Union fail to meet the grievance procedure time limits, the employee's grievance is dropped in UG's favor and if UG fails to meet the grievance procedure time limits the grievance shall be found in the employee's favor. Provided, the parties

may extend any and/or all of the time limits prescribed herein by mutual written agreement.

B. Commencing Grievance Procedure

This grievance procedure must be commenced within seven (7) calendar days from the time that the grievance occurred or became known, or reasonably should have been known. Otherwise it need not be considered.

C. Appeals and Responses

1. If a grievance is not settled at any step as herein outlined, the decision may be appealed to the next higher step in the grievance procedure within the specified time limit (or as may be mutually extended) or be considered withdrawn.
2. All appeals must be in writing, either on a regular grievance form or otherwise suitably and clearly stated.
3. All written answers on grievances shall be given to the employee and the appropriate union steward.
4. All appeals by employees shall be delivered by hand or by mail or by e-mail; and if delivered by mail, shall be considered delivered on the date of the postmark or sent by fax machine, if mailed to the proper party at his regular office address.
5. Answers and appeals may be delivered by hand, fax, e-mail or by mail; and if delivered by mail, shall be considered delivered on the date of the postmark, if mailed to the proper party at his regular office address.
6. If a grievance cannot be answered within a specified time in any step because of circumstances beyond UG's control, a time extension may be granted by mutual agreement.

D. Grievance Procedure Steps

Step 1:

All employee grievances, except those relating to discipline or discharge, first shall be presented in writing by the employee or employees concerned setting forth the place, date, time, nature of the occurrence upon which the grievance is based and set out the particular portions of the Memorandum it is alleged were violated or misinterpreted or the discipline being grieved and the relief sought to the immediate supervisor

within the time limits set forth in § 12.3B of this Article. The supervisor shall give his answer in writing to the employee or employees not later than the fourteenth (14^{th}) calendar day after the day on which the grievance was presented.

Step 2:

If a mutually satisfactory settlement of the grievance is not reached in the first step, an appeal may be taken to the second step. In such appeal the grievance shall be stated in writing and shall be delivered to the appropriate Director and Human Resources or his designee within fourteen (14) calendar days after the Supervisor's response to Step 1. Human Resources is carbon copied. The Director or his/her designee shall be responsible for responding to the grievance in writing. The appeal shall set forth the place, date, time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum it is alleged were violated or misinterpreted or the discipline being grieved.

Grievances appealed to the second step shall be discussed within fourteen (14) calendar days of the appeal. At such meeting, the Employer will be represented by the appropriate Director and/or his designee and the employee or employees will be represented by the appropriate union steward. All employee grievances relating to discipline and discharge of an employee will originate at the second step.

Step 3:

If a mutually satisfactory settlement of the grievance is not reached in the second step, an appeal may be taken to the third step. In such appeal the grievance shall be stated in writing and shall be served upon the Administrator or his designee within fourteen (14) calendar days after the conclusion of the second step. The appeal shall set forth the place, date, time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum which is alleged were violated or misinterpreted or the discipline being grieved.

Grievances appealed to the third step shall be discussed within fourteen (14) calendar days of the appeal, unless extended. At such meeting the Employer will be represented by a representative of the appropriate Department and the employee or employees will be represented by the Steward or Business Agent of the

Union. Human Resources shall serve as the hearing officer to ensure the grievance agenda is followed and each side has the opportunity to present their case. If grievance is based on a decision that is borne by the HR department, HR will represent the employer and the County Administrator or designee will serve as the hearing officer.

The employer will answer the grievance in writing after the third step within fourteen (14) calendar days, unless extended, flowing the Step 3 discussion. The Administrator's decision on all disciplinary matters except those which result in suspension in excess of fourteen (14) calendar days or termination shall be final and binding.

Step 4: Arbitration

If no settlement is reached by the procedure outlined, through Step 3, discipline in excess of five (5) work days or matters of contract interpretation may be appealed to arbitration. Any request for arbitration must be made follows:

(1) Notice in writing of intent to arbitrate shall be delivered by the party seeking arbitration to the opposing party within thirty (30) calendar days of the completion of Step 3 in discipline cases where suspension of more than five (5) work days has been imposed and within thirty (30) days of the Administrator's decision in contract interpretation cases. The notice shall set forth the place, date time and nature of the occurrence upon which the grievance is based and shall set out the particular portions of the Memorandum which is alleged were violated or misinterpreted or the discipline being grieved. If notice of intent to arbitrate is not delivered within thirty (30) calendar days of the completion of Step 3 the issue shall be deemed abandoned.

(2) Within thirty (30) calendar days after the above notice is delivered, the parties will mutually agree upon an arbitrator or jointly obtain a list of seven (7) arbitrators from the Federal Mediation and Conciliation Service, and the parties will alternately and independently strike unacceptable arbitrators from a list with the last remaining arbitrator being selected.

(3) Employees shall not be paid for time spent in attending arbitration proceedings other than as a witness on behalf of UG.

(4) The jurisdiction and authority of the arbitrator shall be governed by the following:

a. The arbitrator shall have authority to determine the procedural rules of arbitration and shall have the authority to make such binding orders as are necessary to enable him to act effectively. He/she shall observe the rules of evidence and his decision shall be final and binding on both parties, except as provided in Step 5.

b. The arbitrator shall have no power to add to, subtract from or modify any of the terms of this Memorandum.

c. In the resolution of disputes between the parties to this Memorandum, the arbitrator shall give no weight or consideration to any matter except the specific language of this Memorandum and is specifically prohibited from considering or basing his award on any alleged past practices of UG or Division of the Union, prior to the effective date of this agreement.

d. The arbitrator shall have no authority to substitute his judgment for that of the management of UG, Division or Administrator, nor shall he have authority to usurp, subtract from, modify or exercise any management right of UG or appropriate Division.

e. The arbitrator in discipline and discharge cases, shall have power to determine the appropriate discipline.

f. The cost of the arbitrator shall be borne equally by the parties.

g. The arbitrator shall tape record the proceedings and make a copy of the recording available to both UG and the Union, upon request and at the expense of the requesting party.

Step 5:

If either party is dissatisfied with the decision of the arbitrator then the aggrieved party may appeal the arbitrator's decision to the District Court of Wyandotte County, Kansas, in accordance with Kansas law governing appeals from administrative bodies. The Court may only determine whether the Arbitrator's decision was arbitrary, capricious and/or unreasonable.

ARTICLE 13 – STRIKES AND LOCKOUTS

§ 13.1 Strikes and Lockouts

The Union, on behalf of its membership, recognizes that the protection of life and property is of paramount importance to itself and the Employer. Therefore, during the life of this Memorandum, the Union will not condone, nor encourage, nor instigate any work slow- down, stoppage or strike, or any action that is detrimental to the operation of UG. The Employer agrees that it shall take no action that could be defined as a lockout, nor shall it discriminate against any employee for his action as a member of the Union, provided those actions are not prescribed by law.

Any violation of this Article may be the subject of disciplinary action, including discharge.

The Union shall, within twenty-four (24) hours of the commencement of any of the acts prohibited herein or prohibited by law, take all reasonable affirmative action to terminate such conduct.

ARTICLE 14 – UNION STEWARDS

§ 14.1 Stewards

Employees selected by the Union to act as employee representatives shall be known as "stewards". The names of employees selected as stewards and alternates who may represent employees shall be provided to UG Human Resources by the Union annually during the first week of January. UG Human Resources shall be notified, in writing, of any changes in the above names that may occur. The names of the stewards and notification of changes shall be sent to Human Resources and the steward's department head.

§ 14.2 Number of Stewards

The Union shall select not to exceed seven (7) stewards and seven (7) alternate stewards.

§ 14.3 Stewards' Authority

Stewards may be permitted, upon request to the appropriate supervisor, reasonable time to process and present grievances on behalf of members of the bargaining unit, provided that enough personnel remain on duty to provide the appropriate Division's required services. Time spent in handling grievances outside of the steward's normal work hours shall not be considered time spent in the employ of UG. Stewards shall not absent themselves from their work assignments without permission of the appropriate supervisor and when absent shall advise their supervisor in writing of their whereabouts, the specific nature of the union business necessitating the absence and the anticipated duration of the absence. This request will not be unreasonably denied.

§ 14.4 Alternate Stewards

Alternate stewards shall only operate in the absence of the steward or when the steward requires representation.

§ 14.5 Prohibited Conduct of Stewards/Alternates

The stewards and alternates have no authority to encourage, incite, or condone work action against UG or any other action interfering with UG's operation. In the event of such action by any steward or alternate, he shall be subject to immediate discipline.

ARTICLE 15 – UNION RIGHTS

§ 15.1 Union Business Representative

The Union shall notify UG, in writing, of the name and address of the Council 61 business representative(s) assigned to this Unit. Any changes in such representative(s) shall also be provided in writing. The properly authorized business representative(s), upon advance notice to UG Human Resources and the appropriate supervisor, may have reasonable access to UG's premises for the sole purpose of the lawful administration of this Memorandum. The business representative(s) activities shall not interfere with the performance of any employee's duties for UG.

The Union agrees to notify the UG electronically, or in writing, of the names of the bargaining unit members who serve as officers of the bargaining unit and the duly elected representatives who will attend the

conferences or conventions under§ 15.3. This notification will occur during the first week of January each year. The UG shall be notified of any changes in the above names electronically or in writing that may occur.

§ 15.2 Bulletin Boards

The Union shall be entitled to post notices of regular and/or special meetings of Local 3475 on bulletin boards located in the UG buildings set forth thereinafter. These bulletin boards must be purchased and maintained by the Union. The notices should be dated and signed and removed in a timely fashion. The Union may also post, at the designated location, a listing of the officers and stewards of Local 3475. There shall be allowed one bulletin board at each of the following locations:

City Hall
Police Headquarters
Animal Services
Courthouse
Courthouse Annex
Neighborhood Resource Center (NRC)
Juvenile Detention Facility

UG must approve the specific location for the bulletin boards within each building and the size thereof. It shall be the duty of the Union to remove materials which are outdated or unauthorized.

§ 15.3 Conventions or Conferences

Duly elected Union delegates (not to exceed three (3) per convention or conference and not to exceed two conventions or conferences per year) may be permitted time off to attend the bi-annual state or national A.F.S.C.M.E. or AFL-CIO convention. Provided that, such time off may be charged to the employee's accumulated vacation, compensatory time or leave without pay. Leaves without pay and compensatory time usage shall be applied for and may be granted in accordance with the applicable sections of UG's Human Resource Guide. Provided further that, any employee may not use more than a total of six (6) leaves without pay days in any calendar year for this purpose. Provided, further, that UG must have adequate staffing to provide the services of the employee's Division, Department or Unit in their absence in order to allow the employee to be absent for this purpose.

§ 15.4 Employee Attendance at Conferences, Seminars and/or Workshops

Employee attendance at conferences, seminars and/or workshops shall be governed by the applicable portions of UG's Human Resource Guide. UG and Union agree to allow Union 750 hours of paid training per year. Notice for use will be provided no later than 30 days to UG and UG will determine approval.

§ 15.5 Payroll Deduction of Dues

UG agrees to deduct, once each month, dues in an amount certified by the Union and authorized in writing by the employees who individually request, in writing (Dues Deduction Authorization Form), that such deductions be made. Employees may revoke the authorization by giving notification during the month of January of any year, to the Employer and to the Council 61 office. The total amount of such authorized deductions shall be remitted by the Employer to Council 61.

§ 15.6 Job Descriptions & Standard Operating Procedures

When job descriptions and/or Standard Operating Procedures (SOPs) are updated the UG shall provide copies to the Union Business Agent. The union shall receive upon written request to the department director a copy of requested job descriptions and standard operating procedures. Human Resources shall be carbon copied on all requests for job descriptions and SOPs. UG shall provide the requested items within a reasonable timeframe.

ARTICLE 16 – LEAVES OF ABSENCE

§ 16.1 Leaves of Absence

Leaves of absence shall be without pay unless specifically stated that they are to be with pay.

§ 16.2 General Leaves of Absence

Any general leave of absence that may be granted is the decision of the Administrator. The maximum general leave of absence shall be thirty (30) calendar days. The Administrator, at his discretion, may extend a General Leave, but not for more than thirty (30) calendar days. Any employee desiring a general leave of absence or extension thereof shall submit a written request to his Director setting forth the reasons for the request at least seven (7) calendar days prior to the commencement of the requested leave, or extension thereof,

except in cases of emergency. An employee on general leave of absence shall not be entitled to receipt of any benefits under this Memorandum or under law.

§ 16.3 Military Leave

Any employee who voluntarily or involuntarily enters active duty in any branch of the military service, including all guard and reserve units of the armed forces of the United States, may be placed on military leave of absence without pay. Any employee who is a member of the National Guard or any other component of the Military Reserve may be granted a leave of absence without pay to meet his military obligation in accordance with federal law. Military obligation means required summer camps and meetings, and may or may not, in accordance with Federal Law, include camps and training sessions attended voluntarily. In either case, such employee shall comply with existing Federal law and regulation and shall comply with UG procedures in requesting such leave and upon his separation from the service he shall be entitled to such benefits accruing to him under existing Federal laws and regulations. An employee on military leave shall report for duty with UG within ninety (90) days of his separation from service on his initial tour of duty or he will be considered as having voluntarily resigned. Neither sick leave nor vacation time shall accrue during military leave.

§ 16.4 Funeral Leave

Each employee shall have, in the event of a death in the employee's immediate family, three (3) consecutive calendar days off with pay, commencing any time from the day of death through the day of the funeral. The employee may be granted one (1) additional day off with pay for verified travel in excess of 500 miles, pursuant to the Unified Government Human Resources Guide policy. The term "immediate family" shall include the employee's spouse, children, step-children, grandchildren, parents, adoptive parents, step parents, grandparents, brother, sister, parents of spouse, grandparents of spouse, brother-in-law, sister-in-law, son-in-law, and daughter-in-law or any relative residing in employee's home immediately prior to the date of death. A Department Head may grant, within his sole discretion, to employees, the use of accrued and unused compensatory time, vacation or holidays for an employee to attend other funerals. The employee must provide satisfactory proof of death and his attendance at the funeral.

§ 16.5 Jury Duty

If an employee is absent from work because of jury service, he shall be paid his regular rate of pay.

§ 16.6 Sick Leave

A. Entitlement

1) All regular employees hired before January 1, 2016, shall be allowed leave with pay on account of sickness or non-duty related injury at the rate of one and one-fourth (1¼) calendar days for each calendar month of full service by such employees, credited at month's end. All employees hired on or after January 1, 2016, shall be entitled to prorated sick leave which will be earned at the rate of one (1) day for each full month of service.
2) Sick leaves shall not accumulate during general leaves of absence, extended military leave, suspensions or layoff.
3) Employees must actually work or be credited with working at least seventeen (17) days per month in order to accumulate the referenced Sick Leave entitlement.

B. Limitation of Accumulation

There shall be no limit on the number of sick days that the employee may accrue.

C. Retirement

For those employees hired before January 1, 2016, at retirement (or upon death while employed), if the employee has sick leave on the books, he will receive a bonus: Three (3) months pay is given as a reward to the employee who has at least ninety (90) working days of sick leave on the books; the reward for less than ninety (90) working days of sick leave is given by exchanging one (1) working day for one (1) calendar day and prorating at one-thirtieth (1/30) of a month for each calendar day. Those employees hired on or after January 1, 2016, upon retirement shall receive regular straight time compensation for fifty percent (50%) of accumulated unused sick leave, but such compensation shall not exceed two (2) months base pay.

D. Voluntary Resignation

Upon an employee's voluntary resignation from employment with the Unified Government, which does not include involuntary termination of employment by the UG, resignation without provision of at least two (2) weeks written notice by the employee, or the granting of a regular or disability retirement, the resigning employee shall be entitled to receive pay for a portion of his accumulated sick leave based upon the following conditions:

1) Accumulated sick leave for these purposes is computed by exchanging one sick day for 1/30th of a months pay at the employee's base pay rate.

2) Schedule for sick leave payment:

Continuous Completed Years of Service		Number of Days
0 – 4 Years	-	0
5 – 7 Years	-	10 days
8 – 10 Years	-	15 days
11 – 13 Years	-	20 days
14 – 16 Years	-	25 days
17 – 19 Years	-	30 days
20 Years or more	-	35 days

Under no circumstances shall an employee be paid more than the maximum payout set forth herein.

E. Use Provision

The payment to an employee of paid sick leave shall be subject to the following rules:

1) Sick leave may only be used for the purpose for which it was intended, that being to provide an employee with protection against a loss of pay due to a bona fide illness or non-duty related injury. Sick leave may be utilized for maternity leave, physical or mental illness, or to

attend to the employee's children, spouse or parent, who reside with the employee and whose illness or injury requires the employee's presence.

2) The granting of sick leave shall be the determination of UG.

3) The employee shall not be entitled to receive paid sick leave unless he shall notify his immediate supervisor of his illness before such paid sick leave is due to begin, unless the delay of such notification can be shown to be unavoidable.

4) If UG has reasonable grounds to believe sick leave is being abused, it may, at its discretion, require any employee requesting sick leave to furnish substantiating evidence or a statement from the employee's attending physician or nurse practitioner, certifying that absence from work was required due to bona fide illness or non-duty related injury. If the employee does not furnish substantiating evidence or a physician or nurse practitioner's statement, the employee may be subject to discipline.

5) UG shall have the right, at its discretion, to verify any report of a physician or nurse practitioner concerning the illness or disability of any employee and to require the employee to be examined, at UG's expense, by a physician or nurse practitioner selected by UG to determine the nature and extent of the illness or disability.

6) Employees on sick leave are prohibited from being gainfully employed by any employer other than UG.

7) After any extended illness, an employee shall be required to provide a release from a hospital or physician or nurse practitioner that the employee is able to return to duty.

8) If an employee is granted sick leave to a specific date and returns to work prior to such date, the employee must notify his Department or Division within five (5) calendar days of his return or he will forfeit his sick leave through the original date granted.

9) Any regular employee who is absent for more than three (3) consecutive work days due to illness or off-duty injury shall furnish to his supervisor a certificate from a duly licensed

physician or nurse practitioner, verifying the illness or injury and the probable length of time it will be necessary for the employee to be absent due to such illness or off-duty injury, such certificate shall be considered part of the employee's personnel record.

F. Excessive Use Category

If any employee, within any twelve (12) consecutive month period, has either: 1) used sick leave on seven (7) or more occasions or 2) used three (3) or more sick leaves immediately before or immediately after his regular days off, vacations days, holidays, or any paid leave of absence; he shall be classified as an "excessive user of sick leave". The employee shall be notified, in writing, when he is so classified and shall be subject to the following rules concerning use of sick leave:

1) For the following twelve (12) month period, which commences on the date of the last sick leave occurrence that causes the employee to become categorized as an excessive user of sick leave rather than the date upon which the employee is notified of his classification as an excessive user of sick leave, the employee shall furnish a statement from a licensed physician or nurse practitioner, to his supervisor on each occasion the employee uses sick leave. The statement shall contain the physician or nurse practitioner's report as to the probable length of time of the necessary sick leave and the physician or nurse practitioner's statement that the employee was unable to work the day that he was absent. If the employee does not furnish a physician or nurse practitioner's statement as provided, he shall receive the following discipline:

    a) 1st offense – four (4) work days suspension without pay.

    b) 2nd offense – seven (7) work days suspension without pay.

    c) 3rd offense – termination.

2) If the "excessive user" employee during the following twelve (12) consecutive month period shall either: a) use sick leave on seven (7) or more occasions, or **b)** use three (3) or more sick

leaves immediately before or immediately after his regular days off, vacation days, holidays, or any paid leave of absence, then in either case he may be subject to termination.

3) Sick leave use for prearranged physician's, dentist's or oral surgeon's appointments, when the employee is absent from work for four (4) hours or less, shall not be considered a use of sick leave for purposes of identifying excessive users, provided that the employee, upon request, provides satisfactory verification that he has actually attended said appointment.

§ 16.7 Personal Leave

Employees may, with the immediate supervisor's and the Director's written permission, take a personal leave with pay. This personal leave shall not exceed (3) days and will be charged to the individual employee's accumulated sick leave. No employee shall be entitled to more than three (3) days of personal leave in a calendar year.

§ 16.8 Sick Leave Donation

1) Bargaining unit members may donate up to 40 hours per calendar year of sick leave to other eligible bargaining unit members who have a catastrophic or life threatening illness or are providing care for those persons identified in § 16.6 E. 1. who have a catastrophic or life threatening illness whether or not those persons reside with the employee and have exhausted all paid leave time. The donating employee must have at least 100 hours of sick leave accrual remaining after the donation. The donating employee may specifically designate to whom the donated hours may be given.
2) Donated sick leave will not be converted into any other compensation and will not be paid out upon separation. Once donated, sick leave cannot be returned to the donor.
3) Employees on workers' compensation leave or receiving disability payments from a UG sponsored disability policy are not eligible for donated sick leave. Employees disciplined for violation of the sick leave policy set forth in this contract during the previous twelve (12) months are not eligible to receive donated sick leave. Employee must have successfully completed their probationary period in order to be eligible to receive donated sick leave.

4) Donations and requests for donations should be made on forms and turned into Human Resources. Human Resources staff will administer the program and determine eligibility based upon criteria stated in this policy. Human Resources staff will consult with employee's department timekeeper regarding the request and grant the number of hours needed each payroll to those eligible employees so long as sufficient hours have been donated by bargaining unit members.

ARTICLE 17 – VACATIONS

§ 17.1 General

For those employees hired before January 1, 2016, after completing one (1) year of service, each regular employee shall be entitled to vacation pay which will be prorated in accordance with § 17.5 of this Article for any portion of the initial year of employment occurring before January 1. Thereafter, vacation pay shall be earned from January 1 of each year to January 1 of the next year as provided in § 17.2.

For those employees hired on or after January 1, 2016, after completing six (6) months of service, each regular employee shall be entitled to vacation pay which will be prorated in accordance with § 17.5 of this Article. Thereafter, vacation pay shall be earned on a monthly basis.

§ 17.2 Vacation Entitlement

Employees covered by this Memorandum will be entitled to the following vacation entitlements:

Category 1 Employees:

Full-time eight-hour employees hired before January 1, 2016, shall be entitled to vacation, accrued on a monthly basis, as provided herein upon:

Continuous Completed Years*	Monthly Vacation Entitlement**
1 through 4 years	7.33 hours (11 eight-hour work days per year)
5 through 8 years	11.33 hours (17 eight-hour work days per year)
9 through 13 years	13.33hours (20 eight-hour work days per year)
14 through 19 years	16.67 hours (25 eight-hour work days per year)
After 19 years	18.67 hours (28 eight-hour work days per year)

* Employees must have completed the requisite years of service prior to January 1 of a given year in order to be eligible for greater vacation benefits that year.

**Part-time employees with benefits hired prior to January 1, 2016, shall be entitled to an equivalent vacation entitlement at half the entitlement rates above. (See Appendix F for twelve-hour Juvenile Detention Center employee vacation entitlements).

Converting Category 1 employee vacation from annual allotments to monthly allotments shall be handled as follows:

- Category 1 employees shall receive their annual 2025 lump sum vacation accrual into their banks on January 1, 2026.
- The first monthly accrual allotment will be in the employee banks on February 1, 2026, and monthly thereafter.
- 2026 Vacation Carryover: Vacation banks can exceed 80 hours on December 31, 2026. Vacation hours in excess of 80 hours must be used no later than August 1, 2027, or it shall be forfeited.
- Vacation balances as of December 31, 2027, shall not exceed 80 hours.

Category 2 Employees:

Full-time eight-hour employees hired on or after January 1, 2016, shall be entitled to a vacation, accrued on a monthly basis, as provided herein upon:

Continuous Completed Years*	Monthly Vacation Entitlement**
1 through 4 years	6.67 hours (10 eight-hour work days per year)
5 through 8 years	10.67 hours (16 eight-hour work days per year)
9 through 13 years	12.67 hours (19 eight-hour work days per year)
14 through 19 years	16 hours (24 eight-hour work days per year
20+ years	18 hours (27 eight-hour work days per year)

*Employees must have completed the requisite years of service prior to January 1 of a given year in order to be eligible for greater vacation benefits that year.

**Part-time employees with benefits hired on or after January 1, 2016, shall be entitled to an equivalent vacation entitlement at half the entitlement rates above.

§ 17.3 Holidays and Scheduling

The vacation period and schedule of vacation of each qualified employee shall be set by seniority within job classifications, job assignments and desire and preference of the employee, consistent with the efficient operation of UG. Seniority may only be exercised by the individual employee on his first choice for a vacation period.

§ 17.4 Exception

Employees shall not accrue vacation time while on leave of absence, layoff, suspension or while absent due to an injury or illness unless they are on approved sick leave. In the event an employee is absent from work on an authorized leave of absence, or on layoff status or due to a non-work related illness or injury for which he is not on approved sick leave, his vacation pay shall be reduced pro rata to the portion of the year he earned and was eligible for vacation privileges.

§ 17.5 Pro rata Vacation

For the purpose of computing vacation pay, employees shall earn one-twelfth (1/12) of his vacation pay for each month of service. Each month in which an employee works one hundred thirty-six (136) hours shall be considered a month of service. Vacation shall be accrued monthly

§ 17.6 Vacation Buy-Out

Employees shall be entitled to be paid in cash at the time of retirement or separation from employment with UG for accrued unused vacation pay standing to his credit at the time of his retirement or separation. In the case of death in service of any employee, such payment shall be paid to the person or persons designated as that employee's beneficiary or beneficiaries under the Kansas Public Employees Retirement System (K.P.E.R.S.).

§ 17.7 Scheduling

A. <u>Increments:</u>

Employees shall be required to take their vacation at a minimum of five (5) eight hour days or the equivalent in work hours at a time, except that employees working eight (8) hours per shift may request to take up to ten (10) eight (8) hour days and employees working twelve (12) hours per shift may request to take up to eight (8) twelve (12) hour days, or the equivalent in work hours of their annual vacation entitlement in one day increments and they may request to take up to two days or the equivalent in work hours of their annual vacation entitlement in one-half the assigned shift which shall not be credited as time worked for overtime computation purposes schedule permitting and when the request is approved by the appropriate supervisor. Vacation scheduling can be approved at lesser increments at the discretion of the department head based on staffing needs.

For those employees assigned to twelve (12) hour shifts per day, each day of vacation entitlement shall be in the same number of hours as the employees then assigned shift even if the employee's shift was different when the vacation entitlement was earned.

B. Notification:

Employees shall state in writing to the UG their preference for scheduling of their vacation time by no later than February 1 of any year. UG shall attempt to meet the employee's stated preference based upon the employee's UG seniority. UG shall post the vacation schedules by March 1 of that year. In any event, all vacations must be scheduled in accordance with the UG's needs by July 1 of the same year or they shall be assigned by UG. Employees may be entitled to trade assigned vacation time, not to exceed five (5) days, with other qualified employees when written request is made for such trade, signed by both trading employees, and approved by UG.

C. Carry Over:

Except as provided in 17.2 above, employees may be allowed to annually carry over up to ten (10) eight hour working days (eighty hours) or the equivalent in work hours of vacation to the next calendar year. Part-time employees shall be allowed to carry over half the hours of a full-time employee.

D. Emergency or Short Notice Use:

Employees may request the use of up to two (2) vacation days per calendar year for unforeseen circumstances subject to the staffing needs of the Department and subject to supervisory approval. Such requests will not be unreasonably denied.

ARTICLE 18 – HOLIDAYS

§ 18.1 Designated Holidays

Eligible employees shall receive one (1) day off with pay for the following holidays:

New Year's Day
Martin Luther King Day
President's Day
Spring Holiday
Memorial Day
Juneteenth
Independence Day
Labor Day
Veterans' Day
Thanksgiving Day
Day after Thanksgiving
Christmas Day

§ 18.2 Additional Holidays

Employees shall receive all other holidays declared to be official UG Holidays by the Unified Government Commission.

§ 18.3 Observance of Saturday and Sunday Holidays

Holidays which fall on a Saturday or Sunday will be observed on the preceding Friday or on the following Monday.

§ 18.4 Work on a Holiday

Any employee who is eligible for holiday pay and works on a designated holiday shall be paid at two (2) times his base rate for all hours actually worked. Any employee whose regular day off falls on the holiday will bank the holiday to use at another time at the discretion and approval of the Department Head. Such day off shall be taken within one year of the date of the holiday or it is forfeited.

ARTICLE 19 – MEDICAL PLAN

§ 19.1 Coverage

UG agrees to offer the employees of the bargaining unit the same medical plans(s) which are made available to UG's employees generally, excluding UG's Fire Department. For these purposes, "medical plan" includes medical, dental and vision coverage.

A. Employee Premium

Each covered employee shall make monthly medical plan premium payments for either Single or Family coverage elected according to the following schedule, provided that beginning in 2019 the monthly premium contribution amounts shall be annually adjusted at the same percentage increase or decrease as would be applicable to any adjustment to the dependent coverage premium for Family coverage during any plan year. The following represents monthly employee premiums for the 2025 plan year and as consistent with this section will increase or decrease in subsequent plan years based on the equivalent percentage increases for family premiums:

Annual Base Pay	Monthly Premium Contribution
$30,000 or less	$14.57 per month
$30,001 - $60,000	$29.17 per month
$60,001 or more	$43.75 per month

For purposes of the foregoing schedule, "Base Pay" is calculated solely upon an employee's then applicable hourly rate of pay or monthly salary as projected over the course of a year assuming full time employment. "Base Pay" shall not include any overtime, out of class, longevity or interpreter's pay. The Unified Government shall pay the remainder of each covered employee's monthly medical plan premium that is also adjusted annually based on an equal percentage as for employee premiums for the least expensive medical plan provided or administered by a major reputable carrier recommended by the Joint Committee and approved by the Unified Government Administrator.

B. Family Premium

Employees electing to obtain dependent coverage under a Family coverage election under the medical plan(s) will pay 25% of the premium cost of the dependent portion of Family coverage in addition to any applicable employee premium cost discussed in subsection A above, and the Unified Government shall pay the remaining contribution cost for the least expensive medical plan provided or administered by a major reputable carrier recommended by the Joint Committee and approved by the Unified Government Administrator.

C. Election of More Expensive Plans

Should the UG offer a more expensive medical plan and an employee(s) should select to be covered by the same, then the employee shall be responsible to pay any and all additional premiums.

D. Plan Modifications

The plan and coverage may be modified by the Unified Government in order to keep costs of the medical plan lower.

§ 19.2 UG Benefit Committee

The Union is permitted to have two (2) representatives on the UG Benefit Committee, which representatives, will be entitled to attend any meeting where health insurance covering A.F.S.C.M.E. represented employees are discussed or voted upon. Attendance at these meetings outside of normal work hours will not be compensable time.

ARTICLE 20 – RETIREMENT AND PENSION FUND

§ 20.1 Retirement and Pension Fund

All employees shall come under the Kansas Public Employees Retirement System (KPERS) as set forth by Kansas law. Procedures for application for retirement benefits shall be as established by the State.

ARTICLE 21 – WORKER'S COMPENSATION

§ 21.1 Worker's Compensation

An employee who sustains injuries arising out of and in the course of his employment shall be covered by the provisions of the Worker's Compensation Act of the State of Kansas. If the employee is temporarily totally disabled as defined by the Workers' Compensation Act because of such injuries, he shall receive the

difference between his regular base pay and the Worker's Compensation benefits he receives of the time period that his total disability continues but not to exceed the first six (6) weeks of any such injury. Compensation following the first six (6) weeks of an employee's injury shall be governed solely by the Kansas Worker's Compensation Act, except that such employee may use his accrued sick leave or vacation entitlement to supplement his pay for the period between six (6) weeks and twelve (12) weeks of the employee's temporary total disability. Compensation following the first twelve (12) weeks of an employee's injury shall be governed solely by the Kansas Worker's Compensation Act, except that such employee may use his accumulated vacation to supplement his pay thereafter during his temporary total disability. No employee will receive more income as a result of receiving the benefits of this section than he would have received had he been working and receiving his base pay during this time period. Employees on temporary total disability are prohibited from being gainfully employed by an employer other than the UG or from being self-employed.

The UG may allow and/or require employees on Worker's Compensation leave to return to light duty if they are able to perform the work in which event they may be placed at the discretion of UG. However, any light duty allowed shall not exceed twelve (12) months from the employee's return to duty.

ARTICLE 22 – UNION/MANAGEMENT SAFETY COMMITTEE

§ 22.1 Committee Created

It is the express policy of the Employer and the Union to cooperate in an effort to continue to improve health and safety matters. The parties agree that it is in the best interest of UG, the Union, employees and citizens of Wyandotte County/Kansas City, Kansas, that equipment should be operated properly and safely and that all reasonable safety precautions and devices should be utilized. In the furtherance of this policy a joint Union/ Management Safety Committee is established.

§ 22.2 Committee Composition, Meeting, etc.

The Joint Union/Management Safety Committee, hereinafter called "Safety Committee", shall meet regularly, as necessary and shall be comprised of the following members: UG's Risk Manager or designee, who shall be the Chairperson of the committee; two (2) persons appointed by the Administrator; and two (2)

employees appointed by the Union. This Safety Committee shall consider health and safety matters relating to all bargaining unit employees and may make periodic inspections to detect and evaluate potential health and safety hazards. The Safety Committee shall have the responsibility of reporting to the Administrator or his designee health and safety problems and the Administrator or his designee may, at his sole discretion, initiate such action as necessary to see that these items are corrected.

§ 22.3 Safety Rules and Regulations

Safety rules and regulations may be recommended by the Safety Committee to UG and UG shall have the right to adopt, reject or revise said rules and regulations. There shall not be any rules or regulations promulgated until said rules and regulations are adopted by UG. Employees who violate safety rules shall be subject to discipline.

§ 22.4 Safety Devices & Equipment

Safety devices and other equipment deemed necessary by UG for the proper protection of employees shall be provided, if funds are available for this purpose.

ARTICLE 23 – COMPENSATION

§ 23.1 Wages

Bargaining unit employees' wages for the calendar years 2025-2027 shall be as set forth in Appendix A attached hereto.

§ 23.2 Time In Grade

A. New Hire and promotion probationary employees shall be placed at Step 1 as referenced in Appendix 1 attached hereto and those employees must serve six (6) months at this step and otherwise qualify before being eligible for advancement to Step B.

B. Employees at Steps B, C or D must serve at least thirty-two (32) months in those Steps before being eligible for advancement to Step C, D or E respectively.

C. STEP E

Step E rates shall be as set forth in the Wage Appendix.

D. Employees promoted within a Department to a higher grade shall not incur any loss of wage rate. To the extent that placement of a promoted employee at the first step would result in a loss of pay, the promoted employee will be placed at the step most closely equivalent to, or the wage rate immediately greater than their wage rate prior to promotion.

§ 23.3 Longevity

The following longevity pay shall be added to the hourly salary of each regular employee who qualifies for such pay:

Continuous Completed Number of Years as an Employee	Rate Per Hour
5 years	$0.057
10 years	$0.115
15 years	$0.462
20 years	$0.577
25 years	$0.692

§ 23.4 Interpreters Pay

The UG may select bargaining unit employees to serve as certified foreign language or signing for the deaf interpreters within the municipal court, the police department, the neighborhood resource center or wherever they may be needed within the UG. The number of bargaining unit employees selected to serve as certified foreign language or signing for the deaf interpreters shall be at the discretion of the UG. Various foreign languages shall be represented by the employees who are certified and selected by the UG, at the discretion of the UG. These employees selected by UG to so serve may be entitled to receive pay for such duties under the following conditions:

1) They receive certification by an accredited institution of secondary education (University, College, Junior College, etc.) as a qualified interpreter within the designated foreign language or signing for the deaf and such certification is provided in writing to the employee's respective department/division heads and recertified on a triennial basis, i.e., 36 months after that bargaining unit member's initial certification and every 36 months thereafter unless modified by a Memorandum of Agreement.

2) They be selected by their department/division head to serve as an UG foreign language or signing for the deaf interpreter within one of the above referenced departments/divisions.

3) These selected and certified employees shall receive additional compensation of $0.288 per hour for those months that they serve as a certified UG interpreter and are actually at work for the UG fifteen (15) or more work days of each month for which they receive this pay.

4) Use of these certified interpreters shall be at the discretion of the appropriate department/division head or designee. Any certified interpreter who is on duty shall be available for use at the direction of the appropriate department/division head or designee. If the certified interpreters decline a request to perform the requested duties, then that employee may be removed from eligibility as a certified interpreter and shall not be paid or allowed to remain on the UG certified interpreter list.

ARTICLE 24 – USE OF AUTOMOBILES

§ 24.1 Monthly Allowance

A. Those bargaining unit employees currently receiving a vehicle allowance shall continue to receive this allowance. However, if the UG provides vehicles to departments whose bargaining unit members are currently receiving a vehicle allowance and there are fewer vehicles offered than bargaining unit members, UG vehicles shall be assigned to those bargaining unit members who volunteer to accept the UG owned vehicle assignment in lieu of a vehicle allowance. In the event there are fewer volunteers than UG vehicle available for assignment, vehicles will be assigned based upon reverse seniority. Bargaining unit members assigned a UG vehicle shall not receive a monthly car allowance.

B. If a newly hired bargaining unit member is eligible to receive a vehicle assignment and there are not any UG vehicles available for assignment, the more senior bargaining unit members who were involuntarily assigned a UG vehicle may elect to receive the vehicle allowance and the newly hired

bargaining unit member will receive the UG assigned vehicle. The opportunity to opt for a vehicle allowance will be by seniority as defined in this contract.

C. For those bargaining unit members receiving a vehicle allowance, the allowance may be increased or decreased if costs associated with the operation of a motor vehicle change. Cost changes will be assessed using the factors used by the IRS in determining allowable mileage rates.

D. Take home vehicles will be subject to the UG Human Resources Guide and their department policies governing take home vehicle use.

§ 24.2 Daily Use

Employees who are required to use their personal vehicles in the regular course of their employment may do so only after receiving permission of their immediate supervisor to do so. Employees who are required to use their personal vehicles shall be paid at the appropriate rate per mile. The mileage driven on UG business must be verified by the employee on the appropriate UG forms.

§ 24.3 Verification of Requirements

All employees who are required to either drive or maintain driving privileges in the course of the performance of their duties must provide both proof of a current driver's license with required certification where necessary and proof of current automobile liability insurance. Employees with restricted driving privileges shall not work in any capacity for the UG when such restrictions interfere with their ability to perform all of the duties of their position and may be subject to discipline. Failure to provide proof of driver's license and insurance verification as requested by UG shall be cause for disciplinary action, including termination. Failure by the employee to notify his/her supervisor in writing of any suspensions, revocations or restriction of driving privileges before commencing any work assignment shall be cause for disciplinary action, including termination.

ARTICLE 25 – MISCELLANEOUS WORK RULES

§ 25.1 Resignation

An employee wishing to resign from UG shall provide his department or division head, at least fourteen (14) calendar days before his last day of work, a written resignation stating the date his resignation shall become effective and his reasons for leaving.

§ 25.2 Personnel File

Employees may review their own personnel file, during working hours, upon providing a written request to Human Resources and, when feasible, as long as the appropriate supervisory personnel are present for said review. Such requests may not exceed more than one (1) time in any twelve (12) month period, except that such limitation shall not apply to a review involving the investigation of a grievance filed by the employee whose file is being examined. Employees may have a Union Steward present while reviewing his personnel file if desired. Personnel files shall not be permitted to leave the appropriate office. Requests for a reasonable number of copies of documents will be granted, with an appropriate charge being made. Employees will be furnished with copies of their periodic evaluations and any disciplinary action taken against them.

§ 25.3 Work Rules

UG may promulgate departmental or divisional work rules, standards and/or regulations governing UG employees' conduct, provided that such rules, standards and/or regulations do not conflict with the provisions of this Memorandum. Newly established rules, standards or regulations or amendments to existing rules, standards or regulations shall be reduced to writing and furnished to the Union.

§ 25.4 Employee Assistance Program

UG shall continue to provide all employees covered by this Agreement with an Employee Assistance Program under similar terms and conditions accorded other employees of UG, as outlined in the UG's Human Resource Guide and as may be amended from time to time.

§ 25.5 Personal Property Replacement

In the event an employee's personal property is damaged as a result of action taken in the course and scope of employment, the employer shall repair or replace any such personal property. Prescription eyewear shall be replaced at actual cost. Jewelry, watches and other items shall be replaced to a maximum of $200.00. Employee must provide proof of loss or damage, replacement cost or, in case of personal property other than prescription eyewear, proof of loss or damage and value of the personal property.

ARTICLE 26 – UNIFORMS, CLOTHING AND EQUIPMENT

§ 26.1 Use of Uniforms, Clothing and Equipment

Employees who are provided uniforms, inclement weather gear or equipment, shall wear such uniforms or gear or use such equipment only during working hours, in performance of UG duties and in the manner prescribed by the UG and/or assigned work unit. Employees who violate this provision shall be subject to discipline. When UG employment is terminated for any reason, the employee is required to return the issued items and the UG may withhold a reasonable amount of the employee's funds to compensate the UG for uniforms, gear and/or equipment not so returned. Employees who are required to maintain uniforms in a good and clean condition, are subject to discipline for not so maintaining the same and/or not being properly dressed in the required uniforms during working hours.

ARTICLE 27 – ENTIRE MEMORANDUM OF AGREEMENT

§ 27.1 Entire Memorandum of Agreement

This Memorandum of Agreement supersedes and cancels all previous agreements and all existing unwritten practices between UG and the members of the bargaining unit and constitutes the entire Memorandum between the parties, except as to those areas of employment not covered herein which are subject to UG ordinances existing at the date of this Memorandum. Agreements or practices established between the parties following the effective date of this Memorandum are not prohibited by this Article. Any conflict that may exist between existing or future UG ordinances and provisions of this Memorandum of

Agreement shall be determined in favor of this Memorandum of Agreement. Any amendment or agreement supplemental hereto shall not be binding upon either party unless executed in writing by the parties hereto.

The parties further acknowledge that during the negotiations which resulted in this Memorandum, each had the unlimited right and opportunity to make demands and proposals with respect to any subject or matter not removed by law from the area of collective meeting and conferring, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this Memorandum.

Therefore, the UG and the Union, for the life of this Memorandum, agree that the other shall not be obligated to negotiate collectively, but may if mutually agreeable, with respect to any subject or matter referred to or not specifically referred to or covered in this Memorandum. Waiver of any breach of this Memorandum by either party shall not constitute a waiver of any further breach of this Memorandum.

ARTICLE 28 – SAVINGS CLAUSE

§ 28.1 Saving's Clause

Should any term or provision of this Memorandum be in conflict with any state or federal statutes or other applicable law or regulation binding upon the UG, the City or the County, except City or County, ordinances, such law or regulation shall prevail. In such event, however, the remaining terms and provisions of this Memorandum will continue in full force and effect.

If any article or section of this Memorandum shall be held invalid by operation of law or by any tribunal or competent jurisdiction, or if compliance with the enforcement of any article or section shall be restrained by such tribunal, the remainder of this Memorandum shall not be affected thereby and the parties shall enter into immediate collective negotiations for the purpose of arriving at a mutually satisfactory replacement for such article or section.

ARTICLE 29 – DURATION

§ 29.1 Duration

This Agreement shall become effective on the date of final execution by the parties and shall remain in effect through midnight December 31, 2027.

ARTICLE 30 – ALCOHOL AND DRUG FREE WORKPLACE & TESTING

§ 30.1 Alcohol and Drug Free Workplace and Testing

The Union and UG agree to be governed by the City's/UG's Alcohol and Drug Testing Program. In addition, bargaining unit employees shall be subject to the Drug Free Workplace Act of 1988, as amended, and UG policy concerning employees alcohol and drug use testing.

ARTICLE 31 – SMOKE FREE WORKPLACE

§ 31.1 Smoke Free Workplace

The Union and UG agree to be governed by the UG's policies and procedures concerning the Smoke Free Workplace.

ARTICLE 32 – UG'S ORDINANCES AND RESOLUTIONS

§ 32.1 UG Ordinances and Resolutions

The Unified Government Human Resources Guide and Unified Government Ordinances will apply when areas of employment are not otherwise covered herein.

ARTICLE 33 – GAINSHARING

§ 33 Gainsharing

The parties agree to form a Gainsharing Committee, which shall consist of 6 members. Three of the members shall be selected by the Union and three selected by the UG. The committee shall be charged with the responsibility of attempting to identify potential subjects of meaningful, quantifiable and documentable savings within the divisions, departments, units, etc. of the UG in which B.U. members are employed. Those employees employed within other divisions, departments or units that are represented by other collective bargaining representatives shall be excluded:

The committee shall submit its report(s) to the UG Administrator for his/her and the UG's consideration.

If the UG Administrator and the UG agree that the committee has identified areas of meaningful quantifiable and documentable savings, the committee shall be directed to recommend a system for implementation of the agreed gainsharing program. This recommendation shall be considered by the UG for adoption, modification or other action.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals below.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

A.F.S.C.M.E., Council No. 61

_____
David Johnston, County Administrator

Date: _____

_____
Renee Ramirez, HR Director

Approved as to form:

Date: _____

_____
Angela J. Lawson, Acting Chief Counsel

ATTEST:

_____
Unified Government Clerk

23.1 WAGES
Appendix A

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KCK

Hourly, Monthly and Annual Base Scale for AFSCME Local #3475 Bargaining Unit
Effective January 1, 2025 through December 31, 2025 (3%)

Union Code 62

		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	
	RANGE 21						
4101	CARETAKER	34,091.20	34,964.80	36,524.80	38,147.20	39,894.40	Annual
		2,840.88	2,913.68	3,043.67	3,178.87	3,324.47	Monthly
		1,311.20	1,344.80	1,404.80	1,467.20	1,534.40	Bi- Weekly
		16.39	16.81	17.56	18.34	19.18	Hourly
	RANGE 24						
1401	PROGRAM AIDE	34,569.60	35,464.00	37,169.60	39,041.60	40,872.00	Annual
0100	SWITCHBOARD OPERATOR	2,880.74	2,955.28	3,097.41	3,253.40	3,405.93	Monthly
		1,329.60	1,364.00	1,429.60	1,501.60	1,572.00	Bi- Weekly
		16.62	17.05	17.87	18.77	19.65	Hourly
	RANGE 25						
1101	ENGINEER TECHNICIAN I	35,547.20	36,400.00	38,272.00	40,144.00	41,974.40	Annual
		2,962.21	3,033.28	3,189.27	3,345.27	3,497.80	Monthly
		1,367.20	1,400.00	1,472.00	1,544.00	1,614.40	Bi- Weekly
		17.09	17.50	18.40	19.30	20.18	Hourly
	RANGE 26						
0119	OFFICE ASSISTANT III	36,400.00	37,294.40	39,187.20	41,142.40	43,014.40	Annual
		3,033.28	3,107.81	3,265.54	3,428.47	3,584.46	Monthly
		1,400.00	1,434.40	1,507.20	1,582.40	1,654.40	Bi- Weekly
		17.50	17.93	18.84	19.78	20.68	Hourly
	RANGE 27						
2210	PARKING CONTROL OFFICER I	37,252.80	38,272.00	40,164.80	42,140.80	44,054.40	Annual
		3,104.34	3,189.27	3,347.00	3,511.67	3,671.13	Monthly
		1,432.80	1,472.00	1,544.80	1,620.80	1,694.40	Bi- Weekly
		17.91	18.40	19.31	20.26	21.18	Hourly
	RANGE 28						
4110	BUILDING MAINTENANCE WORKER	38,251.20	39,166.40	41,121.60	43,160.00	45,094.40	Annual
0207	FISCAL ASSISTANT I	3,187.54	3,263.80	3,426.73	3,596.60	3,757.79	Monthly
0098	ADMINISRATIVE SUPPORT ASSITANT	1,471.20	1,506.40	1,581.60	1,660.00	1,734.40	Bi- Weekly
4123	FACILITIES MAINTENANCE TECH	18.39	18.83	19.77	20.75	21.68	Hourly
4105	MAIL & RECORDS CENTER CLERK						
	RANGE 30						
0140	COURT CLERK I	39,291.20	40,310.40	42,286.40	44,408.00	46,425.60	Annual
		3,274.20	3,359.14	3,523.80	3,700.60	3,868.73	Monthly
		1,511.20	1,550.40	1,626.40	1,708.00	1,785.60	Bi- Weekly
		18.89	19.38	20.33	21.35	22.32	Hourly
	RANGE 31						
6101	INSPECTOR I	41,142.40	42,161.60	44,283.20	46,488.00	48,609.60	Annual
		3,428.47	3,513.40	3,690.20	3,873.93	4,050.72	Monthly
		1,582.40	1,621.60	1,703.20	1,788.00	1,869.60	Bi- Weekly
		19.78	20.27	21.29	22.35	23.37	Hourly
	RANGE 32						
1130	CONSTRUCTION INSPECTOR I	42,224.00	43,264.00	45,468.80	47,715.20	49,920.00	Annual
		3,518.60	3,605.26	3,788.99	3,976.19	4,159.92	Monthly
		1,624.00	1,664.00	1,748.80	1,835.20	1,920.00	Bi- Weekly
		20.30	20.80	21.86	22.94	24.00	Hourly

23.1 WAGES
Appendix A

	RANGE 33						
1620	DISPUTE RESOLUTIONS COUNSELOR	43,243.20	44,304.00	46,508.80	48,859.20	51,937.60	Annual
1405	PROGRAM TECHNICIAN I	3,603.53	3,691.93	3,875.66	4,071.52	4,328.05	Monthly
0099	ADMINISTRATIVE SUPPORT SPECIALIST	1,663.20	1,704.00	1,788.80	1,879.20	1,997.60	Bi- Weekly
0203	FISCAL SUPPORT ASSISTANT	20.79	21.30	22.36	23.49	24.97	Hourly
0141	COURT CLERK II						
	RANGE 34						
1105	ENGINEERING TECHNICIAN II	44,324.80	45,468.80	47,715.20	50,086.40	52,416.00	Annual
		3,693.66	3,788.99	3,976.19	4,173.79	4,367.92	Monthly
		1,704.80	1,748.80	1,835.20	1,926.40	2,016.00	Bi- Weekly
		21.31	21.86	22.94	24.08	25.20	Hourly
	RANGE 35						
5125	COURT LIAISON OFFICER	45,489.60	46,592.00	48,963.20	51,376.00	53,684.80	Annual
5330	JUVENILE DETENTION OFFICER	3,790.73	3,882.59	4,080.19	4,281.25	4,473.65	Monthly
1615	PROBATION OFFICER	1,749.60	1,792.00	1,883.20	1,976.00	2,064.80	Bi- Weekly
	FISCAL SUPPORT SPECIALIST	21.87	22.40	23.54	24.70	25.81	Hourly
6180	ANIMAL CONTROL OFFICER						
	RANGE 37						
1403	PROGRAM TECHNICIAN II	47,715.20	48,942.40	51,355.20	53,955.20	56,368.00	Annual
0223	LEAD FISCAL SUPPORT SPECIALIST	3,976.19	4,078.45	4,279.52	4,496.18	4,697.24	Monthly
		1,835.20	1,882.40	1,975.20	2,075.20	2,168.00	Bi- Weekly
		22.94	23.53	24.69	25.94	27.10	Hourly
	RANGE 38						
2211	PARKING CONTROL OFFICER II	48,900.80	50,086.40	52,644.80	55,265.60	57,803.20	Annual
		4,074.99	4,173.79	4,386.98	4,605.38	4,816.84	Monthly
		1,880.80	1,926.40	2,024.80	2,125.60	2,223.20	Bi- Weekly
		23.51	24.08	25.31	26.57	27.79	Hourly
	RANGE 41						
6110	BUILDING INSPECTOR I	52,707.20	54,059.20	56,784.00	59,571.20	62,254.40	Annual
6123	LICENSE INSPECTOR	4,392.18	4,504.85	4,731.91	4,964.17	5,187.77	Monthly
		2,027.20	2,079.20	2,184.00	2,291.20	2,394.40	Bi- Weekly
		25.34	25.99	27.30	28.64	29.93	Hourly
	RANGE 43						
1131	CONSTRUCTION INSPECTOR II	55,411.20	56,804.80	59,654.40	62,566.40	65,436.80	Annual
0221	REAL ESTATE ABSTRACTOR	4,617.51	4,733.64	4,971.10	5,213.77	5,452.96	Monthly
		2,131.20	2,184.80	2,294.40	2,406.40	2,516.80	Bi- Weekly
		26.64	27.31	28.68	30.08	31.46	Hourly
	RANGE 45						
6111	BUILDING INSPECTOR II	58,240.00	59,696.00	62,608.00	65,769.60	68,723.20	Annual
4120	SKILLED TRADESPERSON	4,853.24	4,974.57	5,217.23	5,480.69	5,726.82	Monthly
		2,240.00	2,296.00	2,408.00	2,529.60	2,643.20	Bi- Weekly
		28.00	28.70	30.10	31.62	33.04	Hourly

23.1 WAGES
Appendix A

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KCK

Hourly, Monthly and Annual Base Scale for AFSCME Local #3475 Bargaining Unit
Effective January 1, 2026 through December 31, 2026 (3%)

Union Code 62

		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	
	RANGE 21						
4101	CARETAKER	35,110.40	36,004.80	37,627.20	39,291.20	41,100.80	Annual
		2,925.81	3,000.34	3,135.54	3,274.20	3,425.00	Monthly
		1,350.40	1,384.80	1,447.20	1,511.20	1,580.80	Bi- Weekly
		16.88	17.31	18.09	18.89	19.76	Hourly
	RANGE 24						
1401	PROGRAM AIDE	35,609.60	36,524.80	38,292.80	40,206.40	42,099.20	Annual
0100	SWITCHBOARD OPERATOR	2,967.41	3,043.67	3,191.01	3,350.47	3,508.20	Monthly
		1,369.60	1,404.80	1,472.80	1,546.40	1,619.20	Bi- Weekly
		17.12	17.56	18.41	19.33	20.24	Hourly
	RANGE 25						
1101	ENGINEER TECHNICIAN I	36,608.00	37,502.40	39,416.00	41,350.40	43,243.20	Annual
		3,050.61	3,125.14	3,284.60	3,445.80	3,603.53	Monthly
		1,408.00	1,442.40	1,516.00	1,590.40	1,663.20	Bi- Weekly
		17.60	18.03	18.95	19.88	20.79	Hourly
	RANGE 26						
0119	OFFICE ASSISTANT III	37,502.40	38,417.60	40,372.80	42,369.60	44,304.00	Annual
		3,125.14	3,201.41	3,364.34	3,530.73	3,691.93	Monthly
		1,442.40	1,477.60	1,552.80	1,629.60	1,704.00	Bi- Weekly
		18.03	18.47	19.41	20.37	21.30	Hourly
	RANGE 27						
2210	PARKING CONTROL OFFICER I	38,376.00	39,416.00	41,371.20	43,409.60	45,385.60	Annual
		3,197.94	3,284.60	3,447.53	3,617.40	3,782.06	Monthly
		1,476.00	1,516.00	1,591.20	1,669.60	1,745.60	Bi- Weekly
		18.45	18.95	19.89	20.87	21.82	Hourly
	RANGE 28						
4110	BUILDING MAINTENANCE WORKER	39,395.20	40,331.20	42,348.80	44,449.60	46,446.40	Annual
0207	FISCAL ASSISTANT I	3,282.87	3,360.87	3,529.00	3,704.06	3,870.46	Monthly
0098	ADMINISRATIVE SUPPORT ASSITANT	1,515.20	1,551.20	1,628.80	1,709.60	1,786.40	Bi- Weekly
4123	FACILITIES MAINTENANCE TECH	18.94	19.39	20.36	21.37	22.33	Hourly
4105	MAIL & RECORDS CENTER CLERK						
	RANGE 30						
0140	COURT CLERK I	40,476.80	41,516.80	43,555.20	45,739.20	47,819.20	Annual
		3,373.00	3,459.67	3,629.53	3,811.53	3,984.86	Monthly
		1,556.80	1,596.80	1,675.20	1,759.20	1,839.20	Bi- Weekly
		19.46	19.96	20.94	21.99	22.99	Hourly
	RANGE 31						
6101	INSPECTOR I	42,369.60	43,430.40	45,614.40	47,881.60	50,065.60	Annual
		3,530.73	3,619.13	3,801.13	3,990.06	4,172.05	Monthly
		1,629.60	1,670.40	1,754.40	1,841.60	1,925.60	Bi- Weekly
		20.37	20.88	21.93	23.02	24.07	Hourly
	RANGE 32						
1130	CONSTRUCTION INSPECTOR I	43,492.80	44,553.60	46,841.60	49,150.40	51,417.60	Annual
		3,624.33	3,712.73	3,903.39	4,095.79	4,284.72	Monthly
		1,672.80	1,713.60	1,801.60	1,890.40	1,977.60	Bi- Weekly
		20.91	21.42	22.52	23.63	24.72	Hourly

23.1 WAGES
Appendix A

	RANGE 33						
1620	DISPUTE RESOLUTIONS COUNSELOR	44,532.80	45,635.20	47,902.40	50,315.20	53,497.60	Annual
1405	PROGRAM TECHNICIAN I	3,711.00	3,802.86	3,991.79	4,192.85	4,458.05	Monthly
0099	ADMINISTRATIVE SUPPORT SPECIALIST	1,712.80	1,755.20	1,842.40	1,935.20	2,057.60	Bi- Weekly
0203	FISCAL SUPPORT ASSISTANT	21.41	21.94	23.03	24.19	25.72	Hourly
0141	COURT CLERK II						
	RANGE 34						
1105	ENGINEERING TECHNICIAN II	45,656.00	46,841.60	49,150.40	51,584.00	53,996.80	Annual
		3,804.59	3,903.39	4,095.79	4,298.58	4,499.65	Monthly
		1,756.00	1,801.60	1,890.40	1,984.00	2,076.80	Bi- Weekly
		21.95	22.52	23.63	24.80	25.96	Hourly
	RANGE 35						
5125	COURT LIAISON OFFICER	46,862.40	47,985.60	50,440.00	52,915.20	55,286.40	Annual
5330	JUVENILE DETENTION OFFICER	3,905.12	3,998.72	4,203.25	4,409.52	4,607.11	Monthly
1615	PROBATION OFFICER	1,802.40	1,845.60	1,940.00	2,035.20	2,126.40	Bi- Weekly
	FISCAL SUPPORT SPECIALIST	22.53	23.07	24.25	25.44	26.58	Hourly
6180	ANIMAL CONTROL OFFICER						
	RANGE 37						
1403	PROGRAM TECHNICIAN II	49,150.40	50,419.20	52,894.40	55,577.60	58,052.80	Annual
0223	LEAD FISCAL SUPPORT SPECIALIST	4,095.79	4,201.52	4,407.78	4,631.38	4,837.64	Monthly
		1,890.40	1,939.20	2,034.40	2,137.60	2,232.80	Bi- Weekly
		23.63	24.24	25.43	26.72	27.91	Hourly
	RANGE 38						
2211	PARKING CONTROL OFFICER II	50,377.60	51,584.00	54,225.60	56,929.60	59,529.60	Annual
		4,198.05	4,298.58	4,518.71	4,744.04	4,960.70	Monthly
		1,937.60	1,984.00	2,085.60	2,189.60	2,289.60	Bi- Weekly
		24.22	24.80	26.07	27.37	28.62	Hourly
	RANGE 41						
6110	BUILDING INSPECTOR I	54,288.00	55,681.60	58,489.60	61,360.00	64,126.40	Annual
6123	LICENSE INSPECTOR	4,523.91	4,640.04	4,874.04	5,113.24	5,343.76	Monthly
		2,088.00	2,141.60	2,249.60	2,360.00	2,466.40	Bi- Weekly
		26.10	26.77	28.12	29.50	30.83	Hourly
	RANGE 43						
1131	CONSTRUCTION INSPECTOR II	57,075.20	58,510.40	61,443.20	64,438.40	67,392.00	Annual
0221	REAL ESTATE ABSTRACTOR	4,756.18	4,875.77	5,120.17	5,369.76	5,615.89	Monthly
		2,195.20	2,250.40	2,363.20	2,478.40	2,592.00	Bi- Weekly
		27.44	28.13	29.54	30.98	32.40	Hourly
	RANGE 45						
6111	BUILDING INSPECTOR II	59,987.20	61,484.80	64,480.00	67,745.60	70,782.40	Annual
4120	SKILLED TRADESPERSON	4,998.84	5,123.63	5,373.23	5,645.36	5,898.42	Monthly
		2,307.20	2,364.80	2,480.00	2,605.60	2,722.40	Bi- Weekly
		28.84	29.56	31.00	32.57	34.03	Hourly

23.1 WAGES
Appendix A

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KCK

Hourly, Monthly and Annual Base Scale for AFSCME Local #3475 Bargaining Unit
Effective January 1, 2027 through December 31, 2027 - 3%

Union Code 62

		STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	
	RANGE 21						
4101	CARETAKER	36,171.20	37,086.40	38,750.40	40,476.80	42,328.00	Annual
		3,014.21	3,090.47	3,229.14	3,373.00	3,527.27	Monthly
		1,391.20	1,426.40	1,490.40	1,556.80	1,628.00	Bi- Weekly
		17.39	17.83	18.63	19.46	20.35	Hourly
	RANGE 24						
1401	PROGRAM AIDE	36,670.40	37,627.20	39,436.80	41,412.80	43,368.00	Annual
0100	SWITCHBOARD OPERATOR	3,055.81	3,135.54	3,286.34	3,451.00	3,613.93	Monthly
		1,410.40	1,447.20	1,516.80	1,592.80	1,668.00	Bi- Weekly
		17.63	18.09	18.96	19.91	20.85	Hourly
	RANGE 25						
1101	ENGINEER TECHNICIAN I	37,710.40	38,625.60	40,601.60	42,598.40	44,532.80	Annual
		3,142.47	3,218.74	3,383.40	3,549.80	3,711.00	Monthly
		1,450.40	1,485.60	1,561.60	1,638.40	1,712.80	Bi- Weekly
		18.13	18.57	19.52	20.48	21.41	Hourly
	RANGE 27						
2210	PARKING CONTROL OFFICER I	39,520.00	40,601.60	42,619.20	44,720.00	46,737.60	Annual
		3,293.27	3,383.40	3,551.53	3,726.60	3,894.73	Monthly
		1,520.00	1,561.60	1,639.20	1,720.00	1,797.60	Bi- Weekly
		19.00	19.52	20.49	21.50	22.47	Hourly
	RANGE 28						
4110	BUILDING MAINTENANCE WORKER	40,580.80	41,537.60	43,617.60	45,780.80	47,840.00	Annual
0207	FISCAL ASSISTANT I	3,381.67	3,461.40	3,634.73	3,814.99	3,986.59	Monthly
0098	ADMINISRATIVE SUPPORT ASSITANT	1,560.80	1,597.60	1,677.60	1,760.80	1,840.00	Bi- Weekly
4123	FACILITIES MAINTENANCE TECH	19.51	19.97	20.97	22.01	23.00	Hourly
4105	MAIL & RECORDS CENTER CLERK						
0119	OFFICE ASSISTANT III						
	RANGE 32						
6101	INSPECTOR I	44,803.20	45,884.80	48,256.00	50,627.20	52,956.80	Annual
		3,733.53	3,823.66	4,021.26	4,218.85	4,412.98	Monthly
		1,723.20	1,764.80	1,856.00	1,947.20	2,036.80	Bi- Weekly
		21.54	22.06	23.20	24.34	25.46	Hourly
	RANGE 33						
1620	DISPUTE RESOLUTIONS COUNSELOR	45,864.00	47,008.00	49,337.60	51,833.60	55,099.20	Annual
1405	PROGRAM TECHNICIAN I	3,821.93	3,917.26	4,111.39	4,319.38	4,591.51	Monthly
0203	FISCAL SUPPORT ASSISTANT	1,764.00	1,808.00	1,897.60	1,993.60	2,119.20	Bi- Weekly
0140	COURT CLERK I	22.05	22.60	23.72	24.92	26.49	Hourly
1130	CONSTRUCTION INSPECTOR I						
	RANGE 34						
1105	ENGINEERING TECHNICIAN II	47,028.80	48,256.00	50,627.20	53,123.20	55,619.20	Annual
		3,918.99	4,021.26	4,218.85	4,426.85	4,634.84	Monthly
		1,808.80	1,856.00	1,947.20	2,043.20	2,139.20	Bi- Weekly
		22.61	23.20	24.34	25.54	26.74	Hourly

23.1 WAGES
Appendix A

	RANGE 35						
0204	FISCAL SUPPORT SPECIALIST	48,276.80	49,420.80	51,958.40	54,496.00	56,950.40	Annual
0141	COURT CLERK II	4,022.99	4,118.32	4,329.78	4,541.25	4,745.78	Monthly
0099	ADMINISTRATIVE SUPPORT SPECIALIST	1,856.80	1,900.80	1,998.40	2,096.00	2,190.40	Bi- Weekly
		23.21	23.76	24.98	26.20	27.38	Hourly
	RANGE 37						
1403	PROGRAM TECHNICIAN II	50,627.20	51,937.60	54,475.20	57,241.60	59,800.00	Annual
0223	LEAD FISCAL SUPPORT SPECIALIST	4,218.85	4,328.05	4,539.51	4,770.04	4,983.24	Monthly
6180	ANIMAL SERVICES OFFICER	1,947.20	1,997.60	2,095.20	2,201.60	2,300.00	Bi- Weekly
5330	JUVENILE DETENTION OFFICER	24.34	24.97	26.19	27.52	28.75	Hourly
1615	PROBATION OFFICER						
5125	COURT LIAISON OFFICER						
	RANGE 38						
2211	PARKING CONTROL OFFICER II	51,896.00	53,123.20	55,848.00	58,635.20	61,318.40	Annual
		4,324.58	4,426.85	4,653.91	4,886.17	5,109.77	Monthly
		1,996.00	2,043.20	2,148.00	2,255.20	2,358.40	Bi- Weekly
		24.95	25.54	26.85	28.19	29.48	Hourly
	RANGE 41						
6110	BUILDING INSPECTOR I	55,910.40	57,345.60	60,236.80	63,211.20	66,040.00	Annual
6123	LICENSE INSPECTOR	4,659.11	4,778.71	5,019.64	5,267.50	5,503.23	Monthly
		2,150.40	2,205.60	2,316.80	2,431.20	2,540.00	Bi- Weekly
		26.88	27.57	28.96	30.39	31.75	Hourly
	RANGE 43						
1131	CONSTRUCTION INSPECTOR II	58,780.80	60,257.60	63,294.40	66,372.80	69,409.60	Annual
0221	REAL ESTATE ABSTRACTOR	4,898.31	5,021.37	5,274.43	5,530.96	5,784.02	Monthly
		2,260.80	2,317.60	2,434.40	2,552.80	2,669.60	Bi- Weekly
		28.26	28.97	30.43	31.91	33.37	Hourly
	RANGE 45						
6111	BUILDING INSPECTOR II	61,796.80	63,336.00	66,414.40	69,784.00	72,904.00	Annual
4120	SKILLED TRADESPERSON	5,149.63	5,277.90	5,534.43	5,815.22	6,075.22	Monthly
		2,376.80	2,436.00	2,554.40	2,684.00	2,804.00	Bi- Weekly
		29.71	30.45	31.93	33.55	35.05	Hourly

APPENDIX B

BUILDINGS & LOGISTICS

The provisions contained herein apply exclusively to AFSCME employees in the Buildings & Logistics Department and shall govern in the event of a conflict with the other contractual averments contained herein.

26.1 Uniforms

A. **Buildings and Logistics Employees**

Regular employees of the bargaining unit who are employed within UG Buildings and Logistics Department who are required to wear uniforms on duty, shall be furnished uniforms and said uniforms shall be cleaned at UG's expense.

APPENDIX C

FINANCE

The provisions contained herein apply exclusively to AFSCME employees in the Finance Department and shall govern in the event of a conflict with the other contractual averments contained herein.

7.2 C Entry Level Treasury Positions

The positions of Fiscal Support Assistant and Administrative Support Assistant in Motor Vehicle within the Treasury Department of the Employer shall be exempt from the requirements of Subsections A and B of the AFSCME Memorandum, Section 7.2 when the Employer is filling such positions. The Employer is not required to post these positions internally within the bargaining unit prior to seeking outside applicants.

APPENDIX D

MUNICIPAL COURT

The provisions contained herein apply exclusively to AFSCME employees in the Municipal Court Department and shall govern in the event of a conflict with the other contractual averments contained herein.

26.1 Uniforms

Municipal Court employees who have successfully completed the probationary period will be provided with an adequate number of uniform shirts to as determined by the U.G.

APPENDIX E

NEIGHBORHOOD RESOURCE CENTER

The provisions contained herein apply exclusively to AFSCME employees in the Neighborhood Resource Center and shall govern in the event of a conflict with the other contractual averments contained herein.

23.1 Inspection Certification Pay

If or when Building or Code Inspectors obtain certification or certifications recognized by the Unified Government within their trade, the certified employee shall receive an additional $1.48 per hour in certification pay. If the certification or certifications are lost, the certification pay increment will be removed from the employee's pay.

26.1 Uniforms

C. Code Enforcement and Building Inspection Department Employees

Regular bargaining unit employees employed within UG's Code Enforcement and Building Inspection Departments who are required to wear uniforms shall continue to receive these uniforms during the life of this agreement consistent with the currently existing uniform policies of those Departments.

APPENDIX F

POLICE

The provisions contained herein apply exclusively to AFSCME employees in the Police Department and shall govern in the event of a conflict with the other contractual averments contained herein.

§ 18. 5 Banked Holiday Hours for Animal Services

Employees whose regularly scheduled day off falls on a holiday shall be given another day off. Such time shall be agreed upon between the employee and his/her supervisor. Such day off shall be taken within one year of the date of the holiday or it is forfeited

26.1 Uniforms

D. Animal Services Employees

Regular employees of the bargaining unit who are employed within the Police Department Animal Services Unit shall be issued uniforms consistent with the uniform policy of the Department relative to bargaining unit employees. Should Unified Government and the Union mutually agree in writing to modify the provision of uniforms to animal service officers, this agreement will not be prohibited. When animal services officers are hired they shall be provided a duty belt with the appropriate attachments deemed necessary by the UG and shall be provided thirty dollars ($30.00) per year to maintain said specialized equipment.

APPENDIX G

SHERIFF – JUVENILE DETENTION

§ 2.4 Out of class pay- Juvenile Detention Officers

Juvenile Detention Officers routinely performing the duties and responsibilities of a higher paid job classification, shall be compensated at the rate of pay of the higher rated job classification beginning on the first workday.

§ 6.3 Bidding Procedures – Juvenile Detention Officers

A. Annual Bid

Juvenile Detention Officers (JDOs) shall be assigned annually to their respective shifts and days off on a bid basis in accordance with seniority. Bidding shall occur annually on or before December 15 of each year to become effective the first day of the first pay period in January. Probationary JDOs shall have no bidding rights, and may be assigned at the discretion of the employer after all eligible JDOs have bid. Bidding shall occur at a designated place which is mutually agreed upon by the employer and the union and shall take place between the hours of 0800 and 1700. JDOs shall be assigned a time to bid in accordance with their seniority. Once a JDO has submitted his bid, he shall immediately leave the bidding area.

B. Absentee Bid – Failure to Bid

In the event a JDO is going to be absent during the entire period in which he is assigned to bid, he shall have an opportunity to exercise his bid right by proxy. The proxy shall be signed by the Deputy and shall specify four alternate bid choices. The proxy shall be given to the President of the Union or his designee, who shall exercise it, and provide one copy to the employer's designee. If the absent JDO is unable to obtain a bid position with any of his alternative choices, he shall then be assigned to an unbid position by the employer's designee. JDOs who do not exercise the opportunity to bid during the appropriate period shall forfeit their right to bid. The JDO

may be assigned to any unbid position by the employer's designee. All bids shall be tabulated and certified by the employer's designee, and the President of the union or his designee.

Prior to implementation, the Employer agrees to notify the union at least 30 days in advance of any changes or additions in bid assignments or shifts and allow for rebids or 'bumps' where applicable.

§ 9.2 Standard Work Week

The standard work period for Juvenile Detention Officers shall be eighty-four (84) hours within a consecutive fourteen (14) day period with two (2) or more consecutive days off twice during the fourteen (14) day period. The standard work period may be varied where operational needs require otherwise. Employees shall be advised of any changes in the beginning of their standard work week.

§ 9.3 Standard Work Day

For Juvenile Detention Officers a standard work day shall consist of twelve (12) hours in a twenty-four (24) hour period, except for a thirty (30) minute intermission for lunch as provided in § 9.4.

§ 9.4 Meal Period

Each employee whose work hours cover a twelve (12) hour period shall be entitled to a thirty (30) minute meal period.

§ 10.1 Overtime

Juvenile Detention Officers shall receive one and one half (1 ½) times their actual hourly rate of pay or compensatory time for work performed in excess of eighty-six (86) hours in a given work period. Compensatory time may be accrued, up to a maximum of two hundred forty (240), in lieu of overtime payment at the employee's election with approval by the appropriate supervisor. Use of compensatory time shall be authorized by a written request by an employee and written approval by the immediate supervisor and Department head. Overtime shall only be time actually worked and when approved by UG. Provided that, for purposes of overtime calculations, the hours taken by an employee as a holiday (§§ 18.1, 18.2, 18.3), worked during a holiday (§ 18.4) or vacation (Article 17), except as provided in §17.7 herein, shall be considered as hours worked within a given work week.

§ 17.7 Scheduling

A. Carry Over:

Except as provided in 17.2 above, employees may be allowed to annually carry over up to ten (10) eight hour working days (eighty hours) or the equivalent in work hours of vacation to the next calendar year… Part-time employees shall be allowed to carry over half the hours of a full-time employee.

§ 18. 6 Holiday Hours for Juvenile Detention

Employees whose regularly scheduled day off falls on a UG holiday shall be compensated holiday hours at straight time in the pay period in which the holiday falls. The holiday will be paid in the same number of hours as the employee's regular daily shift.

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, Mark A. Dupree, Sr. made history as the first African American elected District Attorney in the State of Kansas; and

WHEREAS, District Attorney Dupree established Kansas' first Conviction Integrity Unit, now known as the Community Integrity Unit, setting a new statewide standard for transparency, accountability, and public trust; and

WHEREAS, District Attorney Dupree further broke barriers as the first African American to lead the Kansas Bar Association, reflecting the respect he holds within the legal community; and

WHEREAS, he continues to strengthen relationships between the District Attorney's Office and the community by engaging directly with residents through liaison boards, neighborhood meetings, and collaborative partnerships; and

WHEREAS, District Attorney Dupree has expanded opportunities for local organizations and schools through his Educational and Crime Prevention Grant Program, supporting initiatives that uplift youth, families, and neighborhoods across Wyandotte County; and

WHEREAS, he champions Wyandotte County students through the BOLDD Initiative, offering mentorship, exposure to the legal system, and pathways toward academic success and leadership; and

WHEREAS, District Attorney Dupree proudly represents "The Dotte" in every space he occupies, embodying its values, history, and spirit.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim December 4, 2025, as:

"District Attorney Dupree Day"

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

_____

TYRONE GARNER, MAYOR/CEO

Tracking ID: 211284

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff icaudillo@wycokck.org x5010	Mayor's Office

AGENDA ITEM #9.2.

PRESENTATION: HONORING DISTRICT ATTORNEY MARK A. DUPREE, SR.

BACKGROUND

Mayor Garner will recognize our District Attorney for his contributions to our county with a Proclamation and Dotte Proud Recognition.

RECOMMENDATION

For information only

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Introducation Slide for DA Dupree

Approved by Mayor/Administrator to add to agenda.

Honoring
District Attorney
Mark A. Dupree, Sr.

Tracking ID: 211285

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff icaudillo@wycokck.org x5010	Mayor's Office

AGENDA ITEM #9.3.

PRESENTATION: WYANDOTTE BEHAVIORAL HEALTH NETWORK

BACKGROUND

Randy Callstrom, President/Chief Executive Officer, Wyandotte Behavioral Health Network, will provide a brief overview of the health network and share 2025 achievements and challenges.

RECOMMENDATION

For information only

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

UG Presentation November 2025

Approved by Mayor/Administrator to add to agenda.

Wyandot
Behavioral Health Network

Healthy Minds, Healthy Lives

Thriving Community

Serving Wyandotte County since 1953

Wyandot
Behavioral Health Network

Our roots

- 1953 – Wyandotte County Child Guidance Clinic
- Mid-1960's – designated as Wyandotte County's Community Mental Health Center (CMHC)

What's a CMHC?

- Kansas statute: KSA-19-4001
- Relationship with county government
- Statewide safety net system for behavioral health
- Serve everyone regardless of ability to pay

Wyandot
Behavioral Health Network

- CARF (Commission on Accreditation of Rehabilitation Facilities) Accreditation
- 988 Call Center
- Certified Community Behavioral Healthcare Clinic (CCBHC)
  - Mobile crisis response
  - ACT team
  - SUD services
  - Care coordination

Wyandot
Behavioral Health Network

Our Network

Wyandot Center

Wyandotte County's designated community mental health center for adults.

RSI

Crisis stabilization services for substance use and mental health crises.

PACES

Safety net behavioral health services for children and adolescents.

Kim Wilson Housing

Innovative housing solutions for vulnerable individuals.

Wyandot
Behavioral Health Network

Nearly 8,000

Children, Adults and Families Served by Wyandot BHN

Wyandot Center

Justice Involved Behavioral Health Services

Keeping mental health care in the community

- Stepping Up

Community-Based Solutions

- Behavioral Health Court
- Intensive Case Management
- Co-responder at Kansas City, Kansas Police Department
- Crisis Intervention Team (CIT) Trainings
- Jail and Court Liaisons

PACES

Robert's Place Children's Shelter

Providing emergency shelter for Wyandotte County children in crisis

Shelter for Wyandotte County Children

- Emergency protection for suspected victims of child abuse and neglect
- Temporary shelter for children experiencing a behavioral health crisis
- Partnership with Wyandotte County Juvenile Intake & Assessment Center

Wyandot Center

Kim Wilson Houisng & Frank Williams Outreach Center

Over 1,500 persons served each year

- Basic needs: showers, mail, internet and laundry
- Mental health assessment and intake referrals
- Assistance with documentation for housing
- Housing Authority application assistance
- Housing case management
- Community resource referrals
- FY’25 – 151 accessed housing

Wyandot
Behavioral Health Network

- Reaching Functional Zero Homelessnes
  - Bergen County, NJ; Rockford, Illinois; Bakersfield, CA; Abilene, TX
  - Homeless Response Team: UG officials, police, fire department nonprofits, housing authority, and people with lived experience
  - Define what that would mean for Wyandotte County
  - Coordinated entry & housing services
  - Shelter for the unhoused
  - Expand rapid rehousing & permanent supported housing
  - Homeless prevention programs EG: rental assistance, utility

Wyandot
Behavioral Health Network

- Mayor's Task Force on Homelessness
  - Willa Gill & Food Service
  - Housing services
  - Mental health, substance use, and medical services
  - Shelter

Wyandot
Behavioral Health Network

- Many obstacles
  - Location
  - Community pushback & NIMBYism
  - Cost

Wyandot
Behavioral Health Network

- Cost of not taking action
  - Without a shelter encampments will continue
  - Community will continue to complain
  - More people will become unhoused
  - Cost to those living unhoused

Wyandot
Behavioral Health Network

- Taking action
  - Shared vision
  - Commitment and political will
  - Public & private partnerships
  - Leadership – Housing Coordinator

Wyandot
Behavioral Health Network

- Minimum lot size requirements
- Minimum square footage requirements
- Minimum setback requirements
- Minimum parking for all housing regardless of need
- Largely prohibits backyard cottages / accessory dwelling units
- Inhibits creation of transitional and permanent supportive housing for homeless
- Hard to build smaller units or mix units of different sizes
- Seeking variances and changing designations injects uncertainty, time and cost

Wyandot
Behavioral Health Network

Questions?

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

WHEREAS, for over three decades, Livable Neighborhoods has been the foundation of grassroots community development, fostering resident-led initiatives that enhance public safety, build neighborhood pride, and cultivate local leadership; and

WHEREAS, Livable Neighborhoods have established strong, lasting partnerships with nonprofits, neighborhood associations, and residents to collaboratively address challenges such as blight, housing repair needs, and neighborhood infrastructure inequities; and

WHEREAS, through initiatives like CivicConnect, Livable Neighborhoods has strengthened civic engagement by providing residents with education, resources, direct access to government processes, and a platform for open communication; and

WHEREAS, despite recent fiscal constraints and staffing reductions, Livable Neighborhoods has remained an advocate for neighborhood empowerment, fostering mutual support and community resilience; and

WHEREAS, the enduring impact of Livable Neighborhoods is reflected in over 50 organized neighborhood groups, broader resident involvement, improved public spaces, and stronger connections among neighbors; and

WHEREAS, the 30th anniversary of Livable Neighborhoods provides an opportunity to honor its legacy, recognize the contributions of staff, volunteers, and community partners, and reaffirm a shared vision of welcoming, equitable, and vibrant neighborhoods for all.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim December 4, 2025, as:

"Livable Neighborhood's 30th Anniversary"

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

TYRONE GARNER, MAYOR/CEO

Tracking ID: 211155

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance

AGENDA ITEM #9.5.

RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING

BACKGROUND

Approval of resolution to authorize $34,581,600 for specific sanitary sewer projects and $4,900,000 related to a stormwater project.

RECOMMENDATION

Approve

Approval at November 20, 2025 Full Commission meeting.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

This general obligation debt has been built into the rate model and is affordable with the 2026 4% rate increase approved by the Mayor and Commission.

LEGAL/ POLICY CONSIDERATIONS

Gilmore & Bell, serving as bond counsel, was engaged to prepare all required documents, and the UG Legal Department provided the language for the budget amendment.

ATTACHMENTS

Resolution - GO Project Financing Authorization (UG) - clean, Exhibit A 2025 GO Bond 2 Project Descriptions clean, Exhibit B Revised Debt CIP - Sewer and Storm, 2026 A Bonds Sewer List

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-___-25

A RESOLUTION AMENDING THE 2025-2030 CIP; AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS AND/OR TEMPORARY NOTES TO FINANCE A PORTION OF THE COSTS OF SUCH IMPROVEMENTS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), successor to the City of Kansas City, Kansas, is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class; and

WHEREAS, pursuant to Ordinance No. O-117-25, the Unified Government has previously approved the 2025-2030 Capital Improvement Program (the "2025-2030 CIP"); and

WHEREAS, Charter Ordinance No. CO-03-09 was previously approved by the Unified Government, acting as a city of the first class and pursuant to Article 12, Section 5 of the Constitution of the State of Kansas (the "Home Rule Amendment"), and such Charter Ordinance authorizes the governing body of the Unified Government to make the following improvements and to issue its general obligation bonds and/or temporary notes to finance the costs of such improvements:

> Bridge, viaduct, street, sidewalk or pedestrian way improvements, airport, public building or structure, parking improvement, or other public utility or works, including any appurtenances related thereto and the land necessary therefor, for lands for public parks and recreation facilities, including golf courses, stadiums and community centers, and developing and making improvements to the same, within or without the city, for the establishment, development and construction of crematories, desiccating or reduction works, including any appurtenances related thereto and the land necessary therefor, within or without the city, or for the improvement, repair or extension of any waterworks, sanitary sewer facilities, sewage treatment or disposal plant, sewerage system storm water improvement, electric light plant, crematory, desiccating or reduction works or other public utility plant or works owned by the city, and for the purpose of rebuilding, adding to or extending the same or acquiring land necessary therefor from time to time, as the necessities of the city may require, or for the acquisition of equipment, vehicles and other personal property to be used in relation to any of the improvements authorized herein; and

WHEREAS, the Unified Government now seeks to: (1) amend the 2025-2030 CIP as further described herein; and (2) authorize certain improvements and the issuance of general obligation bonds or notes to finance the costs of such improvements, all as set forth in **Exhibit A** attached hereto.

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

Section 1. Amendment of 2025-2030 CIP. The governing body of the Unified Government hereby amends the 2025-2030 CIP to include all of the projects as set forth in **Exhibit B** attached hereto.

Section 2. Approval of the Projects. The governing body of the Unified Government hereby authorizes and orders the construction of the improvements described in **Exhibit A** attached hereto.

Section 3. Issuance of General Obligation Bonds. Pursuant to Charter Ordinance CO-03-09 and the Home Rule Amendment, the governing body of the Unified Government hereby authorizes the issuance of general obligation bonds and/or general obligation temporary notes to fund the improvements

authorized in Section 1 of this Resolution. Such general obligation bonds and/or general obligation temporary notes may be issued in the maximum principal amounts set forth in **Exhibit A** attached hereto. The Unified Government expects to make expenditures prior to the issuance of such general obligation bonds and/or general obligation temporary notes, and any such tax-exempt general obligation bonds and/or general obligation temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of passage of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. Further Authority. The Mayor/CEO, Unified Government Clerk, County Administrator, acting Unified Government Chief Financial Officer, and acting Unified Government Chief Counsel and other appropriate officers and agents of the Unified Government are hereby authorized and directed to take such action, expend such funds and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Effective Date. This Resolution shall be in full force and effect following its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, and **APPROVED AND SIGNED** by the Mayor/CEO this 20th day of November, 2025.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: _____
Tyrone Garner,
Mayor/Chief Executive Officer

(SEAL)

ATTEST:

_____
Monica Sparks,
Unified Government Clerk

Approved as to Form:

_____
Unified Government Legal Department

EXHIBIT A

PROJECT AUTHORIZATIONS

EXHIBIT B

REVISED 2025-2030 CIP

CSO 19 Sewer Separation (Phase 1)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$2,549,686		
**plus capitalized interest on any temporary financing and costs of issuance*			
Project Description:			
CSO 19 Sewer Separation (Phase I) – The project area is generally bound by Waterway Park and Big 11 Lake Park. Separate combined sewers through installation of approximately 5,700FT of 15IN through 60IN storm sewer, capacity of separated stormwater to mitigate overflow conditions and provide grey detention facility for stormwater attenuation to meet KDHE design restrictions and to meet the consent decree terms and conditions by 12/31/2024. Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.			

CSO 19 Sewer Separation (Phase 2)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$1,764,173		
**plus capitalized interest on any temporary financing and costs of issuance*			
Project Description:			
CSO 19 Sewer Separation (Phase II) - The project area is in the south-central portion of the Jersey Creek Basin. The area is generally bounded by North 14th Street on the west, North 7th Street Trafficway on the east, Walker Avenue on the north, and Sandusky Avenue on the south. Improvements will include sewer separation and stormwater green infrastructure where feasible to supplement or reduce the following separation quantities of approximately 5,500 LF of 15-inch through 7-foot by 7-foot reinforced concrete box storm sewer and 1,000 LF of 15-inch to 36-inch diameter sanitary sewer and to meet the consent decree terms and conditions by 12/31/2027. Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.			

CSO 14 Sewer Separation (Phase 1)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$9,200,000		
**plus capitalized interest on any temporary financing and costs of issuance*			
Project Description:			
CSO 14 - The project area is in the north central portion of the Jersey Creek Basin. The area is generally bounded by 18th Street on the west, 12th Street on the east, Quindaro Boulevard on the north, and Parallel Parkway on the south. Improvements will include sewer separation with approximately 9,000 LF of 15-inch through 36-inch diameter storm sewer and 1,000 LF of 15-inch through 24-inch diameter sanitary sewer. Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.			

CSO 14 Above Ground Storage Treatment Facilities (Phase 2)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$4,380,356		
**plus capitalized interest on any temporary financing and costs of issuance*			
Project Description:			
Work includes design, bid, and construction improvements activities to construct above-ground stormwater treatment facilities to mitigate impacts of frequent storm flooding and improve water quality. This project will complement the sewer separation completed in CSO 14 Phase 1 to alleviate resident concerns with frequent flooding and to meet base standards for water quality improvements associated with stormwater improvement projects.			

CSO 17 Sewer Separation	**CMIP #:**	PRJ-TBD
	Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	$0	
New Authorization Amount*:	$5,800,000	
**plus capitalized interest on any temporary financing and costs of issuance*		
Project Description:		
CSO 17 - The project area is in the north central portion of the Jersey Creek Basin. The area is generally bounded on the east by North 8th Street, on the west by North 10th Street, on the north by Sanford Avenue, and on the south by Parallel Parkway. Improvements will include sewer separation and potentially stormwater BMPs or green infrastructure where feasible to supplement or reduce the following separation quantities of approximately 1,500 LF of 12-inch through 21-inch diameter storm sewer and 2,200 LF of 10-inch through 15-inch diameter sanitary sewer. Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.		

Wyandotte High/Lombardy Drive Green Infrastructure	**CMIP #:**	PRJ-TBD
	Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	$0	
New Authorization Amount*:	$1,916,915	
**plus capitalized interest on any temporary financing and costs of issuance*		
Project Description:		
The Wyandotte High / Lombardy Drive Green Infrastructure will improve stormwater capture and quality in the Jersey Creek Watershed through implementation of green infrastructure and sewer separation. The project area primarily consists of the existing right of way in the existing low-lying areas near Wyandotte High School, specifically from the intersection of N 20th Street and Armstrong Avenue south to the intersection of Westview Drive and Orville Avenue. This project will construct 700 LF of new 24-inch through 30-inch storm sewer.		

Gravity Interceptor from Pump Station 45 to Pump Station 7	**CMIP #:**	PRJ-TBD
	Annual CMIP#:	PRG00356 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	$0	
New Authorization Amount*:	$1,000,000	
**plus capitalized interest on any temporary financing and costs of issuance*		
Project Description:		
Work includes design, bid, and construction improvements activities to install 3,000 linear feet of 36-inch diameter gravity sewer from Pump Station 45 to Pump Station 7 to alleviate surcharging upstream of Pump Station 45. This is an SSO Control Measure project required by the Consent Decree.		

Sumner Academy Realignment and Rehabilitation	**CMIP #:**	PRJ-TBD
	Annual CMIP#:	PRG00233 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	$0	
New Authorization Amount*:	$4,000,000	
**plus capitalized interest on any temporary financing and costs of issuance*		
Project Description:		
Replace existing failed sanitary sewer beneath Sumner Academy playing field with sanitary sewer in a new alignment which removes it from the playing field footprint to improve sewer access and simplify future maintenance activities.		

Collections System Repair (Multiple Locations)	**CMIP #:**	PRJ-TBD
	Annual CMIP#:	PRG00229 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	$0	
New Authorization Amount*:	$1,570,470	
**plus capitalized interest on any temporary financing and costs of issuance*		
Project Description:		
Work includes design, bid, and construction improvements activities for the following collection system repair projects:		

49th Terrace and Garfield Avenue; and 64th Street and Ann Avenue
Replace two existing brick manholes (7-feet deep 166-021-MH and 15-feet deep 236-007-MH) that were exposed along eroded streambanks with new precast concrete manholes and install streambank stabilization measures (e.g., riprap) to prevent further erosion and infrastructure exposure. The manholes are at risk of failure and susceptible to releasing sewage into the streams.

18th Street and Central Avenue
Rehabilitate existing 10" vitrified clay sanitary sewer (380-feet) with cured-in-place pipe (CIPP) lining. It is anticipated that the pipe may require an open cut excavation point repair due to the significant deterioration prior to lining. Replacing the existing pipe via pipe bursting may also be considered. Existing pipe has a portruding service lateral and multiple cracks, holes, and breaks and is at risk of collapse in an area with difficult accessiblity adjacent to a parking lot and multi-story structure.

10th Street and Freeman Avenue
Rehabilitate existing 57" brick sanitary sewer (688-feet) with cured-in-place pipe (CIPP) lining. Existing pipe has already collapsed in two locations and is at risk of additional collapse. Other areas of the pipe exhibit significant infiltration and missing bricks. Due to the existing pipe length and orientation, it is anticipated that two new pre-cast concrete manholes will need to be installed and the existing cave-in settlement will need to be repaired.

264 S. Ferre Street
Rehabilitate existing 10" vitrified clay sanitary sewer (153-feet) with cured-in-place pipe (CIPP) lining. The pipe also requires an open cut excavation 20-feet point repair prior to lining due to the significant deterioration and a collapse that is visible at the street surface. Existing pipe has multiple cracks and breaks and is at risk of additional collapse.

Legends (Village West Parkway and Abilities Way)
Replace three existing concrete manholes (20-feet deep 430-016-MH, 10-feet deep 430-014-MH, and 11-feet deep 430-015-MH) with new precast polymer concrete manholes due to extreme H2S corrosion. The manholes are at risk of failure and susceptible to releasing sewage into the environment.

8th Street and Nebraska Avenue
Replace the buried 15" by 36" sewer pipe tee structure that has partially collapsed with a new precast concrete manhole. The existing structure is directly beneath an existing electrical ductbank and must be replaced to not cause delays to the planned BPU electrical upgrades that are necessary due to frequent power outages and additional demand.

3049 N 29th Street
Rehabilitate existing 8" vitrified clay sanitary sewer (74-feet) with cured-in-place pipe (CIPP) lining. The pipe also requires an open cut excavation 20-feet point repair due to the significant deterioration prior to lining. Existing pipe has multiple cracks and breaks and is at risk of collapse in an area between two residential structures.

Plant 20 Chemical Phosphorus Removal		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00229 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$2,400,000		
**plus capitalized interest on any temporary financing and costs of issuance*			
Project Description:			
Work includes design, bid, and construction improvements activities to construct a chemical phosphorus removal facility, including new building, metering pumps, day tank, and bulk storage tank to comply with the Plant 20 NPDES Permit total phosphorus loading limit.			

Upper Splitlog Stormwater Improvements		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00274 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	$0		
New Authorization Amount*:	$4,900,000		
*plus capitalized interest on any temporary financing and costs of issuance			
Project Description:			
Construct sewer separation and two (2) new stormwater retention facilities Northrup Park and Splitlog Park to mitigate the impacts of frequent flooding in the surrounding neighborhood and improve water quality. This project will construct 1,000 LF of new storm sewer between 12-inches and 36-inches in diameter to convey stormwater runoff to the new stormwater facilities.			

UNI
2026 - 2030 Proposed
DEBT

Project Type	New	Annual	Dept Priority	Ranking	MSF
Other Debt Projects					
	☒	☒	1	15	
		☒	3	16	
		☒	3	9	☒
		☒	1	16	
Storm Water Utility					
		☒	3	13	

FIED GOVERNMENT
l Capital Improvement Program (CIP)
FINANCED PROJECTS

	2025 Amended	2025 Amended Revised
PRG00227- Annual Sanitary Sewer Rehab	2,000,000	$ -
PRG00229 - Annual Wastewater System Renewal, 2025	3,169,854	3,970,470
PRG00232 - Annual CSO Control Measures Overflow Reduction Program, 2025	27,611,106	27,611,130
PRG00233 - Annual Sanitary Sewer System Capacity Upgrades, 2025	-	2,000,000
PRG00356 - Annual SSO Control Measure Overflow Reduction Program, 2025	1,000,000	1,000,000
Sewer System Total	**33,780,960**	**34,581,600**
PRG00274 - Stormwater Capacity and Water Quality Enhancements, 2025	-	4,900,000
Storm Water Utility Total	**-**	**4,900,000**
	33,780,960	**39,481,600**

Sewer Bond Issue Project Listing

Project Name	Reference	Bond Amount	
Sewer Separation Jersey Creek Phase 1	CSO 19	$	2,549,686
Sewer Separation Jersey Creek Phase 2	CSO 19	$	1,764,173
Sewer Separation Jersey Creek Phase 1	CSO 14	$	9,200,000
Above Ground Storage Treatement Facilities Phase 2	CSO 14	$	4,380,356
Sewer Separation Jersey Creek	CSO 17	$	5,800,000
Wyandotte High/Lombardy Drive Green Infrastructure		$	1,916,915
Gravity Interceptor from Pump Station 45 to Pump Station 7		$	1,000,000
Sumner Academy Realignment and Rehabilitation		$	4,000,000
Collection Systems Repairs (see description for locations)		$	1,570,470
Plant 20 Chemical Phosphorus Removal		$	2,400,000
Upper Splitlog Stormwater Improvements		$	4,900,000
TOTAL		$	39,481,600

Tracking ID: 211139

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance

AGENDA ITEM #9.6.

ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A

BACKGROUND

Authorization of sewer and storm sewer projects is required as part of the Consent Decree, and authorization to issue 30-year general obligation debt in the amount of $39,481,600 plus issuance costs to finance said improvements. Bonds are to be repaid by sewer rates and storm sewer fees.

RECOMMENDATION

Approve

Approval at November 20, 2025 full Commission meeting.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

This general obligation debt has been built into the rate model and is affordable with the 2026 4% rate increase approved by the Mayor and Commission.

LEGAL/ POLICY CONSIDERATIONS

Gilmore & Bell, bond counsel, was engaged and prepared all appropriate documents.

ATTACHMENTS

Bond Ordinance - GO 2026-A (UG), Bond Resolution - GO 2026-A (UG)

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. O-___-25

OF

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

PASSED

NOVEMBER 20, 2025

GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026-A

ORDINANCE NO. O-__-25

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED $40,485,000; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS WITH RESPECT THERETO.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") is a municipal corporation, duly created, organized and existing under the Constitution and laws of the State as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, pursuant to Charter Ordinance No. CO-03-09 of the Unified Government, and Article 12, Section 5 of the Constitution of the State of Kansas, as amended, and other provisions of the laws of the State of Kansas applicable thereto, by proceedings duly had, the governing body of the Unified Government has authorized the following improvements (collectively, the "Improvements"); and

CMIP	Project Name	Improvement Fund Deposit*
PRG00232	CSO 19 Sewer Separation (Phase 1)	$2,549,686
PRG00232	CSO 19 Sewer Separation (Phase 2)	1,764,173
PRG00232	CSO 14 Sewer Separation (Phase 1)	9,200,000
PRG00232	CSO 14 Above Ground Storage Treatment Facilities (Phase 2)	4,380,356
PRG00232	CSO 17 Sewer Separation	5,800,000
PRG00232	Wyandotte High/Lombardy Drive Green Infrastructure	1,916,915
PRG00356	Gravity Interceptor from Pump Station 45 to Pump Station 7	1,000,000
PRG00233	Sumner Academy Realignment and Rehabilitation	4,000,000
PRG00229	Collections System Repair (Multiple Locations)	1,570,470
PRG00229	Plant 20 Chemical Phosphorus Removal	2,400,000
PRG00274	Upper Splitlog Stormwater Improvements	4,900,000
	Total	**$39,481,600**

*Excludes costs of issuance and financing costs.

WHEREAS, the governing body of the Unified Government is authorized by law to issue general obligation bonds of the Unified Government to pay a portion of the costs of the Improvements; and

WHEREAS, the governing body of the Unified Government shall advertise the sale of the Bonds in accordance with the law and shall authorize the Mayor or the County Administrator, on behalf of the governing body of the Unified Government, to award the sale of such bonds to the lowest bidder on the sale date following receipt of a good faith deposit as required by law; and

WHEREAS, the governing body of the Unified Government hereby finds and determines that it is necessary for the Unified Government to authorize and provide for the issuance of the Bonds in the aggregate principal amount of not to exceed $40,485,000 to pay, along with other available funds of the Unified Government, the costs of the Improvements and pay costs of issuance; and

WHEREAS, the award of the sale of the Bonds to the lowest bidder shall be contingent upon meeting the limitations set forth in **Exhibit B** to the Resolution, in such principal amount as is necessary to pay the costs of the Improvements and the costs of issuance of the Bonds.

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

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms in this Ordinance shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

"Act" means the Constitution and statutes of the State including K.S.A. 10-101 *et seq.,* K.S.A. 10-620 *et seq.*, Charter Ordinance No. CO-03-09 of the Unified Government, and Article 12, Section 5 of the Constitution of the State of Kansas, all as amended and supplemented from time totime.

"Bond and Interest Fund" means the Bond and Interest Fund of the Unified Government for its general obligation bonds.

"Bond Resolution" means the resolution to be adopted by the governing body of the Unified Government prescribing the terms and details of the Bonds and making covenants with respect thereto.

"Bonds" means the Unified Government's General Obligation Improvement Bonds, Series 2026-A, dated February 12, 2026, authorized by this Ordinance.

"Clerk" means the duly appointed and/or elected Clerk or, in the Clerk's absence, the duly appointed Deputy Clerk, Acting Clerk or Interim Clerk of the Unified Government.

"Improvements" means the improvements referred to in the preamble to this Ordinance and any Substitute Improvements.

"Mayor/CEO" means the duly elected and acting Mayor/CEO of the Unified Government or, in the Mayor/CEO's absence, the duly appointed and/or elected Vice Mayor/CEO or Acting Mayor/CEO of the Unified Government.

"Ordinance" means this Ordinance authorizing the issuance of the Bonds.

"State" means the State of Kansas.

"Substitute Improvements" means the substitute or additional improvements of the Unified Government authorized in the manner set forth in the Bond Resolution.

"Unified Government" means the Unified Government of Wyandotte County/Kansas City, Kansas.

Section 2. Authorization of the Bonds. There shall be issued and hereby are authorized and directed to be issued the General Obligation Improvement Bonds, Series 2026-A, of the Unified Government in the aggregate principal amount of not to exceed $40,485,000 for the purpose of providing funds to: (a) pay a portion of the costs of the Improvements and (b) pay costs of issuance of the Bonds.

Section 3. Security for the Bonds. The Bonds shall be general obligations of the Unified Government payable as to both principal and interest from ad valorem taxes, which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Unified Government. The full faith, credit and resources of the Unified Government are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Section 4. Terms, Details and Conditions of the Bonds. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued and delivered in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Bond Resolution, including the completed Certificate of Final Terms in **Exhibit C** to the Bond Resolution.

Section 5. Levy and Collection of Annual Tax. The governing body of the Unified Government shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by levying and collecting the necessary taxes upon all of the taxable tangible property within the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira and excluding the unincorporated area of the Unified Government, in the manner provided by law.

The taxes above referred to shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the general ad valorem taxes of the Unified Government are levied and collected, shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due and the fees and expenses of the Paying Agent. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Unified Government and to reimburse said general funds for money so expended when said taxes are collected.

Section 6. Further Authority. The Mayor/CEO, Clerk and other Unified Government officials are hereby further authorized and directed to execute any and all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of the Ordinance, and to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 7. Governing Law. This Ordinance and the Bonds shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 8. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government, approval by the Mayor/CEO and publication of the Ordinance or a summary thereof in the official Unified Government newspaper.

PASSED by the governing body of the Unified Government on November 20, 2025 and **APPROVED AND SIGNED** by the Mayor/CEO.

(SEAL)

_____
Tyrone Garner, Mayor/CEO

ATTEST:

_____
Monica Sparks, Unified Government Clerk

Approved as to form:

_____
Unified Government Legal Department

(PUBLISHED IN THE ***WYANDOTTE ECHO*** ON NOVEMBER __, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED $40,485,000; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS WITH RESPECT THERETO.

The Series 2026-A Bonds approved by the Ordinance are being issued in the maximum principal amount set forth therein to finance certain improvements in the Unified Government, and constitute general obligations of the Unified Government payable as to both principal and interest, to the extent necessary, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Unified Government. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Clerk of the Unified Government, 701 N. 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at http://public.wycokck.org/sites/ugordinancesresolutions/Pages/default.aspx.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: November 20, 2025.

_____
Acting Chief Counsel

RESOLUTION NO. R-__-25

OF

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

ADOPTED

NOVEMBER 20, 2025

NOT TO EXCEED $40,485,000
GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026-A

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RESOLUTION NO. R-__-25

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING THE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED $40,485,000, PREVIOUSLY AUTHORIZED BY AN ORDINANCE OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer") has previously passed the Ordinance authorizing the issuance of the Bonds; and

WHEREAS, the Ordinance authorized the governing body of the Issuer to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Bonds; and

WHEREAS, awarding the sale of the Bonds to lowest bidder shall follow receipt by the Issuer of a good faith deposit as required by law, and the issuance of the Bonds shall be contingent upon the parameters set forth in ***EXHIBIT B***, in such principal amount as is necessary to pay the costs of the Improvements and the costs of issuance of the Bonds.

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

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms as used in this Bond Resolution shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

"Act" means the Constitution and statutes of the State including K.S.A. 10-101 *et seq.*, K.S.A. 10-620 *et seq*., Charter Ordinance No. CO-03-09 of the Issuer, and Article 12, Section 5 of the Constitution of the State of Kansas all as amended and supplemented from time to time.

"Authorized Denomination" means $5,000 or any integral multiples thereof.

"Beneficial Owner" of the Bonds includes any Owner of the Bonds and any other Person who, directly or indirectly has the investment power with respect to such Bonds.

"Bond and Interest Fund" means the Bond and Interest Fund of the Issuer for its general obligation bonds.

"Bond Counsel" means the firm of Gilmore & Bell, P.C., or any other attorney or firm of attorneys whose expertise in matters relating to the issuance of obligations by states and their political subdivisions is nationally recognized and acceptable to the Issuer.

"**Bond Insurer**" means any issuer of a Municipal Bond Insurance Policy, if such an issuer is described on ***EXHIBIT C*** to this Bond Resolution.

"Bond Payment Date" means any date on which principal of or interest on any Bond is payable.

"Bond Register" means the books for the registration, transfer and exchange of Bonds kept at the office of the Bond Registrar.

"Bond Registrar" means the State Treasurer, and any successors and assigns.

"Bond Resolution" means this resolution relating to the Bonds.

"Bonds" or **"Bond"** means the General Obligation Improvement Bonds, Series 2026-A, authorized and issued by the Issuer pursuant to the Ordinance and this Bond Resolution.

"Business Day" means a day other than a Saturday, Sunday or any day designated as a holiday by the Congress of the United States or by the Legislature of the State and on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its operations.

"Cede & Co." means Cede & Co., as nominee of DTC and any successor nominee of DTC.

"Certificate of Final Terms" means the Certificate of Final Terms executed and delivered by the Mayor/CEO or County Administrator as authorized pursuant to ***Section 213*** hereof, in substantially the form attached hereto as ***EXHIBIT C***.

"Chief Financial Officer" means the duly appointed and acting Chief Financial Officer of the Issuer or, in the Chief Financial Officer's absence, the duly appointed Deputy, Assistant, or Acting Chief Financial Officer of the Issuer.

"Clerk" means the duly appointed and/or elected Clerk or, in the Clerk's absence, the duly appointed Deputy Clerk, Acting Clerk or Interim Clerk of the Issuer.

"Code" means the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder by the United States Department of the Treasury.

"Costs of Issuance" means all costs of issuing the Bonds, including but not limited to all publication, printing, signing and mailing expenses in connection therewith, registration fees, financial advisory fees, all legal fees and expenses of Bond Counsel and other legal counsel, expenses incurred in connection with compliance with the Code, all expenses incurred in connection with receiving ratings on the Bonds, and any premiums or expenses incurred in obtaining municipal bond insurance on the Bonds.

"Dated Date" means February 12, 2026.

"Debt Service Account" means the Debt Service Account for General Obligation Improvement Bonds, Series 2026-A created within the Bond and Interest Fund pursuant to ***Section 501*** hereof.

"Debt Service Requirements" means the aggregate principal payments (whether at maturity or pursuant to scheduled mandatory sinking fund redemption requirements) and interest payments on the Bonds for the period of time for which calculated; provided, however, that for purposes of calculating such amount, principal and interest shall be excluded from the determination of Debt Service Requirements to the extent that such principal or interest is payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof with the Paying Agent or other commercial bank or trust company located in the State and having full trust powers.

"Defaulted Interest" means interest on any Bond which is payable but not paid on any Interest Payment Date.

"Defeasance Obligations" means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) such obligations are rated in a rating category by Moody's or Standard & Poor's that is no lower than the rating category then assigned by that Rating Agency to United States Government Obligations.

"Derivative" means any investment instrument whose market price is derived from the fluctuating value of an underlying asset, index, currency, futures contract, including futures, options and collateralized mortgage obligations.

"Disclosure Undertaking" means the Continuing Disclosure Undertaking dated as of the Issue Date relating to certain obligations contained in the SEC Rule.

"DTC" means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors and assigns, including any successor securities depository duly appointed.

"DTC Representation Letter" means the Blanket Letter of Representation from the Issuer and the Paying Agent to DTC which provides for a book-entry system, or any agreement between the Issuer and Paying Agent and a successor securities depository duly appointed.

"Event of Default" means each of the following occurrences or events:

(a) Payment of the principal and of the redemption premium, if any, of any of the Bonds shall not be made when the same shall become due and payable, either at Stated Maturity or by proceedings for redemption or otherwise;

(b) Payment of any installment of interest on any of the Bonds shall not be made when the same shall become due; or

(c) The Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Bond Resolution (other than the covenants relating to continuing disclosure requirements contained herein and in the Disclosure Undertaking) on the part of the Issuer to be performed, and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the Issuer by the Owner of any of the Bonds then Outstanding.

"Federal Tax Certificate" means the Issuer's Federal Tax Certificate dated as of the Issue Date, as the same may be amended or supplemented in accordance with the provisions thereof.

"Financeable Costs" means the amount of expenditure for an Improvement which has been duly authorized by action of the governing body of the Issuer to be financed by general obligation bonds, less: (a) the amount of any temporary notes or general obligation bonds of the Issuer which are currently Outstanding and available to pay such Financeable Costs; and (b) any amount of Financeable Costs which has been previously paid by the Issuer or by any eligible source of funds unless such amounts are entitled to be reimbursed to the Issuer under State or federal law.

"Fiscal Year" means the twelve month period ending on December 31.

"Funds and Accounts" means funds and accounts created pursuant to or referred to in ***Section 501*** hereof.

"Improvement Fund" means the Improvement Fund for General Obligation Improvement Bonds, Series 2026-A created pursuant to ***Section 501*** hereof.

"Improvements" means the improvements referred to in the preamble to the Ordinance and any Substitute Improvements.

"Independent Accountant" means an independent certified public accountant or firm of independent certified public accountants at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Independent Accountant by this Bond Resolution.

"Interest Payment Date(s)" means the Stated Maturity of an installment of interest on any Bond which shall be February 1 and August 1 of each year, commencing February 1, 2027.

"Issue Date" means the date when the Issuer delivers the Bonds to the Purchaser in exchange for the Purchase Price.

"Issuer" means the Unified Government and any successors or assigns.

"Maturity" when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or call for redemption or otherwise.

"Mayor/CEO" means the duly elected and acting Mayor/CEO, or in the Mayor/CEO's absence, the duly appointed and/or elected Vice Mayor/CEO or Acting Mayor/CEO of the Issuer.

"Moody's" means Moody's Investors Service, a corporation organized and existing under the laws of the State of Delaware, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, "Moody's" shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

"Municipal Advisor" means Baker Tilly Municipal Advisors, LLC, Saint Paul, Minnesota, the municipal advisor of the Issuer.

"**Municipal Bond Insurance Policy**" means, if applicable, the municipal bond insurance policy issued by the Bond Insurer insuring the payment when due of the principal of and interest on the Bonds as described on ***EXHIBIT C*** to this Resolution.

"Notice Address" means with respect to the following entities:

(a) To the Issuer at:

Unified Government of Wyandotte County/Kansas City, Kansas
Attn: Clerk
701 N. 7th Street, Suite 323
Kansas City, Kansas 66101
Email: clerkwest@wycokck.org

(b) To the Paying Agent at:

State Treasurer of the State of Kansas Landon Office Building.
900 Southwest Jackson, Suite 201
Topeka, Kansas 66612-1235
Email: fiscal@treasurer.ks.gov

(c) To the Purchaser: see ***EXHIBIT C***

(d) To the Rating Agency(ies):

Moody's
7 World Trade Center
250 Greenwich Street, 23rd Floor
New York, New York 10007

S&P Global Ratings, a division of S&P Global Inc.
55 Water Street, 38th Floor
New York, New York 10004

or such other address as is furnished in writing to the other parties referenced herein.

"Notice Representative" means:

(a) With respect to the Issuer, the Clerk.

(b) With respect to the Bond Registrar and Paying Agent, the Director of Bond Services.

(c) With respect to any Purchaser, the manager of its Municipal Bond Department.

(d) With respect to any Rating Agency, any Vice President thereof.

"Official Statement" means the Issuer's Official Statement relating to the Bonds.

"Ordinance" means the ordinance of the Issuer authorizing the issuance of the Bonds, as amended from time to time.

"Outstanding" means, when used with reference to the Bonds, as of a particular date of determination, all Bonds theretofore authenticated and delivered, except the following Bonds:

(a) Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Bonds deemed to be paid in accordance with the provisions of ***Article VII*** hereof; and

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder.

"Owner" when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register. Whenever consent of the Owners is required pursuant to the terms of this Bond Resolution, and the Owner of the Bonds, as set forth on the Bond Register, is Cede & Co., the term Owner shall be deemed to be the Beneficial Owner of the Bonds.

"Participants" means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

"Paying Agent" means the State Treasurer, and any successors and assigns.

"Permitted Investments" shall mean the investments hereinafter described, provided, however, no moneys or funds shall be invested in a Derivative: (a) investments authorized by K.S.A. 12-1675 and amendments thereto; (b) the municipal investment pool established pursuant to K.S.A. 12-1677a, and amendments thereto; (c) direct obligations of the United States Government or any agency thereof; (d) the Issuer's temporary notes issued pursuant to K.S.A. 10-123 and amendments thereto; (e) interest-bearing time deposits in commercial banks or trust companies located in the county or counties in which the Issuer is located which are insured by the Federal Deposit Insurance Corporation or collateralized by securities described in (c); (f) obligations of the federal national mortgage association, federal home loan banks, federal home loan mortgage corporation or government national mortgage association; (g) repurchase agreements for securities described in (c) or (f); (h) investment agreements or other obligations of a financial institution the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody's or Standard & Poor's; (i) investments and shares or units of a money market fund or trust, the portfolio of which is comprised entirely of securities described in (c) or (f); (j) receipts evidencing ownership interests in securities or portions thereof described in (c) or (f); (k) municipal bonds or other obligations issued by any municipality of the State as defined in K.S.A. 10-1101 which are general obligations of the municipality issuing the same; or (l) bonds of any municipality of the State as defined in K.S.A. 10-1101 which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a bank, of securities described in (c) or (f), all as may be further restricted or modified by amendments to applicable State law.

"Person" means any natural person, corporation, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

"Purchase Price" means the original purchase price of the Bonds set forth in the Certificate of Final Terms described on ***EXHIBIT C*** to this Bond Resolution.

"Purchaser" means the original purchaser of the Bonds set forth in the Certificate of Final Terms described in ***EXHIBIT C*** to this Bond Resolution.

"Rating Agency" means any company, agency or entity that provides, pursuant to request of the Issuer, financial ratings for the Bonds.

"Rebate Fund" means the Rebate Fund for General Obligation Improvement Bonds, Series 2026-A created pursuant to ***Section 501*** hereof.

"Record Dates" for the interest payable on any Interest Payment Date means the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

"Redemption Date" means, when used with respect to any Bond to be redeemed, the date fixed for the redemption of such Bond pursuant to the terms of this Bond Resolution.

"Redemption Price" means, when used with respect to any Bond to be redeemed, the price at which such Bond is to be redeemed pursuant to the terms of this Bond Resolution, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

"Replacement Bonds" means Bonds issued to the Beneficial Owners of the Bonds in accordance with ***Section 210*** hereof.

"SEC Rule" means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

"Securities Depository" means, initially, DTC, and its successors and assigns.

"Special Record Date" means the date fixed by the Paying Agent pursuant to ***Article II*** hereof for the payment of Defaulted Interest.

"Standard & Poor's" or "S&P" means S&P Global Ratings, a division of S&P Global, Inc., a corporation organized and existing under the laws of the State of New York, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, Standard & Poor's shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

"State" means the state of Kansas.

"State Treasurer" means the duly elected Treasurer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the State.

"Stated Maturity" when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Bond Resolution as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

"Substitute Improvements" means the substitute or additional improvements of the Issuer described in ***Article V*** hereof.

"Term Bonds" means the Term Bonds, if any, described in the Certificate of Final Terms attached as ***EXHIBIT C*** to this Bond Resolution.

"Treasurer" means the duly appointed and/or elected Treasurer of the Issuer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the Issuer.

"Unified Government" means the Unified Government of Wyandotte County/Kansas City, Kansas.

"United States Government Obligations" means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payment on obligations issued by the United States of America (including the interest component of obligations of the Resolution Funding Corporation), or securities which represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial account for the benefit of the Issuer.

ARTICLE II

AUTHORIZATION AND DETAILS OF THE BONDS

Section 201. Authorization of the Bonds. Subject to the conditions set forth herein, there shall be issued and hereby are authorized and directed to be issued pursuant to the Ordinance the General

Obligation Improvement Bonds, Series 2026-A in the principal amount set forth in the Certificate of Final Terms, for the purpose of providing funds to: (a) pay a portion of the costs of the Improvements; and (b) pay Costs of Issuance.

Section 202. Description of the Bonds. The Bonds shall consist of fully registered bonds in an Authorized Denomination, and shall be numbered in such manner as the Bond Registrar shall determine. All of the Bonds shall be dated as of the Dated Date, shall become due in the amounts, on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities as provided in ***Article III*** hereof and the Certificate of Final Terms, and shall bear interest at the rates per annum to be determined upon the sale of the Bonds as set forth in the Certificate of Final Terms.

The Bonds shall bear interest at the rates specified in the Certificate of Final Terms (computed on the basis of a 360-day year of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner set forth in ***Section 204*** hereof.

Each of the Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be printed in accordance with the format required by the Attorney General of the State and shall be substantially in the form attached hereto as ***EXHIBIT A*** or as may be required by the Attorney General pursuant to the Notice of Systems of Registration for Kansas Municipal Bonds, 2 Kan. Reg. 921 (1983), in accordance with the Kansas Bond Registration Law, K.S.A. 10-620 *et seq.*

Section 203. Designation of Paying Agent and Bond Registrar. The State Treasurer is hereby designated as the Paying Agent for the payment of principal of and interest on the Bonds and Bond Registrar with respect to the registration, transfer and exchange of Bonds. The Mayor/CEO and/or the County Administrator of the Issuer are hereby authorized and empowered to execute on behalf of the Issuer an agreement with the Bond Registrar and Paying Agent for the Bonds.

The Issuer will at all times maintain a Paying Agent and Bond Registrar meeting the qualifications herein described for the performance of the duties hereunder. The Issuer reserves the right to appoint a successor Paying Agent or Bond Registrar by (a) filing with the Paying Agent or Bond Registrar then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent or Bond Registrar and appointing a successor, and (b) causing notice of appointment of the successor Paying Agent and Bond Registrar to be given by first class mail to each Owner. No resignation or removal of the Paying Agent or Bond Registrar shall become effective until a successor has been appointed and has accepted the duties of Paying Agent or Bond Registrar.

Every Paying Agent or Bond Registrar appointed hereunder shall at all times meet the requirements of K.S.A. 10-501 *et seq*. and K.S.A. 10-620 *et seq*., respectively.

Section 204. Method and Place of Payment of the Bonds. The principal of, or Redemption Price, and interest on the Bonds shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal or Redemption Price of each Bond shall be paid at Maturity to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the principal office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Owner shown on the Bond Register or at

such other address as is furnished to the Paying Agent in writing by such Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of $500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank ABA routing number and account number to which such Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Owner of such Bond on the relevant Record Date and shall be payable to the Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The Issuer shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefore to be mailed, by first class mail, postage prepaid, to each Owner of a Bond entitled to such notice at the address of such Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

The Paying Agent shall keep a record of payment of principal and Redemption Price of and interest on all Bonds and at least annually shall forward a copy or summary of such records to the Issuer.

Section 205. Payments Due on Saturdays, Sundays and Holidays. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for the period after such Bond Payment Date.

Section 206. Registration, Transfer and Exchange of Bonds. The Issuer covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Bond Registrar as herein provided. Each Bond when issued shall be registered in the name of the Owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the principal office of the Bond Registrar, the Bond Registrar shall transfer or exchange such Bond for a new Bond or Bonds in any Authorized Denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange.

Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Bond Registrar, duly executed by the Owner thereof or by the Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Bond Resolution. The Issuer shall pay the fees and expenses of the Bond Registrar for the registration, transfer and exchange

of Bonds provided for by this Bond Resolution and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, are the responsibility of the Owners of the Bonds. In the event any Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Owner sufficient to pay any governmental charge required to be paid as a result of such failure. In compliance with Code § 3406, such amount may be deducted by the Paying Agent from amounts otherwise payable to such Owner hereunder or under the Bonds.

The Issuer and the Bond Registrar shall not be required (a) to register the transfer or exchange of any Bond that has been called for redemption after notice of such redemption has been mailed by the Paying Agent pursuant to ***Article III*** hereof and during the period of 15 days next preceding the date of mailing of such notice of redemption; or (b) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the Issuer of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to this ***Article II***.

The Issuer and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute Owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price of and interest on said Bond and for all other purposes. All payments so made to any such Owner or upon the Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Bond Registrar, the Bond Register may be inspected and copied by the Owners (or a designated representative thereof) of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Owners whose authority is evidenced to the satisfaction of the Bond Registrar.

Section 207. Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be executed for and on behalf of the Issuer by the manual, electronic, or facsimile signature of the Mayor/CEO, attested by the manual, electronic, or facsimile signature of the Clerk, and the seal of the Issuer shall be affixed thereto or imprinted thereon. The Mayor/CEO and Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the Clerk, which registration shall be evidenced by the manual, electronic, or facsimile signature of the Clerk with the seal of the Issuer affixed thereto or imprinted thereon. The Bonds shall also be registered in the office of the State Treasurer, which registration shall be evidenced by the manual, electronic or facsimile signature of the State Treasurer with the seal of the State Treasurer affixed thereto or imprinted thereon. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor/CEO and Clerk are hereby authorized and directed to prepare and execute the Bonds as herein specified, and when duly executed, to deliver the Bonds to the Bond Registrar for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form attached hereto as ***EXHIBIT A*** hereof, which shall be manually executed by an authorized officer or

employee of the Bond Registrar, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Bond Resolution or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Bond Registrar. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Bond Resolution. Upon authentication, the Bond Registrar shall deliver the Bonds to the Purchaser upon instructions of the Issuer or its representative.

Section 208. Mutilated, Lost, Stolen or Destroyed Bonds. If (a) any mutilated Bond is surrendered to the Bond Registrar or the Bond Registrar receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Issuer and the Bond Registrar such security or indemnity as may be required by each of them, then, in the absence of notice to the Issuer or the Bond Registrar that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and, upon the Issuer's request, the Bond Registrar shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the Issuer and the Paying Agent may require the payment by the Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the Issuer, and shall be entitled to all the benefits of this Bond Resolution equally and ratably with all other Outstanding Bonds.

Section 209. Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate in duplicate describing the Bonds so cancelled and destroyed and shall file an executed counterpart of such certificate with the Issuer.

Section 210. Book-Entry Bonds; Securities Depository. The Issuer and Paying Agent have entered into a DTC Representation Letter with DTC. The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no Beneficial Owner will receive certificates representing their respective interests in the Bonds, except in the event the Bond Registrar issues Replacement Bonds as provided in this Section. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Bond Registrar authenticates and delivers Replacement Bonds to the Beneficial Owners as described in the following paragraph.

The Issuer may decide, subject to the requirements of the Operational Arrangements of DTC (or a successor Securities Depository), and the following provisions of this section to discontinue use of the system of book-entry transfers through DTC (or a successor Securities Depository):

(a) If the Issuer determines (1) that the Securities Depository is unable to properly discharge

its responsibilities, or (2) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (3) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds; or

(b) if the Bond Registrar receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds, then the Bond Registrar shall notify the Owners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Bond Registrar shall register in the name of and authenticate and deliver Replacement Bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (a)(1) or (a)(2) of this paragraph, the Issuer, with the consent of the Bond Registrar, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers.

In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository has possession of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Bond Registrar, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the Issuer, the Bond Registrar or Owners are unable to locate a qualified successor of the Securities Depository in accordance with the following paragraph, then the Bond Registrar shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Bond Registrar may rely on information from the Securities Depository and its Participants as to the names of the Beneficial Owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the Issuer.

In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the Issuer may appoint a successor Securities Depository provided the Bond Registrar receives written evidence satisfactory to the Bond Registrar with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Bond Registrar upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in an Authorized Denominations and form as provided herein.

Section 211. Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made available to the Paying Agent all liability of the Issuer to the Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Bond Resolution or on, or with respect to, said Bond. If any Bond is not presented for payment within four (4) years following the date when such Bond becomes due at Maturity, the Paying Agent shall repay, without liability for interest thereon, to the Issuer the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Owner thereof shall be entitled to look only to the Issuer for

payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 212. Preliminary and Final Official Statement. For the purpose of enabling the Purchaser to comply with the requirements of Section (b)(1) of the SEC Rule, the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be "final" as of its date, except for the omission of such information as is permitted by Section (b)(1) of the SEC Rule, and the appropriate officers of the Issuer are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the SEC Rule.

The Official Statement is hereby authorized to be prepared by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor/CEO or Chief Financial Officer of the Issuer are hereby authorized to execute the Official Statement as so supplemented, amended and completed, and the use and public distribution of the Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the Issuer are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the Issue Date.

The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the Official Statement to enable the Purchaser to comply with the requirements of the SEC Rule and Rule G-32 of the Municipal Securities Rulemaking Board.

Section 213. Sale of the Bonds; Receipt of Good Faith Deposit; Award to Purchaser; Execution of Certificate of Final Terms. The Issuer hereby authorizes the Mayor/CEO, County Administrator, Chief Financial Officer, Clerk, Municipal Advisor, Bond Counsel, and other representatives of the Issuer to conduct the competitive sale of the Bonds as described in the Notice of Bond Sale. Following the receipt of bids for purchase of the Bonds in accordance with the Notice of Bond Sale, and following receipt by the Issuer of a good faith deposit from the Purchaser as required by law, either the Mayor/CEO or the County Administrator is authorized and directed to award the sale of the Bonds to the Purchaser, and is further authorized and directed to approve the principal amount of the Bonds, the Purchase Price, the principal amounts and interest rates by maturity, the redemption provisions, and all other final terms of the Bonds, subject to each of the parameters set forth in this Section and ***EXHIBIT B*** hereto, and in that connection, to execute and deliver the Certificate of Final Terms in substantially the form attached hereto as ***EXHIBIT C*** for and on behalf of and as the act and deed of the Issuer, which approval will be conclusively evidenced by the Mayor/CEO's or the County Administrator's signature thereon. Upon execution, the Certificate of Final Terms shall be attached to this Bond Resolution as ***EXHIBIT C***, and the Clerk is hereby authorized to file the completed Certificate of Final Terms with this Bond Resolution in the records of the Issuer. The countersignature of the Mayor/CEO or the County Administrator on the bid submitted by the Original Purchaser shall constitute a bond purchase agreement to the extent required by law.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption by Issuer.

Optional Redemption. At the option of the Issuer, Bonds maturing on August 1 in the years 2036, and thereafter, will be subject to redemption and payment prior to their Stated Maturity on August 1, 2035, and thereafter, as a whole or in part (selection of maturities and the amount of Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the Redemption Price of 100% (expressed as a percentage of the principal amount), plus accrued interest thereon to the Redemption Date.

Mandatory Redemption. Any Term Bonds shall also be subject to mandatory redemption and payment as set forth in the Certificate of Final Terms described on ***EXHIBIT C*** to this Bond Resolution. The mandatory redemption amount for any Term Bond may be reduced by the principal amount of any Term Bonds redeemed prior to its Stated Maturity pursuant to optional redemption as set forth in this Section. To effect such reduction, the Issuer shall notify the Bond Registrar on or before the 45th day preceding the applicable mandatory redemption date, setting forth the extent of the reduction to be applied with respect to the mandatory sinking fund requirement.

Section 302. Selection of Bonds to be Redeemed. Bonds shall be redeemed only in an Authorized Denomination. When less than all of the Bonds are to be redeemed and paid prior to their Stated Maturity, such Bonds shall be redeemed in such manner as the Issuer shall determine. Bonds of less than a full Stated Maturity shall be selected by the Bond Registrar in a minimum Authorized Denomination of principal amount in such equitable manner as the Bond Registrar may determine.

In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than a minimum Authorized Denomination are then Outstanding, then for all purposes in connection with such redemption a minimum Authorized Denomination of face value shall be treated as though it were a separate Bond of the denomination of a minimum Authorized Denomination. If it is determined that one or more, but not all, of a minimum Authorized Denomination of face value represented by any Bond is selected for redemption, then upon notice of intention to redeem a minimum Authorized Denomination, the Owner or the Owner's duly authorized agent shall forthwith present and surrender such Bond to the Bond Registrar: (1) for payment of the Redemption Price and interest to the Redemption Date of a minimum Authorized Denomination of face value called for redemption, and (2) for exchange, without charge to the Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of a minimum Authorized Denomination of face value called for redemption (and to that extent only).

Section 303. Notice and Effect of Call for Redemption. In the event the Issuer desires to call the Bonds for redemption prior to maturity, written notice of such intent shall be provided to the Bond Registrar in accordance with K.S.A. 10-129, as amended, not less than 45 days prior to the Redemption Date. The Bond Registrar shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Bond Registrar at least 45 days prior to the Redemption Date of written instructions of the Issuer specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. The foregoing provisions of this paragraph shall not apply in the case of any mandatory redemption of Term Bonds hereunder, and Term Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption

requirements without the necessity of any action by the Issuer and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.

Unless waived by any Owner of Bonds to be redeemed, if the Issuer shall call any Bonds for redemption and payment prior to the Stated Maturity thereof, the Issuer shall give written notice of its intention to call and pay said Bonds to the Bond Registrar and the State Treasurer. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the Owners of said Bonds. Each of said written notices shall be deposited in the United States first class mail not less than 30 days prior to the Redemption Date.

All official notices of redemption shall be dated and shall contain the following information:

(a) the Redemption Date;

(b) the Redemption Price;

(c) if less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption of any Bonds, the respective principal amounts) of the Bonds to be redeemed;

(d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and

(e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal office of the Paying Agent.

The failure of any Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the Issuer shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on such Redemption Date.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Bond Registrar shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Bond Registrar, the Securities Depository, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the Issuer defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

In addition to the foregoing notice, the Issuer shall provide such notices of redemption as are required by the Disclosure Undertaking. Further notice may be given by the Issuer or the Bond Registrar on behalf of the Issuer as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if official notice thereof is given as above prescribed:

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (1) the CUSIP numbers of all Bonds being redeemed; (2) the date of issue of the Bonds as originally issued; (3) the rate of interest borne by each Bond being redeemed; (4) the maturity date of each Bond being redeemed; and (5) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least one day before the mailing of notice to Owners by first class, registered or certified mail or overnight delivery, as determined by the Bond Registrar, to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each check or other transfer of funds issued for the payment of the Redemption Price of Bonds being redeemed shall bear or have enclosed the CUSIP number of the Bonds being redeemed with the proceeds of such check or other transfer.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the State or the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

ARTICLE IV

SECURITY FOR BONDS

Section 401. Security for the Bonds. The Bonds shall be general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Section 402. Levy and Collection of Annual Tax; Transfer to Debt Service Account. The governing body of the Issuer shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by, to the extent necessary, levying and collecting the necessary taxes upon all of the taxable tangible property within the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer, in the manner provided by law.

The taxes referred to above shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the other ad valorem taxes of the Issuer are levied and collected. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund, shall be kept separate and apart from all other funds of the Issuer shall

thereafter be transferred to the Debt Service Account and shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due, taking into account any scheduled mandatory redemptions, and the fees and expenses of the Paying Agent.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Issuer and to reimburse said general funds for money so expended when said taxes are collected.

ARTICLE V

ESTABLISHMENT OF FUNDS AND ACCOUNTS DEPOSIT AND APPLICATION OF BOND PROCEEDS

Section 501. Creation of Funds and Accounts. Simultaneously with the issuance of the Bonds, there shall be created within the Treasury of the Issuer the following Funds and Accounts:

(a) Improvement Fund for General Obligation Improvement Bonds, Series 2026-A; and

(b) Debt Service Account for General Obligation Improvement Bonds, Series 2026-A (within the Bond and Interest Fund); and

(c) Rebate Fund for General Obligation Improvement Bonds, Series 2026-A.

The Funds and Accounts established herein shall be administered in accordance with the provisions of this Bond Resolution so long as the Bonds are Outstanding.

Section 502. Deposit of Bond Proceeds. The net proceeds received from the sale of the Bonds shall be deposited simultaneously with the delivery of the Bonds as follows:

(a) All accrued interest received from the sale of the Bonds, if any as identified in the Certificate of Final Terms, shall be deposited in the Debt Service Account.

(b) The remaining balance of the proceeds derived from the sale of the Bonds shall be deposited in the Improvement Fund.

Section 503. Application of Moneys in the Improvement Fund. Moneys in the Improvement Fund shall be used for the sole purpose of: (a) paying a portion of the costs of the Improvements, in accordance with the plans and specifications therefor approved by the governing body of the Issuer and on file in the office of the Clerk, including any alterations in or amendments to said plans and specifications deemed advisable and approved by the governing body of the Issuer; (b) paying interest on the Bonds during construction of the Improvements; (c) paying Costs of Issuance; and (d) transferring any amounts to the Rebate Fund required by this ***Article V***.

Upon completion of the Improvements, any surplus remaining in the Improvement Fund shall be deposited in the Debt Service Account.

Section 504. Substitution of Improvements; Reallocation of Proceeds.

(a) The Issuer may elect for any reason to substitute or add other public improvements to be financed with proceeds of the Bonds provided the following conditions are met: (1) the Substitute Improvement and the issuance of general obligation bonds to pay the cost of the Substitute Improvement has been duly authorized by the governing body of the Issuer in accordance with the laws of the State; (2) a resolution or ordinance authorizing the use of the proceeds of the Bonds to pay the Financeable Costs of the Substitute Improvement has been duly adopted by the governing body of the Issuer pursuant to this Section; and (3) the use of the proceeds of the Bonds to pay the Financeable Cost of the Substitute Improvement will not adversely affect the tax-exempt status of the Bonds under State or federal law.

(b) The Issuer may reallocate expenditure of Bond proceeds among all Improvements financed by the Bonds; provided the following conditions are met: (1) the reallocation is approved by the governing body of the Issuer; (2) the reallocation shall not cause the proceeds of the Bonds allocated to any Improvement to exceed the Financeable Costs of the Improvement; and (3) the reallocation will not adversely affect the tax-exempt status of the Bonds under State or federal law.

Section 505. Application of Moneys in Debt Service Account. All amounts paid and credited to the Debt Service Account shall be expended and used by the Issuer for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Bond Registrar and Paying Agent. The Treasurer is authorized and directed to withdraw from the Debt Service Account sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Bond Registrar and Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner which ensures that the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Bond Registrar and Paying Agent will become due. If, through the lapse of time or otherwise, the Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the Issuer. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Bond Resolution and shall be held in trust by the Paying Agent for the benefit of the Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Account after the retirement of the Bonds shall be transferred and paid into the Bond and Interest Fund.

Section 506. Application of Moneys in the Rebate Fund.

(a) There shall be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Federal Tax Certificate. All money at any time deposited in the Rebate Fund shall be held in trust, to the extent required to satisfy the Rebate Amount (as defined in the Federal Tax Certificate), for payment to the United States of America, and neither the Issuer nor the Owner of any Bonds shall have any rights in or claim to such money. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and the Federal Tax Certificate.

(b) The Issuer shall periodically determine the arbitrage rebate, if any, under Code § 148(f) in accordance with the Federal Tax Certificate, and the Issuer shall make payments to the United States of America at the times and in the amounts determined under the Federal Tax Certificate. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any Rebate Amount, or provision made therefor, shall be deposited into the Bond and Interest Fund.

(c) Notwithstanding any other provision of this Bond Resolution, including in particular ***Article VII*** hereof, the obligation to pay arbitrage rebate to the United States of America and to comply with all other requirements of this Section and the Federal Tax Certificate shall survive the defeasance or payment in full of the Bonds.

Section 507. Deposits and Investment of Moneys. Moneys in each of the Funds and Accounts shall be deposited in accordance with laws of the State, in a bank, savings and loan association or savings bank organized under the laws of the State, any other state or the United States which has a main or branch office located in the Issuer. All such depositaries shall be members of the Federal Deposit Insurance Corporation, or otherwise as permitted by State law. All such deposits shall be invested in Permitted Investments as set forth in this Article or shall be adequately secured as provided by the laws of the State. All moneys held in the Funds and Accounts shall be kept separate and apart from all other funds of the Issuer so that there shall be no commingling with any other funds of the Issuer.

Moneys held in any Fund or Account may be invested in accordance with this Bond Resolution and the Federal Tax Certificate in Permitted Investments; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any Fund or Account shall accrue to and become a part of such Fund or Account; provided that, during the period of construction of the Improvements, earnings on the investment of such funds may, at the discretion of the Issuer, be credited to the Debt Service Account.

ARTICLE VI

DEFAULT AND REMEDIES

Section 601. Remedies. The provisions of the Bond Resolution, including the covenants and agreements herein contained, shall constitute a contract between the Issuer and the Owners of the Bonds. If an Event of Default occurs and shall be continuing, the Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Owner or Owners against the Issuer and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Bond Resolution or by the Constitution and laws of the State;

(b) by suit, action or other proceedings in equity or at law to require the Issuer, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners of the Bonds.

Section 602. Limitation on Rights of Owners. The covenants and agreements of the Issuer contained herein and in the Bonds shall be for the equal benefit, protection, and security of the Owners of any or all of the Bonds, all of which Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Bond Resolution. No one or more Owners secured hereby shall have any

right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Outstanding Bonds.

Section 603. Remedies Cumulative. No remedy conferred herein upon the Owners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners of the Bonds by this Bond Resolution may be enforced and exercised from time to time and as often as may be deemed expedient. If action or proceedings taken by any Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or shall have been determined adversely to such Owner, then, and in every such case, the Issuer and the Owners of the Bonds shall, subject to any determination in such action or proceeding or applicable law of the State, be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owners shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VII

DEFEASANCE

Section 701. Defeasance. When any or all of the Bonds, redemption premium, if any, or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Bond Resolution and the pledge of the Issuer's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds, redemption premium, if any, or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Bond Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of or Redemption Price of said Bonds and/or interest accrued to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments. If the amount to be so deposited is based on the Redemption Price of any Bonds, no such satisfaction shall occur until (a) the Issuer has elected to redeem such Bonds, and (b) either notice of such redemption has been given, or the Issuer has given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Bond Registrar to give such notice of redemption in compliance with ***Article III*** hereof. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the Issuer, for the purpose of paying and discharging any of the Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or such bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Bond Resolution.

ARTICLE VIII

TAX COVENANTS

Section 801. General Covenants. The Issuer covenants and agrees that it will comply with: (a) all applicable provisions of the Code necessary to maintain the exclusion from gross income for federal income tax purposes of the interest on the Bonds; and (b) all provisions and requirements of the Federal Tax Certificate. The Mayor/CEO, Chief Financial Officer of the Issuer, and Clerk are hereby authorized and directed to execute the Federal Tax Certificate in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer will, in addition, adopt such other ordinances or resolutions and take such other actions as may be necessary to comply with the Code and with all other applicable future laws, regulations, published rulings and judicial decisions, in order to ensure that the interest on the Bonds will remain excluded from federal gross income, to the extent any such actions can be taken by the Issuer.

Section 802. Survival of Covenants. The covenants contained in this Article and in the Federal Tax Certificate shall remain in full force and effect notwithstanding the defeasance of the Bonds pursuant to ***Article VII*** hereof or any other provision of this Bond Resolution until such time as is set forth in the Federal Tax Certificate.

ARTICLE IX

CONTINUING DISCLOSURE REQUIREMENTS

Section 901. Disclosure Requirements. The Mayor/CEO, County Administrator, or Clerk are hereby authorized and directed to execute the Disclosure Undertaking in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer hereby covenants with the Purchaser and the Beneficial Owners to provide and disseminate such information as is required by the SEC Rule and as further set forth in the Disclosure Undertaking, the provisions of which are incorporated herein by reference. Such covenant shall be for the benefit of and enforceable by the Purchaser and the Beneficial Owners.

Section 902. Failure to Comply with Continuing Disclosure Requirements. In the event the Issuer fails to comply in a timely manner with its covenants contained in the preceding section, the Purchaser and/or any Beneficial Owner may make demand for such compliance by written notice to the Issuer. In the event the Issuer does not remedy such noncompliance within 10 days of receipt of such written notice, the Purchaser or any Beneficial Owner may in its discretion, without notice or demand, proceed to enforce compliance by a suit or suits in equity for the specific performance of such covenant or agreement contained in the preceding section or for the enforcement of any other appropriate legal or equitable remedy, as the Purchaser and/or any Beneficial Owner shall deem effectual to protect and enforce any of the duties of the Issuer under such preceding section. Notwithstanding any other provision of this Bond Resolution, failure of the Issuer to comply with its covenants contained in the preceding section shall not be considered an Event of Default under this Bond Resolution.

ARTICLE X

MISCELLANEOUS PROVISIONS

Section 1001. Annual Audit. Annually, promptly after the end of the Fiscal Year, the Issuer will cause an audit to be made of the financial statements of the Issuer for the preceding Fiscal Year by an Independent Accountant. Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the Clerk. Such audit shall at all times during the usual business hours be open to the examination and inspection by any taxpayer, any Owner of any of the Bonds, or by anyone acting for or on behalf of such taxpayer or Owner. Upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Owner or prospective Owner. As soon as possible after the completion of the annual audit, the governing body of the Issuer shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Bond Resolution, the Issuer shall promptly cure such deficiency.

Section 1002. Amendments. The rights and duties of the Issuer and the Owners, and the terms and provisions of the Bonds or of this Bond Resolution, may be amended or modified at any time in any respect by ordinance or resolution of the Issuer with the written consent of the Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the Clerk, but no such modification or alteration shall:

(a) extend the maturity of any payment of principal or interest due upon any Bond;

(b) effect a reduction in the amount which the Issuer is required to pay as principal of or interest on any Bond;

(c) permit preference or priority of any Bond over any other Bond; or

(d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Bond Resolution.

Any provision of the Bonds or of this Bond Resolution may, however, be amended or modified by ordinance or resolution duly adopted by the governing body of the Issuer at any time in any legal respect with the written consent of the Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Owners, the Issuer may amend or supplement this Bond Resolution for the purpose of curing any formal defect, omission, inconsistency or ambiguity herein, to grant to or confer upon the Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Owners, to more precisely identify the Improvements, to reallocate proceeds of the Bonds among Improvements, to provide for Substitute Improvements, to conform this Bond Resolution to the Code or future applicable federal law concerning tax-exempt obligations, or in connection with any other change therein which is not materially adverse to the interests of the Owners. Copies of any amendments shall be provided to each Rating Agency at least 10 days prior to the effective date thereof.

Every amendment or modification of the provisions of the Bonds or of this Bond Resolution, to which the written consent of the Owners is given, as above provided, shall be expressed in a resolution or ordinance adopted by the governing body of the Issuer amending or supplementing the provisions of this Bond Resolution and shall be deemed to be a part of this Bond Resolution. A certified copy of every such

amendatory or supplemental ordinance or resolution, if any, and a certified copy of this Bond Resolution shall always be kept on file in the office of the Clerk, and shall be made available for inspection by the Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Bond Resolution, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental ordinance or resolution or of this Bond Resolution will be sent by the Clerk to any such Owner or prospective Owner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the Clerk a copy of the ordinance or resolution of the Issuer hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The Issuer shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Bond Resolution which affects the duties or obligations of the Paying Agent under this Bond Resolution.

Section 1003. Notices, Consents and Other Instruments by Owners. Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Bond Resolution, and shall be conclusive in favor of the Issuer and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Bond Resolution,

Bonds owned by the Issuer shall be disregarded and deemed not to be Outstanding under this Bond Resolution, except that, in determining whether the Owners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Owners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Owners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Issuer.

Section 1004. Notices. Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Bond Resolution shall be in writing, given to the Notice Representative at the Notice Address and shall be deemed duly given or filed if the same shall be: (a) duly delivered by prepaid overnight delivery service or mailed by registered or certified mail, postage prepaid; or (b) communicated via electronic mail, with confirmation of delivery receipt, read receipt or otherwise. Copies of such notices shall also be given to the Paying Agent. The Issuer, the Paying Agent and the Purchaser may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent.

All notices given by: (a) delivery service or certified or registered mail as aforesaid shall be deemed duly given as of the date they are so provided to the delivery service or mailed, respectively; (b) electronic mail as aforesaid shall be deemed duly given as of the date of confirmation of receipt. If, because of the temporary or permanent suspension of regular mail service or for any other reason, it is impossible or impractical to mail any notice in the manner herein provided, then such other form of notice as shall be made with the approval of the Paying Agent shall constitute a sufficient notice.

Section 1005. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described in this Bond Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 1006. Further Authority. The officers and officials of the Issuer, including the Mayor/CEO, Chief Financial Officer, County Administrator, and Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Bond Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 1007. Severability. If any section or other part of this Bond Resolution, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Bond Resolution.

Section 1008. Governing Law. This Bond Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 1009. Effective Date. This Bond Resolution shall take effect and be in full force from and after its adoption by the governing body of the Issuer.

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ADOPTED by the governing body of the Issuer on November 20, 2025.

(SEAL)

_____
Tyrone Garner, Mayor/CEO

ATTEST:

_____
Monica Sparks, Unified Government Clerk

Approved as to form:

_____
Unified Government Legal Department

EXHIBIT A
(FORM OF BONDS)

REGISTERED
NUMBER R-__

REGISTERED
$

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York Corporation ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

UNITED STATES OF AMERICA STATE OF KANSAS
COUNTY OF WYANDOTTE
UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS
GENERAL OBLIGATION IMPROVEMENT BOND
SERIES 2026-A

Interest Rate:	**Maturity Date:**	**Dated Date: February 12, 2026**	**CUSIP:**

REGISTERED OWNER:

PRINCIPAL AMOUNT:

KNOW ALL PERSONS BY THESE PRESENTS: That the Unified Government of Wyandotte County/Kansas City, in the County of Wyandotte, State of Kansas (the "Issuer"), for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner shown above, or registered assigns, but solely from the source and in the manner herein specified, the Principal Amount shown above on the Maturity Date shown above, unless called for redemption prior to the Maturity Date, and to pay interest thereon at the Interest Rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months), from the Dated Date shown above, or from the most recent date to which interest has been paid or duly provided for, payable semiannually on February 1 and August 1 of each year, commencing February 1, 2027 (the "Interest Payment Dates"), until the Principal Amount has been paid.

Method and Place of Payment. The principal or redemption price of this Bond shall be paid at maturity or upon earlier redemption to the person in whose name this Bond is registered at the maturity or redemption date thereof, upon presentation and surrender of this Bond at the principal office of the Treasurer of the State of Kansas, Topeka, Kansas (the "Paying Agent" and "Bond Registrar"). The interest payable on this Bond on any Interest Payment Date shall be paid to the person in whose name this Bond is registered on the registration books maintained by the Bond Registrar at the close of business on the Record Date(s)

for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding the Interest Payment Date. Such interest shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of $500,000 or more in aggregate principal amount of Bonds by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed. The principal or redemption price of and interest on the Bonds shall be payable in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts. Interest not punctually paid will be paid in the manner established in the within defined Bond Resolution.

Definitions. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the hereinafter defined Bond Resolution.

Authorization of Bonds. This Bond is one of an authorized series of Bonds of the Issuer designated "General Obligation Improvement Bonds, Series 2026-A," aggregating the principal amount of $[_____] (the "Bonds") issued for the purposes set forth in the Ordinance of the Issuer authorizing the issuance of the Bonds and the Resolution of the Issuer prescribing the form and details of the Bonds (collectively, the "Bond Resolution"). The Bonds are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the Constitution and laws of the State of Kansas, including K.S.A. 10-101 *et seq.*, K.S.A. 10-620 *et seq*., Charter Ordinance No. CO-03-09 of the Issuer, and Article 12, Section 5 of the Constitution of the State of Kansas, as amended, and all other provisions of the laws of the State of Kansas applicable thereto.

General Obligations. The Bonds constitute general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Redemption Prior to Maturity. The Bonds are subject to redemption prior to maturity, as set forth in the Bond Resolution.

Book-Entry System. The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Bond Resolution. One Bond certificate with respect to each date on which the Bonds are stated to mature or with respect to each form of Bonds, registered in the nominee name of the Securities Depository, is being issued and required to be deposited with the Securities Depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the Securities Depository's participants, beneficial ownership of the Bonds in authorized denominations being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The Issuer and the Bond Registrar will recognize the Securities Depository nominee, while the Registered Owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfer of principal, interest and any redemption premium payments to participants of the Securities Depository, and transfer of principal, interest, and any

redemption premium payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The Issuer and the Bond Registrar will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this Bond shall be made in accordance with existing arrangements among the Issuer, the Bond Registrar and the Securities Depository.

Transfer and Exchange. EXCEPT AS OTHERWISE PROVIDED IN THE BOND RESOLUTION, THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Bond may be transferred or exchanged, as provided in the Bond Resolution, only on the Bond Register kept for that purpose at the principal office of the Bond Registrar, upon surrender of this Bond, together with a written instrument of transfer or authorization for exchange satisfactory to the Bond Registrar duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any Authorized Denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Bond Resolution and upon payment of the charges therein prescribed. The Issuer shall pay all costs incurred in connection with the issuance, payment and initial registration of the Bonds and the cost of a reasonable supply of bond blanks. The Issuer and the Paying Agent may deem and treat the person in whose name this Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Bonds are issued in fully registered form in Authorized Denominations.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Certificate of Authentication and Registration hereon shall have been lawfully executed by the Bond Registrar.

IT IS HEREBY DECLARED AND CERTIFIED that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Bond have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas, and that the total indebtedness of the Issuer, including this series of bonds, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be executed by the manual, electronic, or facsimile signature of its Mayor/CEO and attested by the manual, electronic, or facsimile signature of its Clerk, and its seal to be affixed hereto or imprinted hereon.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

[(Facsimile Seal)]

By: _____(facsimile)_____
Mayor/CEO

ATTEST:

By: _____(facsimile)_____
Monica Sparks, Unified Government Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Bond is one of a series of General Obligation Improvement Bonds, Series 2026-A, of the Unified Government of Wyandotte County/Kansas City, Kansas, described in the within-mentioned Bond Resolution.

Registration Date _____

Office of the State Treasurer,
Topeka, Kansas,
as Bond Registrar and Paying Agent

Registration Number _____

By _____

CERTIFICATE OF CLERK

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

The undersigned, Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas, does hereby certify that the within Bond has been duly registered in my office according to law as of February 12, 2026.

WITNESS my hand and official seal.

(Facsimile Seal)

_____(facsimile)_____
Monica Sparks, Unified Government Clerk

CERTIFICATE OF STATE TREASURER

OFFICE OF THE TREASURER, STATE OF KANSAS

STEVEN JOHNSON, Treasurer of the State of Kansas, does hereby certify that a transcript of the proceedings leading up to the issuance of this Bond has been filed in the office of the State Treasurer, and that this Bond was registered in such office according to law on _____, 2026.

WITNESS my hand and official seal.

(Seal)

By: _____
Treasurer of the State of Kansas

BOND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer to

_____

(Name and Address)

_____

(Social Security or Taxpayer Identification No.)

the Bond to which this assignment is affixed in the outstanding principal amount of $_____, standing in the name of the undersigned on the books of the Bond Registrar. The undersigned do(es) hereby irrevocably constitute and appoint_____as agent to transfer said Bond on the books of said Bond Registrar with full power of substitution in the premises.

Dated _____

_____
Name

_____

Social Security or
Taxpayer Identification No.

_____

Signature (Sign here exactly as name(s)
appear on the face of Certificate)

Signature guarantee:

By _____

LEGAL OPINION

The following is a true and correct copy of the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel, which was dated and issued as of the date of original issuance and delivery of such Bonds:

GILMORE & BELL, P.C.
Attorneys at Law
2405 Grand Boulevard
Suite 1100
Kansas City, Missouri 64108

(PRINTED LEGAL OPINION)

EXHIBIT B

PARAMETERS

1. Original Principal Amount of the Bonds: Not to exceed $40,485,000

2. Final Maturity of the Bonds: Not later than August 1, 2056

3. True Interest Cost Rate (TIC): Not to exceed 6.00%

EXHIBIT C

CERTIFICATE OF FINAL TERMS

This Certificate of Final Terms is subject in all respects to the terms and conditions of Resolution No. R-__-25 (the "Resolution") of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Issuer"), which terms and conditions are incorporated by reference as if fully set forth herein.

The undersigned [Mayor/CEO][County Administrator] of the Issuer, in connection with the issuance of the Issuer's General Obligation Improvement Bonds, Series 2026-A (the "Bonds"), certifies pursuant to Section 213 of the Resolution, as follows (section references are to the cited section of the Resolution):

1. Good Faith Deposit. Pursuant to K.S.A. 10-106, the Issuer has received a good faith deposit from the Original Purchaser in an amount not less than two percent (2%) of the Original Principal Amount of the Bonds.

2. Definitions – Section 101. The following terms defined in this Resolution shall have the meanings ascribed below.

["**Bond Insurer**" means _____ and its successors or assigns.]

["**Municipal Bond Insurance Policy**" means _____.]

"**Ordinance**" means Ordinance No. O-__-25 of the Unified Government authorizing the issuance of the Bonds.

"**Original Principal Amount**" means $_____, the principal amount of the Bonds as originally issued and delivered.

"**Purchase Price**" shall be the par value of the Bonds plus accrued interest to the date of delivery, [plus a [net] premium of $_____,] [less an underwriter's discount of $_____].

"**Purchaser**" means _____, _____, the original purchaser of the Bonds.

["**Term Bonds**" mean the 20__ Term Bonds, the 20__ Term Bonds and the 20__ Term Bonds.

"**20__ Term Bonds**" mean the Bonds maturing in the year 20__.

"**20__ Term Bonds**" mean the Bonds maturing in the year 20__.

"**20__ Term Bonds**" mean the Bonds maturing in the year 20__.]

3. Maturity Schedule – Section 202. The Bonds will mature on the dates and in the amounts and bear interest at the rates as follows:

SERIAL BONDS

Stated Maturity August 1	Principal Amount	Interest Rate	Stated Maturity August 1	Principal Amount	Interest Rate
2028	$	%	2043	$	%
2029			2044		
2030			2045		
2031			2046		
2032			2047		
2033			2048		
2034			2049		
2035			2050		
2036			2051		
2037			2052		
2038			2053		
2039			2054		
2040			2055		
2041			2056		
2042					

[**TERM BONDS**

Stated Maturity August 1	Principal Amount	Interest Rate
20__	$	%
20__		
20__		

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [____] Term Bonds:

Principal Amount	Due August 1
$	20__
	20__*

*Final Maturity.

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of

the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [____] Term Bonds:

Principal Amount	**Due August 1**
$	20__
	20__*

*Final Maturity.

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [____] Term Bonds:

Principal Amount	**Due August 1**
$	20__
	20__*

*Final Maturity.]

4. Mandatory Redemption – **Section 301**.

[There are no Term Bonds subject to mandatory sinking fund redemption prior to Maturity.]

5. Premium Deposited to Debt Service Account – Section 502. The amount of premium to be deposited into the Debt Service Account is $[0.00].

6. True Interest Cost Rate (TIC). The true interest cost rate (TIC) for the Bonds is _____%.

7. Compliance with Parameters. The terms set forth in this Certificate of Final Terms are within the parameters contained on ***EXHIBIT B*** to the Resolution.

[*Remainder of Page Intentionally Left Blank*]

Delivered on February __, 2026.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

_____
[Mayor/CEO][County Administrator]

Tracking ID: 211290

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Legal

AGENDA ITEM #9.7.

RESOLUTION: SETTING PUBLIC HEARING REGARDING AMENDMENTS FOR 2025 AND 2026 CITY OF KANSAS CITY, KANSAS AND COUNTY OF WYANDOTTE BUDGETS

BACKGROUND

An ordinance and resolution approving budget amendments to the 2026 City of Kansas City, Kansas and Wyandotte County, Kansas for the Office of the Mayor/CEO and making appropriations for the Mayor's staff and vehicle.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Budget amendment for mayor's staff and vehicle (3), Resolution to set public hearing on Budget Amendment

Approved by Mayor/Administrator to add to agenda.

(Publication _____)

ORDINANCE NO. _____

RESOLUTION NO. _____

AN ORDINANCE AND RESOLUTION AMENDING THE BUDGETS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS, FOR KANSAS CITY, KANSAS, AND FOR WYANDOTTE COUNTY, KANSAS, AS SUBMITTED AND AMENDED BY ATTACHMENT A, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2025, AND THE FISCAL YEAR BEGINNING JANUARY 1, 2026, FOR THE OFFICE OF THE MAYOR/CEO, AND THEREBY AMENDING AND MAKING APPROPRIATIONS FOR THE MAYOR'S STAFF AND VEHICLE

WHEREAS, Section 3.06 of Resolution R-1-97 of the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") requires the Unified Government Commission to adopt an annual budget for both Wyandotte County and the City of Kansas City, Kansas, and such budgets shall constitute the appropriation for purposes stated of the sums therein set forth as the appropriation and authorization of the amount to be raised by taxation for the purposes of Wyandotte County and of the City of Kansas City, Kansas;

WHEREAS, Ordinance No. O-117-25 was adopted on August 15, 2025, which appropriated funds for the operating and capital improvement project budgets of the Unified Government of Wyandotte County/ Kansas City, Kansas, for the City of Kansas City, Kansas, as submitted and amended by attachment A, for the fiscal year beginning January 1, 2025, and the fiscal year beginning January 1, 2026; and approving the five-year capital improvement program for fiscal years 2025 through 2029;

WHEREAS, Resolution No. R-74-25 was adopted on August 15, 2025, which appropriated funds for the operating and capital improvement project budgets of the Unified Government of Wyandotte County/ Kansas City, Kansas, for Wyandotte County, Kansas, as submitted and amended by attachment A, for the fiscal year beginning January 1, 2025, and the fiscal year beginning January 1, 2026; and approving the five-year capital improvement program for fiscal years 2025 through 2029;

WHEREAS, the Unified Government Commission has fully complied with all of the requirements of said Unified Government resolution and Kansas state statutes with respect to subsequently amending these budgets and holding a public hearing thereon;

WHEREAS, the Board of Commissioners of the Unified Government desires to adjust the appropriations made for the Mayor/CEO's staff and vehicle for fiscal years 2025 and 2026 and to amend the budgets for those years accordingly.

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

Section 1. The 2025 Amended Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the City of Kansas City, Kansas, and as set out in Attachment A is hereby amended as follows:

From the City General Fund balance, $35,000 shall be transferred from the fund marked as "Other Transfers/Contingencies" (FND110, CC00123, PRG00148, SC198) to the fund marked as "Operating Transfers-Out" (FND110, CC00125, PRG00148, SC193); then $35,000 shall be transferred from the fund marked as "Operating Transfers-Out" (FND110, CC00125, PRG00148, SC193) to the fund marked as "Vehicles" ((FND635, CC00125, PRG00318, SC212).

Section 2. The 2026 Annual Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the City of Kansas City, Kansas, and as set out in Attachment A is hereby amended as follows:

From the City General Fund balance, funds are hereby appropriated to the Office of the Mayor/CEO for staff salaries and benefits as follows:

Salaries (FND110, CC00125, PRG00148, SC0001):	$98,187.91
Retirement Employee Pension (FND110, CC00125, PRG00148, SC012):	$9,819.71
Federal OASDI (FND110, CC00125, PRG00148, SC017)	$5,749.06
Health Insurance (FND110, CC00125, PRG00148, SC018):	$78,689.30
Medicare Tax (FND110, CC00125, PRG00148, SC020):	$1,372.49
SUI Tax (FND110, CC00125, PRG00148, SC306):	$333.11
Standard Life Insurance (FND110, CC00125, PRG00148, SC311):	$18.90

Section 3. The 2025 Amended Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for Wyandotte County, Kansas, and as set out in Attachment A is hereby amended as follows:

From the County General Fund balance, $15,000 shall be transferred from the fund marked as "Other Transfers/Contingencies" (FND160, CC00123, PRG00148, SC198) to the fund marked as "Operating Transfers-Out" (FND160, CC00125, PRG00148, SC193); then $15,000 shall be transferred from the fund marked as "Operating Transfers-Out" (FND160, CC00125, PRG00148, SC193) to the fund marked as "Vehicles" (FND635, CC00125, PRG00318, SC212).

Section 4. The 2026 Annual Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for Wyandotte County, Kansas, and as set out in Attachment A is hereby amended as follows:

From the County General Fund balance, funds are hereby appropriated to the Office of the Mayor/CEO for staff salaries and benefits as follows:

Salaries (FND110, CC00125, PRG00148, SC0001):	$42,080.53
Retirement Employee Pension (FND110, CC00125, PRG00148, SC012):	$4,208.45
Federal OASDI (FND110, CC00125, PRG00148, SC017):	$2,463.88
Health Insurance (FND110, CC00125, PRG00148, SC018):	$33,723.99
Medicare Tax (FND110, CC00125, PRG00148, SC020):	$588.21
SUI Tax (FND110, CC00125, PRG00148, SC306):	$142.76
Standard Life Insurance (FND110, CC00125, PRG00148, SC311):	$8.10

Section 5. The 2025 Amended Budget and the 2026 Annual Budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the City of Kansas City, Kansas, and for Wyandotte County, Kansas, as hereby amended, and as submitted by the County Administrator and available at https://www.wycokck.org/Departments/Finance/Budget, a copy of which is also available in the Unified Government Clerk's Office, and which is incorporated by reference herein, and amended by the Unified Government Commission as set out in Attachment A (if necessary) are hereby approved and adopted for which the obligations may be made on behalf of the Unified Government of Wyandotte County/Kansas City, Kansas, and the funds are hereby appropriated in support of such budget.

Section 6. The Mayor/CEO, Unified Government Clerk, County Administrator, Unified Government Chief Financial Officer and Unified Government Chief Counsel and other appropriate officers and agents of the Unified Government are hereby authorized and directed to take such action, expend such funds and execute such documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and Resolution.

Section 7. This Ordinance and Resolution shall take effect and be in full force upon their approval, passage, and publication (or publication of a summary thereof) in the official Unified Government newspaper.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS FOURTH DAY OF DECEMBER 2025.

_____

Tyrone Garner, Mayor/CEO

Attest:

_____
Monica Sparks
Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson
Acting Chief Counsel

(Published in *The Wyandotte Echo* on December ____, 2025)

RESOLUTION NO. R-____-25

A RESOLUTION SETTING A PUBLIC HEARING ON THE ADVISABILITY OF AMENDING THE 2025 AMENDED BUDGET AND THE 2026 BUDGET FOR THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, WITH RESPECT TO THE OFFICE OF THE MAYOR/CEO, AND THEREBY AMENDING AND MAKING APPROPRIATIONS FOR THE MAYOR'S STAFF AND VEHICLE

WHEREAS, pursuant to K.S.A. 79-2929a, the governing body of any taxing subdivision or municipality which is subject to the budget law provisions of K.S.A. 79-2925 through 79-2936, and amendments thereto, which proposes to amend its adopted current budget during the year in which such budget is in effect, is subject to the same publication, notice and public hearing requirements as required by K.S.A. 79-2929, and amendments thereto, for the adoption of the original budget;

WHEREAS, pursuant to K.S.A. 79-2929, the governing body of each taxing or political subdivision or municipality is required to meet for the purpose of answering and hearing objections of taxpayers relating to the proposed budget and for the purpose of considering amendments to such proposed budget, and the governing body is required to give at least 10 days' notice of the time and place of the meeting by publication; and

WHEREAS, the Unified Government Board of Commissioners hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of amending the 2025 Amended Budget and the 2026 Budget for the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to the Office of the Mayor/CEO, and thereby amending and making appropriations for the mayor's staff and vehicle.

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

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Governing Body shall hold a public hearing in accordance with the provisions of state law on the advisability of amending the 2025 Amended Budget and the 2026 Budget for the Unified Government of Wyandotte County/Kansas City, Kansas, with respect to the Office of the Mayor/CEO, and thereby amending and making appropriations for the mayor's staff and vehicle. Such public hearing shall be held on **January 8, 2026, at 7:00 p.m.**, or as soon thereafter as the matter can be heard, in the Commission Chambers, at

the lobby level of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas.

Section 2. The Mayor/CEO, Unified Government Clerk, County Administrator, Unified Government Chief Financial Officer and Unified Government Chief Counsel and other appropriate officers and agents of the Unified Government are hereby authorized and directed to take such action, expend such funds, and execute such documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. Notice of Hearing. The UG Clerk is hereby authorized, ordered, and directed to give notice of the public hearing by publication of this Resolution in the official newspaper at least 10 days prior to the public hearing.

Section 4. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS FOURTH DAY OF DECEMBER, 2025.

_____
Tyrone Garner, Mayor/CEO

ATTEST:

_____
Monica Sparks, Unified Government Clerk

Approved as to form:

_____
Angela J. Lawson, Acting Legal Counsel

Tracking ID: 211287

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Irene Caudillo, Chief of Staff icaudillo@wycokck.org x5010	Mayor's Office

AGENDA ITEM #9.8.

COMMUNITY INPUT AND RECOMMENDATIONS

BACKGROUND

Public forum to allow citizens to express concerns and present solutions relating specifically, and solely to the Unified Government's span of interest and control. Participants will be limited to three minutes in duration. Citizens appearing in the Municipal Office Building will be given priority, followed by a limited number of participants who have registered online through the Unified Government Clerk's Office. Those who have registered online may not be given an immediate opportunity to participate due to time constraints to be determined by the Mayor/CEO. If time allows, persons listening online who wish to make comments will be recognized. All interested participants should know that Mayor/CEO Garner has also placed a maximum time limit of 45 minutes to host & conclude these discussions. In the interest of time, there should be no expectation for the requested participant's guaranteed inclusion to be recognized for comment and participation.

RECOMMENDATION

For information only

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.

Tracking ID: 21779

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
		Planning and Urban Design

AGENDA ITEM #12.1.
ORDINANCE: REZONING PROPERTY (COZ2025-005)
BACKGROUND
AN ORDINANCE rezoning property at 13000, 12504, and 12340 Parallel Parkway (COZ2025-005) from A-G Agriculture District (WYCO) to B-P Planned Business Park District, RECOMMENDED FOR APPROVAL.
RECOMMENDATION
Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS
coz2025-005 ordinance

Approved by Mayor/Administrator to add to agenda.

(First published_____)

COZ2025-005

ORDINANCE NO._____

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

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

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

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

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

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

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

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

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

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

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

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS_____ DAY OF_____, 2025.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY:_____
TYRONE GARNER
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____
UNIFIED GOVERNMENT CLERK

APPROVED AS TO FORM:

_____
CHIEF COUNSEL

Tracking ID: 211100

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance

AGENDA ITEM #12.2.

ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT)

BACKGROUND

An ordinance authorizing the issuance of taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies, LLC Project), Series 2025B in a principal amount not to exceed $10,000,000 for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing and equipping of an industrial facility, including land, buildings, structures, improvements and fixtures; authorizing the Unified Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds.

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Ordinance - Ecovyst-Zeolyst 2025B (UG), Performance Agreement - Ecovyst 2025B (UG), Ecovyst IRBs

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. O-___-25

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT) SERIES 2025B, IN A PRINCIPAL AMOUNT NOT TO EXCEED $10,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, IMPROVING, CONSTRUCTING, INSTALLING AND EQUIPPING OF AN INDUSTRIAL FACILITY, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS AND FIXTURES; AUTHORIZING THE UNIFIED GOVERNMENT TO ENTER INTO CERTAIN DOCUMENTS AND THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas, (the "Unified Government"), is authorized pursuant to the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the "Act"), to acquire, purchase, construct, install and equip certain commercial and industrial facilities, and to issue industrial revenue bonds for the purpose of paying the cost of such facilities, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, the governing body of the Unified Government has heretofore and does now find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Unified Government and the State of Kansas that the Unified Government issue its Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies LLC Project) Series 2025B in a principal amount not to exceed $10,000,000, for the purpose of acquiring, constructing, improving, installing and equipping an industrial facility located at 1700 Kansas Avenue and adjacent properties (the "Project"), and that the Unified Government lease the Project to Ecovyst Catalyst Technologies LLC, a Delaware limited liability company (the "Sublessee"); and

WHEREAS, the governing body of the Unified Government further finds and determines that it is necessary and desirable in connection with the issuance of these bonds that the Unified Government enter into certain agreements, and that the Unified Government take certain other actions and approve the execution of certain other documents as herein provided;

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

Section 1. Authorization for the Acquisition, Purchase, Construction, Improvement, Installation and Equipping of the Project. The Unified Government is hereby authorized to provide for the acquisition, purchase, construction, improvement, installation and equipping of the Project, all in the manner and as more particularly described in the Indenture, the Base Lease and the Sublease, all hereinafter defined and authorized.

Section 2. Authorization of and Security for the Bonds. The Unified Government is hereby authorized to issue and sell its Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies LLC Project) Series 2025B, in a principal amount not to exceed $10,000,000 (the "Bonds"), for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing, improving, installing and equipping the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such

manner, subject to such provisions, covenants and agreements, as are set forth in the hereafter defined Indenture. The Bonds shall be payable solely out of the rents, revenues and receipts derived by the Unified Government from the Project, and the Project and the net earnings derived by the Unified Government from the Project shall be pledged and assigned to the hereafter defined Trustee as security for payment of the Bonds as provided in the Indenture.

Section 3. Authorization of Documents. The Unified Government is hereby authorized to enter into the following documents, in substantially the forms presented to and reviewed by the governing body of the Unified Government (copies of which documents, upon execution thereof, shall be filed in the office of the Unified Government Clerk), with such changes therein as shall be approved by the officers of the Unified Government executing such documents, such officers' signatures thereon being conclusive evidence of their approval thereof:

(a) Twelfth Supplemental Trust Indenture (the "Twelfth Supplemental Indenture"), which supplements and amends the Trust Indenture dated as of December 1, 2013, as amended (collectively, the "Indenture"), each between the Unified Government and Security Bank of Kansas City (the "Trustee");

(b) Twelfth Amendment of Base Lease Agreement (the "Twelfth Amendment of Base Lease") which supplements and amends the Base Lease Agreement dated as of December 1, 2013, as amended (collectively, the "Base Lease"), each between the Sublessee, as lessor, and the Unified Government, as lessee;

(c) Twelfth Supplemental Sublease Agreement (the "Twelfth Supplemental Sublease") which supplements and amends the Sublease Agreement dated as of December 1, 2013, as amended (collectively, the "Sublease"), each between the Unified Government, as sublessor and the Sublessee, as sublessee;

(d) a Bond Purchase Agreement (the "Bond Purchase Agreement") with respect to the Bonds, among the Unified Government, the Sublessee and the Sublessee, as purchaser (the "Purchaser"); and

(e) Performance Agreement (the "Performance Agreement"), between the Unified Government and the Sublessee.

Section 4. Execution of Bond and Documents. The Mayor/Chief Executive of the Unified Government is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the Unified Government in the manner provided in the Indenture. The Mayor/Chief Executive and/or the County Manager of the Unified Government are hereby authorized and directed to execute the Twelfth Supplemental Indenture, the Twelfth Amendment of Base Lease, the Twelfth Supplemental Sublease, the Bond Purchase Agreement, the Performance Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the Unified Government. The Clerk of the Unified Government is hereby authorized and directed to attest to and affix the seal of the Unified Government to the Bonds, the Twelfth Supplemental Indenture, the Twelfth Amendment of Base Lease, the Twelfth Supplemental Sublease, the Bond Purchase Agreement, the Performance Agreement and such other documents, certificates and instruments as may be necessary.

Section 5. Ad Valorem Tax Abatement. In consideration of the Sublessee's decision to acquire, purchase, construct, improve, install and equip the Project, the Unified Government hereby agrees to take all appropriate action to request the Kansas Board of Tax Appeals to approve a 100% ad valorem property tax

abatement (not including special assessments and other ad valorem taxes that may not be abated under Kansas law) for all real property financed with the proceeds of the Bonds.

The Project financed with the proceeds of the Bonds shall be entitled to a 10-year tax abatement, with the first year of the abatement being the year beginning on the January 1 following the year the Bonds are issued by the Unified Government. The percentage of abatement is anticipated to be 75% subject to adjustment in accordance with the Performance Agreement.

The Sublessee agrees to submit, or cause the Project's operator or manager to submit, to the Unified Government by March 1st of each year of tax abatement, an annual certification of the Sublessee or such operator or manager of the percentage of its employees employed at the Project on the previous December 31st that are residents of Wyandotte County as shown on the records of the Company.

Section 6. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the Unified Government with respect to the Bonds, the Twelfth Supplemental Indenture, the Twelfth Amendment of Base Lease, the Twelfth Supplemental Sublease, the Bond Purchase Agreement and the Performance Agreement.

Section 7. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents (or documents executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 8. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the governing body, approval by the Mayor/CEO and publication of the Ordinance or a summary thereof in the official Unified Government newspaper.

[Balance of page intentionally left blank]

PASSED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas on December 4, 2025 and **APPROVED AND SIGNED** by the Mayor/CEO.

_____
Tyrone Garner, Mayor/CEO

[SEAL]

ATTEST:

_____
Monica Sparks,
Unified Government Clerk

APPROVED AS TO FORM:

_____
Office of Chief Counsel

(Published in ***The Wyandotte Echo*** on December __, 2025)

SUMMARY OF ORDINANCE NO. O-___-25

On December 4, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT) SERIES 2025B, IN A PRINCIPAL AMOUNT NOT TO EXCEED $10,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, IMPROVING, CONSTRUCTING, INSTALLING AND EQUIPPING OF AN INDUSTRIAL FACILITY, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS AND FIXTURES; AUTHORIZING THE UNIFIED GOVERNMENT TO ENTER INTO CERTAIN DOCUMENTS AND THE TAKING OF OTHER ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

The Series 2025B Bonds approved by the Ordinance are being issued in the maximum principal amount stated therein for the purpose of acquiring, constructing, furnishing, and equipping an industrial facility for Ecovyst Catalyst Technologies LLC, a Delaware limited liability company, and constitute limited obligations of the Unified Government payable solely from the sources and in the manner as provided in the Indenture, and shall be secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate (as defined in the Indenture) to the Trustee and in favor of the owners of the Series 2025B Bonds, as provided in the Indenture. In connection with the issuance of the Series 2025B Bonds, the Issuer approves a 10-year exemption from ad valorem property taxes for the Project, subject to certain payments in lieu of taxes. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: December 4, 2025.

_____

Office of Chief Counsel

PERFORMANCE AGREEMENT

Dated as of December 1, 2025

BETWEEN THE

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

AND

ECOVYST CATALYST TECHNOLOGIES LLC

RELATING TO THE SERIES 2025B BONDS

Prepared By:

Gilmore & Bell, P.C.
Kansas City, Missouri

PERFORMANCE AGREEMENT

THIS PERFORMANCE AGREEMENT, dated as of December 1, 2025 (the **"Agreement"**), between the **UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS**, a municipal corporation organized and existing under the laws of the State of Kansas (the **"Unified Government"**), and **ECOVYST CATALYST TECHNOLOGIES LLC**, a Delaware limited liability company (the **"Company"**);

WITNESSETH:

WHEREAS, the Unified Government is authorized by K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the **"Act"**), to acquire, construct and improve certain facilities for commercial, industrial and manufacturing purposes, to enter into leases and lease-purchase agreements with any person, firm or corporation for said projects, and to issue revenue bonds for the purpose of paying the cost of any such facilities;

WHEREAS, pursuant to such authorization, the governing body of the Unified Government passed and approved an Ordinance authorizing the Unified Government to issue its Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies LLC Project) Series 2025B, in the maximum aggregate principal amount of $10,000,000 (the **"Series 2025B Bonds"**), for the purpose of acquiring, constructing, improving, installing and equipping an industrial facility located at 1700 Kansas Avenue and adjacent properties in Kansas City, Kansas (the "**Project**", which is more fully described in the Application for Issuance of Industrial Revenue Bonds submitted to the Unified Government by the Company and attached hereto as **Exhibit A**), and authorizing the Unified Government to enter into the Twelfth Amendment of Base Lease Agreement with the Company relating to the property described in **Exhibit B** hereto (the **"Twelfth Amendment of Base Lease"**), which supplement and amend that certain Base Lease Agreement, and to then sublease the Project to the Company pursuant to that certain Sublease Agreement, as amended and supplemented by that certain Twelfth Supplemental Sublease Agreement relating to the property described in **Exhibit B** hereto (the **"Twelfth Supplemental Sublease"**) to be entered into by and between the Unified Government, as lessor, and the Company, as lessee, at the time the Series 2025B Bonds are issued;

WHEREAS, the Unified Government is authorized and empowered under the Act and K.S.A. 79-201a, as amended (the "**Abatement Statute**") and Resolution No. R-68-19 of the Unified Government to exempt from ad valorem taxation all or any portion of the Project financed with the proceeds of the Series 2025B Bonds, subject to the limitations set forth in the Abatement Statute and this Agreement; and

WHEREAS, pursuant to the foregoing, the Unified Government desires to enter into this Agreement with the Company in consideration of the Company's desire to purchase, construct, improve, install and equip the Project as more fully described in the hereinafter defined Application upon the terms and conditions hereinafter set forth and in the Twelfth Supplemental Sublease;

NOW, THEREFORE, in consideration of the premises and the mutual representations, covenants and agreements herein contained, the Unified Government and the Company hereby represent, covenant and agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions of Words and Terms. The following words and terms as used herein shall have the following meanings:

"Abatement Statute" means K.S.A. 79-201a, as amended.

"**Ad valorem taxes**" or "**ad valorem taxation**" means all property taxes imposed on real or personal property (including fixtures) and eligible for exemption pursuant to the Abatement Statute.

"Agreement" means this Performance Agreement dated as of December 1, 2025, between the Unified Government and the Company, as from time to time amended and supplemented in accordance with the provisions hereof.

"Applicable Percentage" means 25%, unless such percentage is increased pursuant to **Section 2.4** hereof.

"Application" means the Application for Industrial Revenue Bonds filed with the Unified Government by the Company in connection with the request for the issuance of the Series 2025B Bonds, a copy of which is attached hereto as **Exhibit A**.

"Bond Financed Portion of the Project" means that portion of the Project financed in whole from the proceeds of the Series 2025B Bonds as evidenced by the requisitions submitted by the Company to the bond trustee in accordance with **Section 2.7** hereof.

"Company" means Ecovyst Catalyst Technologies LLC, a Delaware limited liability company and its successors and assigns.

"Board of Tax Appeals" means the State of Kansas Board of Tax Appeals.

"Event of Default" means any Event of Default as described in **Section 5.1** hereof.

"Exempt Period" means 2026 through 2035, inclusive, subject to **Section 2.4** hereof.

"Exempt Property" means all Property that is exempt from taxation pursuant to K.S.A. 79-201(a) *Second* and/or *Twenty-Fourth* by reason that such property was constructed or purchased with the proceeds of the Series 2025B Bonds authorized by and in accordance with the Abatement Statute.

"Future Facility Additions" means any additions, improvements or renovations to or equipping of the Bond Financed Portion of the Project.

"Property" means all real and personal property subject to taxation pursuant to K.S.A. 79-101.

"Project" means the acquisition, expansion, construction, improvement installation and equipping of an existing industrial facility, including buildings, structures and improvements, fixtures, machinery and equipment, all located in Wyandotte County at 1700 Kansas Avenue and adjacent properties, Kansas City, Kansas, and shall also include any additional projects as described in the Application.

"Project Costs" means all costs and expenses of every nature paid after November 21, 2019, from proceeds of the Series 2025B Bonds and relating to the acquisition, construction, improvement, installation and equipping of the Project.

"Project Site" means all of the real property described in **Exhibit B** attached hereto and by this reference made a part hereof.

"Series 2025B Bonds" means the Taxable Industrial Revenue Bonds (Ecovyst Catalyst Technologies LLC Project) Series 2025B, issued in the maximum aggregate principal amount of $10,000,000.

"Tax Payment" means an amount equal to the amount set forth in **Section 2.3** hereof.

"Unified Government" means the Unified Government of Wyandotte County/Kansas City, Kansas.

ARTICLE II

EXEMPTION; PAYMENTS IN LIEU OF TAX

Section 2.1. Unified Government to File for Exemption. In consideration of the Company's acquisition, construction, improvement and equipping of the Project, the Unified Government agrees that, subject to the terms of this Agreement, the Company is entitled to a 100% exemption from ad valorem tax on the real and personal property constituting the Bond Financed Portion of the Project for the Exempt Period. Pursuant to the applicable portions of the Abatement Statute and during the Exempt Period and so long as the Bonds are outstanding, the Unified Government agrees to use its best efforts to cause the Bond Financed Portion of the Project to be and remain Exempt Property.

Section 2.2 Agreement to Make Tax Payments. The Company covenants and agrees that, for each calendar year during the Exempt Period that the Bond Financed Portion of the Project is Exempt Property, the Company will make the Tax Payment in lieu of ad valorem tax to the Unified Government (or, if the Unified Government shall direct, to the County Treasurer). The Unified Government or County Treasurer shall bill the Company for the applicable Tax Payment each calendar year by statement issued by November 20th of such calendar year. For each calendar year, the Tax Payment with respect to such calendar year shall be due and payable one-half (1/2) on or before December 20th and the remainder for such calendar year on or before May 10th of the following calendar year, or as otherwise provided by law for general ad valorem taxes.

Section 2.3. Amount of Tax Payment. Each **"Tax Payment"** shall be equal to the sum of the Applicable Percentage multiplied by the amount of the ad valorem taxes which would otherwise be due with respect to the Exempt Property if such Exempt Property were not exempt from ad valorem taxes. For each such calendar year, 50% of the Tax Payment with respect to such calendar year shall be due and payable on or before the date that the first installment of ad valorem taxes for real property are due (and in any event, not later than December 20th), and the balance of such Tax Payment with respect to such calendar year shall be due and payable on or before the date that the second installment of ad valorem taxes for real property are due (and in any event, not later than May 10th of the immediately succeeding calendar year).

Section 2.4. Adjustment of Applicable Percentage. The Unified Government and the Company agree that the 75% abatement for the Project has been calculated based on a base 50% abatement, 15% additional abatement for capital investment above $50,000,000, 10% additional abatement for target

area. The Tax Payment shall be adjusted in the event that the Company fails to satisfy any of these additional abatement requirements, which adjustment will not be deemed a default hereunder.

Section 2.5. Term of Agreement. This Agreement shall become effective upon execution, and subject to earlier termination pursuant to the provisions of this Agreement (including particularly the following sentence and **Article V** hereof), shall terminate on payment of the final Tax Payment. This Agreement shall automatically terminate prior to such time in the event the Series 2025B Bonds (or any bonds issued to refund the Series 2025B Bonds) are no longer outstanding.

Section 2.6. No Abatement of Special Assessments. The Unified Government and the Company hereby agree that the Abatement Statute and any tax abatement with respect to the Project shall not apply to special assessments. In the event special assessments are ever abated, the Company hereby agrees that 100% of the amount of such abated special assessments shall be paid to the Unified Government at the times and in the manner that Tax Payments are paid to the Unified Government pursuant to **Section 2.2** hereof.

Section 2.7. Obligation of Unified Government to Effect Tax Abatement. The Unified Government agrees to use its best efforts to cause the Bond Financed Portion of the Project to be and remain during the Exempt Property and agrees to make all filings required by the Wyandotte County Board of County Commissioners or the Board of Tax Appeals; provided, however, the Unified Government shall not be liable for any failure of the Board of Tax Appeals to effect the exemption permitted by the Abatement Statute. The Unified Government covenants that it will not knowingly take any action which the Unified Government has knowledge may cause the Bond Financed Portion of the Project to no longer be Exempt Property. In the event the Bond Financed Portion of the Project is determined to no longer be Exempt Property, the Unified Government shall, at the Company's request, cooperate with the Company in all reasonable ways to cause the Bond Financed Portion of the Project to be Exempt Property, including cooperating with the Company in any related litigation. Except where the denial of the loss of exemption is caused by the acts or omissions of the Unified Government, the Company agrees to pay to the Unified Government the costs that the Unified Government incurs (including reasonable legal fees and expenses) in cooperating with the Company in the manner required by this Section. In the event any part of the Bond Financed Portion of the Project is determined to no longer be Exempt Property, such property shall no longer be subject to the Twelfth Amendment of Base Lease or the Twelfth Supplemental Sublease Agreement contemplated herein.

Section 2.8. Compliance. The Company certifies that the portion of the Project financed with the Series 2025B Bonds will be substantially complete by December 31, 2025. Upon request the Company shall provide the Unified Government with (i) copies of the requisitions submitted by the Company to the bond trustee in accordance with the Twelfth Supplemental Sublease for the preceding calendar year, (ii) a list containing a brief description and the amount of all costs of the Bond Financed Portion of the Project, and (iii) the total costs of the Project, all in such reasonable detail as the Unified Government shall request.

Section 2.9. Value of the Project Not Determined by Series 2025B Bonds. The Unified Government and the Company acknowledge that it is not the intent of the parties that the principal amount of the Series 2025B Bonds be used for the purpose of determining the appraised value of the Project or any portion thereof for tax purposes.

Section 2.10. Classification; Limitation on Company's Right To Protest. During the term of this Agreement, the Company agrees that it will not, without the written consent of the Unified Government, (i) seek to change the classification of all or any portion of the Project Site from commercial to another classification, or (ii) contest the reclassification of all or any portion of the Project Site to commercial.

Except as set forth in the preceding paragraph, nothing in this Agreement shall be construed to limit or in any way restrict the ability of the Company to utilize any provision of Kansas law to appeal, protest or otherwise contest any property tax valuation, assessment or similar action with respect to the Project Site or any portion thereof.

Section 2.11. Credits for Tax Payments; No Duplicate Tax Liability. Nothing in this Agreement shall be construed to require the Company to make duplicate tax payments. The Company shall receive as a credit against its obligations to pay the Unified Government Tax Payments, the amount of any ad valorem taxes (other than special assessments or other ad valorem taxes that may not be abated under Kansas law) paid by the Company to the County to the extent that the amounts paid to the County include any taxes due with respect to the Project Site and improvements thereon. In furtherance of this Agreement, the Tax Payments shall be reduced (but not below zero) by any actual ad valorem tax payments paid in respect of the property constituting the Bond Financed Portion of the Project for any given year (other than special assessments or other ad valorem taxes that may not be abated under Kansas law).

Section 2.12. No Abatement on Appraised Value of Future Facility Additions. In the event any Future Facility Additions are determined to be Exempt Property as a result of the issuance of the Series 2025B Bonds, this Agreement or for any other reason, so long as this Agreement remains in effect, the Company hereby agrees that 100% of the amount of such abated ad valorem taxes attributable to the Future Facility Additions shall be paid to the Unified Government at the times and in the manner that Tax Payments are paid to the Unified Government pursuant to **Section 2.2** hereof. This provision shall not be construed as restricting the Company from applying to the Unified Government or to any other governmental entity for any future tax abatement in connection with the Future Facility Additions.

Section 2.13. Tax Abatement Order; Adjustment of Tax Payment. The Unified Government and the Company acknowledge that, prior to the Bond Financed Portion of the Project being determined to be Exempt Property, the Unified Government must obtain on behalf of the Company an order from the Board of Tax Appeals approving tax abatement on the Bond Financed Portion of the Project for the Exempt Period. In the event the Board of Tax Appeals issues an order stating that less than 100% of the Bond Financed Portion of the Project is Exempt Property, the parties agree that the Tax Payment shall be decreased by an amount necessary to result in the sum of the new Tax Payment plus the payment of ad valorem taxes by the Company with respect to the Bond Financed Portion of the Project is equal to the original Tax Payment. In the event the Board of Tax Appeals issues an order stating that none of the Bond Financed Portion of the Project is Exempt Property, then the Tax Payment shall be reduced to $0.

Notwithstanding the foregoing, if (i) the entire Bond Financed Portion of the Project is determined not to be Exempt Property, or (ii) the Board of Tax Appeals issues an order that less than 100% of the Bond Financed Portion of the Project is Exempt Property, and such determination or order is a result of the Company's failure to comply with the terms and provisions of this Agreement (after any applicable notice and cure period), the Unified Government shall be under no obligation to decrease the Tax Payment as provided in this Section. Furthermore, in no event shall the Unified Government be under any obligation to make any payment to the Company as a result of the Board of Tax Appeals determining that less than 100% of the Bond Financed Portion of the Project is Exempt Property.

ARTICLE III

COVENANTS OF THE COMPANY

Section 3.1. Inspection. The Company agrees that the Unified Government and its duly authorized agents shall have the right at reasonable times (during business hours), subject to at least 48 hours advance notice and to the Company's usual business proprietary, safety and security requirements, to enter upon the Project Site to examine and inspect the Project and, upon five (5) business days' notice to the Company, to inspect the records of the Company related to the Project.

Section 3.2. Compliance with Laws. The Project will comply in all material respects with all applicable building and zoning, health, environmental and safety ordinances and regulations and all other applicable laws, rules and regulations.

Section 3.3. Construction. The Project will be constructed, equipped and operated in a manner which is consistent with the description of the Project herein. In the event the Project is constructed in a manner materially inconsistent with the description of the Project herein, the Unified Government reserves the right to declare an Event of Default in accordance with **Section 5.1** hereof.

Section 3.4. Payment of Fees and Reimbursement or Payment of Costs.

(a) The Company agrees to pay to the Unified Government the standard fees charged by the Unified Government in connection with tax abatement projects and the issuance of industrial revenue bonds. These fees include, but are not limited to, an initial application fee, a service fee that is due at the time of issuance of the Series 2025B Bonds and an annual administrative fee not to exceed $1,000. The Company acknowledges receipt of a fee schedule from the Unified Government and acknowledges that the fee schedule may be adjusted or amended by the Unified Government at any time upon notice to the Company.

(b) The Company agrees to promptly reimburse the Unified Government, upon receipt by the Company of an invoice from the Unified Government, for any reasonable amounts that the Unified Government pays to any other party as a result of the Unified Government pursuing, obtaining or maintaining the tax abatement granted to the Company pursuant to this Agreement. These costs shall include, but shall not be limited to, all fees and expenses for filings with the Board of Tax Appeals (including the existing $500 information statement fee and $1,000 exemption application fee), legal notice publication expenses, and the reasonable costs and expenses of the Unified Government's legal counsel. The Company agrees that the Unified Government may, in lieu of seeking reimbursement from the Company, forward any invoice received by the Unified Government to the Company, which invoice is for a cost which the Unified Government could seek reimbursement from the Company pursuant to this paragraph, and the Company agrees to promptly pay such invoice and to promptly provide the Unified Government with evidence of such payment.

Section 3.5. **State Reporting Requirements**. Company hereby agrees to cooperate with the Unified Government and/or the Secretary of Commerce (the **"Secretary"**) to provide information required for compliance with the reporting requirements in K.S.A. Section 74-50,226 *et seq*. Such information will be in the form and manner required by the Secretary for publication on the Kansas Department of Commerce website. Company will pay any and all administrative fees to be collected by the Secretary in connection with these reporting requirements.

ARTICLE IV

SALE AND ASSIGNMENT

The benefits granted by the Unified Government to the Company pursuant to this Agreement shall belong solely to the Company and such benefits shall not be transferred (other than to an affiliate of the Company), assigned, pledged or in any other manner hypothecated without the express written consent of the Unified Government; provided, nothing herein shall preclude the Company from (i) merging, consolidating, altering its form of entity, or having a change in control, or (ii) delegating its obligations and duties hereunder, provided Company remains fully liable therefore, or (iii) assigning or pledging its interest in the Project, so long as the Company continues to occupy the Project and otherwise remains responsible for its undertakings herein.

ARTICLE V

DEFAULT AND REMEDIES

Section 5.1. Events of Default. If any one or more of the following events shall occur and be continuing after written notice from the Unified Government to the Company, it is hereby defined as and declared to be and to constitute an "Event of Default" hereunder (but subject to the notice and cure periods set forth in **Section 5.2** below):

(a) the Company shall fail to perform any of its obligations hereunder;

(b) the Company shall breach any covenant contained herein or any representation of the Company contained herein shall prove to be materially false or erroneous; or

(c) there shall be an Event of Default by the Company under the Twelfth Supplemental Sublease.

Section 5.2. Remedies on Default. Upon the occurrence of an Event of Default hereunder, the Company shall be given 60 days (or such longer period as requested by the Company and consented to by the Unified Government, which consent shall not be unreasonably withheld, conditioned or delayed so long as the Company is diligently pursuing to cure such Event of Default), following written notice by the Unified Government to the Company of the occurrence of such Event of Default, to cure such Event of Default. If such Event of Default is not cured within such time, this Agreement may be terminated by written notice to the Company from the Unified Government. Such termination shall be effective immediately following delivery of such written notice. Upon the termination of this Agreement, the Company shall make a payment to the Unified Government (or as the Unified Government may otherwise direct) in an amount equal to the sum of (i) all due but unpaid Tax Payments attributed to prior calendar years, (ii) the pro rata total Tax Payments that would be due with respect to the current calendar year, (iii) the pro rata amount of any taxes that would be due for the remaining portion of the current calendar year assuming the Bond Financed Portion of the Project were not Exempt Property, and (iv) the amount of any costs and attorneys' fees incurred by the Unified Government as a result of such Event of Default in enforcing this Agreement.

Section 5.3. Payments on Defaulted Amounts. Any amounts due hereunder which are not paid when due shall bear interest at the interest rate imposed by Kansas law on overdue ad valorem taxes from the date such payment was first due. In addition, amounts payable hereunder in lieu of ad valorem

taxes which are not paid when due shall be subject to the same penalties imposed by Kansas law on overdue ad valorem taxes.

ARTICLE VI

MISCELLANEOUS PROVISIONS

Section 6.1. Notice and Waiver of Company. The Unified Government reserves the right to grant tax abatement for projects that are located adjacent to or in the proximity of the Project or for projects that are located elsewhere within the Unified Government but are similar to the Project in amounts that are above or below the amounts set forth herein. The Company acknowledges and agrees that the Tax Payment, the Exempt Period and the other terms of the tax abatement granted by the Unified Government with respect to such other projects may be more favorable than the terms provided for in this Agreement. As a condition to the Unified Government entering into this Agreement, the Company waives any claim it may have against the Unified Government as a result of the Unified Government granting tax abatement to other projects with terms that are more favorable than the terms provided for in this Agreement. Additionally, the Company agrees that it will not request that the Unified Government modify this Agreement because the Unified Government plans to grant or has granted tax abatement to another project or projects on terms that are more favorable than the terms provided for in this Agreement.

Section 6.2. Severability. If for any reason any provision of this Agreement shall be determined to be invalid or unenforceable, the validity and enforceability of the other provisions hereof shall not be affected thereby.

Section 6.3. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Kansas.

Section 6.4. Execution in Counterparts. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

Section 6.5. Waiver. The Unified Government and the Company acknowledge and agree that the amounts payable hereunder shall constitute payments due the Unified Government under the Twelfth Supplemental Sublease. The Company shall not be entitled to any extension of payment of such amounts as a result of a filing by or against the Company in any bankruptcy court.

Section 6.6. Notices. All notices, certificates or other communications required or desired to be given hereunder shall be in writing and shall be deemed duly given (i) three days after being mailed by registered or certified mail, postage prepaid, or (ii) one day after being sent by overnight delivery or other delivery service which requires written acknowledgment of receipt by the addressee, addressed as follows:

(a) To the Unified Government:

Unified Government of Wyandotte County/Kansas City, Kansas
One Municipal Office Building
701 North 7th Street
Kansas City, Kansas 66101-3064
Attn: Unified Government Clerk

(b) To the Company:

Ecovyst Catalyst Technologies LLC
600 Lee Rd, Suite 200
Wayne, Pennsylvania 19087
Attention: General Counsel

With a copies to:

Cozen O'Connor
One Oxford Centre
301 Grant Street, 41st Floor
Pittsburgh, Pennsylvania 15222
Attention: Ben Milleville

Andrew Kovar
Spencer Fane LLP
6201 College Blvd., Suite 500
Overland Park, Kansas 66211

The Unified Government and the Company may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent. Any notice may be given by the attorney for such party.

Section 6.7. Estoppel Certificate. The Unified Government agrees it will, from time to time, upon request by the Company, execute and deliver to the Company and to any parties designated by the Company, within ten (10) days following demand therefor, an estoppel certificate on the Company's form certifying (i) that this Agreement is unmodified and in full force and effect (or if there have been modifications, that the same are in fully force and effect as so modified), (ii) that there are no defaults hereunder (or specifying any claimed defaults), and (iii) such other matters as may be reasonably requested by the Company.

Section 6.8. Further Assurances. The parties each agree to do, execute and acknowledge and deliver any and all other documents and instruments and to take all such further action as shall be reasonably necessary or reasonably required in order to fully carry out this Agreement and to fully consummate and effect the transactions contemplated hereby.

Section 6.9. Authority, etc. Each party to this Agreement represents and warrants to each other party as follows: (i) that such party has the requisite power and authority to enter into and perform this Agreement; (ii) that this Agreement has been duly authorized by all necessary action on the part of such party; (iii) that the execution and delivery and performance by each party of this Agreement will not conflict with or result in a violation of such party's organizational documents or any judgment, order or decree of any court or arbiter to which such party is bound; and (iv) that this Agreement constitutes the valid and binding obligation of such party, and is enforceable against such party in accordance with its terms, subject to applicable bankruptcy, insolvency, reorganization, creditor's rights and other similar laws.

Section 6.10 Electronic Storage. The parties agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

(SEAL)

By:_____
Tyrone Garner, Mayor/CEO

ATTEST:

By: _____
Monica Sparks,
Unified Government Clerk

Approved as to form:

By: _____
Office of Chief Counsel

ECOVYST CATALYST TECHNOLOGIES LLC,
a Delaware limited liability company

By: _____

Name: Joseph S. Koscinski

Title: Vice President and General Counsel

EXHIBIT A

APPLICATION FOR THE ISSUANCE OF INDUSTRIAL REVENUE BONDS

EXHIBIT B

PROJECT SITE

LEGAL DESCRIPTION

All of the following described real estate situated in the County of Wyandotte, State of Kansas:

The real property located in Wyandotte County, Kansas that is commonly known as 1400, 1440, 1444, 1630, 1700, & 1706 Kansas Avenue and 400 S.14th Street, Kansas City, Kansas and legally described as follows:

TRACT I:
All that part of the Southwest Quarter of Section 16, Township 11, Range 25 in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at the point on the North line of the right-of-way of the Kansas City Southern Railway Company that is 30 feet East and 65.36 feet North of the Southwest corner of said quarter section; thence North and parallel to the West line of said Quarter Section 698.07 feet; thence East 57.94 feet; thence North 63.51 feet; thence along a curve to the right (radius of 682.82), tangent to said last described line, 97.66 feet; thence North 8 degrees 11 minutes 40 seconds East, tangent to said curve above described, 268.99 feet; thence along a curve to the left (radius of 373.07 feet), tangent to said last described line, 165.62 feet to a point on the Southerly right-of-way line of the Chicago, Rock Island and Pacific Railroad Co.; thence Southeasterly along said Southerly right-of-way line 22.25 feet; thence Southeasterly along a curve to the right (said curve having a radius of 393.07 feet and being 20 feet East of, measured at right angles to, and parallel to the last above described curve) 96.5 feet; thence South 8 degrees 15 minutes 50 seconds East 108.48 feet; thence South 371 feet; thence South 89 degrees 44 minutes 20 seconds East 132 feet; thence South 80 feet; thence South 89 degrees 44 minutes 20 seconds East 107.79 feet; thence South to the North line of the right-of-way of the Kansas City Southern Railway Company; thence Southwesterly along said North right-of-way line, to the Point of Beginning, less the parts thereof now lying and being in 18th Street Trafficway as now established:

LESS the following:

The West 132 feet (measured along the North and South lines thereof) of that part of the Southwest Quarter of Section 16, Township 11, Range 25, in Kansas City, Wyandotte County, Kansas, described as follows: From a point on the South line of said quarter section 440.4 feet East (measured along said South line) of the Southwest corner of said quarter section run thence North and parallel with the West line of said quarter section 695.64 feet to the True Point of Beginning of the tract hereby described; thence continuing North and parallel with the West line of said quarter section 80 feet to a point; thence North 89 degrees 44 minutes 20 seconds West (based upon the assumption that the West line of said quarter section runs due North and South) 267.79 feet to a point; thence South and parallel with the West line of said quarter section 80 feet; thence East 267.79 feet to the True Point of Beginning.

TRACT II:
All that part of the Southwest Quarter of Section 16, Township 11, Range 25, in Kansas City, Wyandotte County, Kansas described as follows: From a point on the South line of said quarter section 440.4 feet East (measured along said line) of the Southwest corner of said quarter section; run thence North and parallel with the West line of said quarter section 695.64 feet to the True Point of Beginning of the tract hereby described; thence continuing North and parallel with the West line of said quarter section 606.57 feet to a point on the Southerly right-of-way line of the Chicago Rock Island and Pacific Railroad Company; thence Northwesterly and along said Southerly right-of-way line 302.43 feet to a point; thence Southeasterly along

a curve to the right having a radius of 393.07 feet; the initial tangent of which curve bears South 15 degrees 46 minutes 32 seconds (based upon the assumption that the West line of said quarter runs due North and South), a distance of 96.50 feet; thence South 8 degrees 19 minutes 50 seconds (based upon the assumption that the West line of said quarter section runs due North and South) a distance to 108.48 feet; thence South and parallel with the West line of said quarter section 451 feet; thence East 267.79 feet to the True Point of Beginning.

TRACT III:
All that part of the Southwest Quarter of Section 16, Township 11, Range 25, in Kansas City, Wyandotte County, Kansas described as follows: From the point on the South line of said Quarter Section 440.4 feet East (measured along said South line) of the Southwest corner of said Quarter Section run North along a line parallel to the West line of said Quarter Section to the point of intersection thereof with the Northerly line of the Kansas City Southern Railroad Company's right-of-way as now established, said point of intersection being the true point of beginning of the tract hereby described; thence North along the same line to a point 695.64 feet North (measured along said line) of the South line of said Quarter Section; thence North 89 degrees 44 minutes 20 second West (based upon the assumption that the West line of said Quarter Section runs due North and South) 28 feet; thence South along a line parallel to the West line of said Quarter section to the point of intersection thereof with the Northerly line of said railroad right-of-way; thence Northeasterly along said Northerly right-of-way line to the true point of beginning.

TRACT IV:
The East 33.9 feet of the following described tract of ground, Beginning at a point 850 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25; thence South 111 feet to the North line of Kansas Avenue in Kansas City, Kansas; thence West along said North line 293.9 feet; thence North 111 feet; thence East 293.9 feet to Point of Beginning, intending hereby to convey a tract off the East end of the described tract 33.9 feet wide from East to West and 111 feet long from North to South.

TRACT V:
Beginning at a point 440.4 feet East of the Southwest corner of Section 16, Township 11, Range 25, in Wyandotte County, Kansas; thence East 112.6 feet to the West line of the right of way of the Kansas City Southern Railway Company for its West spur leading to Peet Bros. Manufacturing Company's plant; thence North along said right of way 152.5 feet; thence Northeasterly on a curve to the right, having a radius of 297.9 feet for a distance of 217.5 feet, more or less, to the Southerly line of the right of way of the Kansas City Southern Railway Company's McAlpine Avenue spur; thence South 60 degrees 12 minutes West along the Southerly line of said last mentioned right of way 220 feet, more or less, to a point North of beginning; thence South 241 feet to Beginning.

TRACT VI:
A tract Beginning at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section 16, Township 11, Range 25, said point being the Northerly line of the right of way of the McAlpine Avenue spur of the Kansas City Southern Railway; thence North 1042.1 feet, more or less, to the Northerly line of the Chicago, Rock Island and Pacific Railroad Yards; thence South 80 degrees 22 minutes East 206.8 feet to a point; thence South 841.1 feet to a point; thence Southerly in a 12 degrees 30 minute curve to the right intersecting said Northerly line of said right of way of the Kansas City Southern's McAlpine Avenue spur, tangent to the same 203.5 feet distant from the last mentioned point; thence Southwesterly along said Northerly line of said right of way to the Point of Beginning.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section

16, Township 11, Range 25, said point being on the Northerly line of the right-of-way of the McAlpine Avenue spur of the Kansas City Southern Railroad; thence North 747.1 feet, along the West line of a tract of land conveyed by J.B. Angell to Philadelphia Quartz Company, as recorded in the Wyandotte County Register of Deeds Office in Book 1233 at Page 53; thence East perpendicular to the previous line, 95.0 feet, to the Point of Beginning of this tract; thence North parallel to said West line, 65.0 feet; thence East 25.0 feet; thence North 60.0 feet; thence East 23.0 feet; thence North 37.0 feet; thence East 66.0 feet; thence South 31.0 feet; thence East 23.0 feet; thence South 29 degrees 36 minutes 16 seconds East 50.6 feet; thence South 39.0 feet; thence East 27.0 feet; thence South 72.0 feet; thence West 30.0 feet; thence North 20.0 feet; thence West 26.0 feet; thence North 4.0 feet; thence West 133.0 feet to the Point of Beginning.

AND EXCEPT:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section 16, Township 11, Range 25, said point being on the Northerly line of the Right-of-Way of the McAlpine Avenue Spur of the Kansas City Southern Railroad; thence North 310.2 feet, along the West line of a tract of land conveyed by J.B. Angell to The Philadelphia Quartz Company, as recorded in the Wyandotte County Register of Deeds Office in Book 1233, at Page 53; thence East perpendicular to the previous line, 135.7 feet to the Point of Beginning of this tract; thence continuing East 54.0 feet; thence North perpendicular to the previous line, 76.0 feet; thence West 54.0feet; thence South 76.0 feet, to the Point of Beginning.

TRACT VII:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at a point on the Northerly line of the right-of-way of the McAlpine Avenue spur of The Kansas City Southern Railway Company, which point is 495.98 feet North and 869.3 feet East of the Southwest corner of Section 16, Township 11, Range 25 East; thence North 723.6 feet to the Southerly line of the Chicago, Rock Island and Pacific Railroad Yards; thence North 69 degrees and 50 minutes, West 50 feet; thence North 80 degrees 22 minutes West 182.6 feet to a point 226 feet West of the prolongation of said course, running North 723.6 feet; thence South 841.1 feet to a point; thence Southwesterly on a 12 degree, 30 minute curve to the right, intersecting said Northerly line of right-of-way, tangent to same 203.5 feet distance from the last mentioned point; thence Northeasterly along said right-of-way line to the Point of Beginning.

EXCEPT THE FOLLOWING DESCRIBED TRACT:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section 16, Township 11, Range 25, said point being on the Northerly line of the right-of-way of the McAlpine Avenue spur of the Kansas City Southern Railroad; thence North 747.1 feet, along the West line of a tract of land conveyed by J.B. Angell to Philadelphia Quartz Company, as recorded in the Wyandotte County Register of Deeds Office in Book 1233 at Page 53; thence East perpendicular to the previous line, 95.0 feet, to the Point of Beginning of this tract; thence North parallel to said West line, 65.0 feet; thence East 25.0 feet; thence North 60.0 feet; thence East 23.0 feet; thence North 37.0 feet; thence East 66.0 feet; thence South 31.0 feet; thence East 23.0 feet; thence South 29 degrees 36 minutes 16 seconds East 50.6 feet; thence South 39.0 feet; thence East 27.0 feet; thence South 72.0 feet; thence West 30.0 feet; thence North 20.0 feet; thence West 26.0 feet; thence North 4.0 feet; thence West 133.0 feet to the Point of Beginning.

TRACT VIII:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section 16, Township 11, Range 25, said point being on the Northerly line of the right-of-way of the McAlpine Avenue spur of the Kansas City Southern Railroad; thence North 747.1 feet, along the West line of a tract of land conveyed by J.B. Angell to Philadelphia Quartz Company, as recorded in the Wyandotte County

Register of Deeds Office in Book 1233 at Page 53; thence East perpendicular to the previous line, 95.0 feet, to the Point of Beginning of this tract; thence North parallel to said West line, 65.0 feet; thence East 25.0 feet; thence North 60.0 feet; thence East 23.0 feet; thence North 37.0 feet; thence East 66.0 feet; thence South 31.0 feet; thence East 23.0 feet; thence South 29 degrees 36 minutes 16 seconds East 50.6 feet; thence South 39.0 feet; thence East 27.0 feet; thence South 72.0 feet; thence West 30.0 feet; thence North 20.0 feet; thence West 26.0 feet; thence North 4.0 feet; thence West 133.0 feet to the Point of Beginning.

TRACT IX:
A tract of land located in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Commencing at a point 440.4 feet East and 258.3 feet North of the Southwest corner of Section 16, Township 11, Range 25, said point being on the Northerly line of the Right-of-Way of the McAlpine Avenue Spur of the Kansas City Southern Railroad; thence North 310.2 feet, along the West line of a tract of land conveyed by J.B. Angell to The Philadelphia Quartz Company, as recorded in the Wyandotte County Register of Deeds Office in Book 1233, at Page 53; thence East perpendicular to the previous line, 135.7 feet to the Point of Beginning of this tract; thence continuing East 54.0 feet; thence North perpendicular to the previous line, 76.0 feet; thence West 54.0 feet; thence South 76.0 feet, to the Point of Beginning.

TRACT X:
All that part of the Southwest quarter of the southwest quarter of section 16, Township 11 South, Range 25 East of the 6th Principal Meridian, more particularly described as follows:

Beginning at the point on the East line of said southwest quarter of the southwest quarter 550.09 feet North of the Southeast corner of said Southwest quarter;

Thence South 00°00’ 00” West 38.50 feet along said East line;

Thence North 89° 50’ 26” West 371.74 feet parallel with and 12.00 feet North of the centerline of Kansas City Southern Railway Company spur track to the beginning of the curve concave to the South, having a radius of 298.48 feet;

Thence Westerly 78.86 feet parallel with and 12.00 feet North of said spur track along said curve, having a chord bearing of South 82° 35’ 26” West, a chord distance of 78.63 feet;

Thence North 00° 00” 00” East 39.69 feet parallel with and 449.70 feet West of said Eats line of the beginning of the Southwest quarter of the Southwest quarter to the beginning of a non-tangent curve concave to the South having a radius of 336.98 feet.

Thence Easterly 78.77 feet along said curve, having a chord bearing North 83° 27’ 46” East, a chord distance of 78.59 feet:

Thence South 89° 50’ 26” East 371.62 feet to the point of the beginning.

TRACT XI:
Commencing at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25, Kansas City, Wyandotte County, Kansas, said point being 111.00 feet North of the North line of Kansas Avenue; thence West 93 feet; thence South 59 feet; thence East 21 feet; thence South 52 feet to the North line of Kansas Avenue; thence East along said North line, 72 feet, said point being South of beginning; thence North 111.00 feet to the point of beginning, except any part taken, used or dedicated for roads or public rights-of-way.

TRACT XII:
Beginning at a point 72 feet West and 111 feet South of the Northeast corner of the Northwest Quarter of Section 21, Township 11, Range 25, Kansas City, Wyandotte County, Kansas; thence North 52 feet; thence West 21 feet; thence North 59 feet to a point on the North line of said Section 21, Township 11, Range 25; thence West on said Une 79 feet; thence South 111 feet to the North line of Kansas Avenue; thence East on said line, 100 feet to the paint of beginning, except any part taken, used or dedicated for roads or public rights-of-way.

TRACT XIII:
All that part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 11, Range 25, in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at the Southeast corner of said Quarter Quarter Section; thence running West 449.7 feet; thence North 448.73 feet, more or less, to the intersection with the Southerly right-of-way line of the Kansas City Southern Railroad; thence on a curve to the right with a radius of 281.4 feet along the Southerly right-of-way line of said Railroad, 171 feet, more or less, to a point 288.2 feet West of the East line of said Quarter Quarter Section and 492.35 feet North of the South line of said Quarter Quarter Section; thence East 288.2 feet along said Southerly right-of-way line of said railroad to the East line of said Quarter Quarter Section; thence South on said East line, 492.35 feet to the beginning, EXCEPT any part taken, used or dedicated for roads or public rights-of-way.

AND EXCEPT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN THE CITY OF KANSAS CITY WYANDOTTE COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: THE BEARINGS IN THIS DOCUMENT ARE ORIENTED TO GRID NORTH KANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 16 AND 21; THENCE SOUTH 87°46’40” WEST 1,322.84 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTH-SOUTH CENTER LINE OF SAID QUARTER SECTION; THENCE NORTH 02°17’59” EAST 236.64 FEET ALONG THE WEST RIGHT-OF-WAY OF 14TH STREET AS NOW ESTABLISHED AND ALSO THE NORTH-SOUTH CENTERLINE OF THE SOUTHWEST QUARTER OF SECTION 16, TO THE POINT BEGINNING; THENCE SOUTH 87°46’40’ WEST 233.75 FEET ALONG A LINE LYING 20 FEET SOUTH OF AN EXISTING ONE-STORY MASONRY BUILDING; THENCE NORTH 02°13’20” WEST 10.00 FEET ALONG A LINE LYING 50 FEET WEST OF THE AFOREMENTIONED BUILDING; THENCE SOUTH 87°46’40” WEST 216.26 FEET TO A POINT LYING 450 FEET WEST OF THE WEST RIGHT-OF-WAY OF 14TH STREET AS MEASURED AT RIGHT ANGLES TO SAID RIGHT-OF-WAY; THENCE NORTH 02°17’59” WEST 235.12 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE MCALPINE AVENUE SPUR OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 278.98 FEET, A LENGTH OF 79.60 FEET, AN INTERIOR ANGLE OF 16°20’55”, A CHORD BEARING OF NORTH 79°43’28” EAST,

AND A CHORD DISTANCE OF 79.33 FEET; THENCE NORTH 87°53’55” EAST 371.44 FEET TO THE WEST RIGHT-OF WAY OF 14TH STREET; THENCE SOUTH 02°17’59” EAST 255.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

AND EXCEPT

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 02°16'18" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF 14TH STREET, 111.64 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°046'58" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, 450.00 FEET; THENCE NORTH 02°16'18' WEST, PARALLEL WITH SAID EAST LINE, 135 00 FEET TO THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO BOYLE MIDWEST L L C BY KANSAS WARRANTY DEED RECORDED IN BOOK 5326 AT PAGE 636 AND 637, SAID POINT ALSO BEING 235 12 FEET SOUTH 02°17'59" EAST OF THE SOUTH RIGHT OF WAY LINE OF THE MCALPINE AVENUE SPUR OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE NORTH 87°46'58" EAST, ALONG THE SOUTH LINE OF SAID BOYLE TRACT, 216.26 FEET; THENCE SOUTH 02°13'02" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID BOYLE TRACT, 10.00 FEET; THENCE NORTH 87°46'58" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID BOYLE TRACT 233. 75 FEET TO SAID EAST LINE, THENCE SOUTH 02°16'18" EAST, ALONG SAID EAST LINE, 125.00 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHT OF WAYS.

TRACT XIV:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 16, Township 11 South, Range 25 East of the 6th Principal Meridian Kansas City, Wyandotte County, Kansas, more particularly described as follows:

NOTE: For course orientation, the bearings in this description are based on the South line of the Southwest Quarter of said Section 16, having a bearing of South 89 degrees 57 minutes 43 seconds East.

Commencing at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence North 00 degrees 00 minutes 00 seconds East 550.09 feet along the East line of the Southwest Quarter of the Southwest Quarter of said Section 16 to a half inch reinforcing bar set with LS 533 Survey cap and the point of beginning of the tract herein described; thence North 00 degrees 00 minutes 00 seconds East 503.95 feet along the East line of said Quarter Quarter Section and the West line of 14th Street as now established to the Southerly line of the Chicago, Rock Island and Pacific Railroad Right of Way and a one-half inch reinforcing bar set with LS 533 Survey cap; thence North 69 degrees 52 minutes 07 seconds West 478.96 feet along said Southerly right-of-way line to a point on a line 449.7 feet West of the East line of said Quarter Quarter Section; thence South 00 degrees 00 minutes 00 seconds West 676.71 feet parallel with and 449.7 feet West of the East line of the Southwest Quarter of the Southwest Quarter of said Section 16 to the Northerly right-of-way line of the Kansas City Southern Railroad (McAlpine Avenue Spur), and a curve concave to the South, having a radius of 336.98 feet and a central angle of 13 degrees 23 minutes 36 seconds, said point being monumented by a one-half inch reinforcing bar found 0.58 feet West and 0.09 feet South of the true corner; thence Easterly 78.77 feet along said right-of-way line and said curve, having a chord bearing of North 83 degrees 27 minutes 46 seconds East and a chord distance of 78.59 feet to a one-half inch reinforcing bar set with LS 533 Survey cap; thence South 89 degrees 50 minutes 26 seconds East 371.62 feet along said North right-of-way line to the point of beginning of the tract herein described.

TRACT XV:

Beginning at a point in the North line of Kansas Avenue, in Kansas City, Kansas 111 feet South and 575 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21,

Township 11, Range 25, Wyandotte County, Kansas; thence West along the North line of Kansas Avenue 50 feet; thence North 111 feet; thence East 50 feet; thence South 111 feet to the point of beginning.

TRACT XVI:

Beginning at a point on the South line of Section 16, Township 11, Range 25 East, 573 feet East of the Southwest corner of said Section, said point of beginning being at the intersection of said South line of said Section with the Easterly line of the right of way of the Kansas City South Railway Company for the West spur track leading to Peet Brothers Manufacturing Company Plant; Thence East along South line of said Section 157.5 feet to the West line of Kansas City Southern Railway Company right of way for the East spur tract leading to said plant of Peet Brothers Manufacturing Company; thence North along said West line of said right of way las mentioned 210 feet; thence Northerly along a curve to the right tangent to said last mentioned course with a radius of 295.4 feet a distance of 298.8 feet to the East line of land owned by Alice M. Scott, said line begin parallel to the East line of the Southwest Quarter of the Southwest Quarter of said Section 16, and about 870.3 feet therefrom; thence North 18 feet more or less to Southerly line of said Railway right of way for its McAlpine Avenue spur tract; thence Southwesterly along the last mentioned right of way on a curve to the left with a radius of 280.4 feet a distance of 66.2 feet; thence Southwesterly on a line tangent to the last mentioned curve 125.5 feet to the first mentioned Easterly right of way; thence Southwesterly along the first mentioned line of right of way 60.1 feet; thence Southwesterly on a curve to the left with a radius of 277.9 feet a distance of 220 feet to a point North of the point of beginning; thence South tangent to said last mentioned curve 151 feet more or less to the point of beginning.

TRACT XVII:

The West Half of the East Half of the following: Beginning on the North fine of Kansas Avenue, 111 feet South and 600 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25; thence West along the North line of Kansas Avenue, 100 feet; thence North 111 feet; thence East 100 feet; thence South 111 feet to the beginning, in Kansas City, Wyandotte County, Kansas.

TRACT XVIII:

Beginning at a point on the North line of Kansas Avenue, in Kansas City, Wyandotte County, Kansas, which point is 111 feet South and 700 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25; thence West along the North line of Kansas Avenue 50 feet; thence North 111 feet; thence East 50 feet; thence South 111 feet to the point of beginning.

TRACT XIX:

Beginning at a point in the North line of Kansas Avenue, in Kansas City, Wyandotte County, Kansas, 111 feet South and 750 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25; thence West 32 feet; thence North 111 feet; thence East 32 feet; thence South 111 feet to the point of beginning.

TRACT XX:

Beginning at a point in the North line of Kansas Avenue, in Kansas City, Wyandotte County, Kansas, 111 feet South and 782 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 11, Range 25; thence West along the North line of Kansas Avenue 68 feet; thence North 111 feet; thence East 68 feet; thence South 111 feet to the point of beginning.

TRACT XXI:

A railroad track right of way located in the Southwest Quarter of the Southwest Quarter of Section 16, Township 11, Range 25 East, Kansas City, Wyandotte County, Kansas, said right of way being 20 feet in width, 10 feet either side of the following described centerline: Beginning at a point of switch in The Kansas City Southern Railway Company's East McAlpine Spur Track at established Survey Station 14+02.7; thence Southwesterly through a No. 7 turnout to the left having a theoretical curvature of 12 degrees 30 minutes through an angle of 8 degrees 10 minutes for a distance of 64.0 feet to a point of compound curve; thence on a 20 degree 00 minute curve to the left through an angle of 51 degrees 50 minutes for a distance of 259.2 feet to a point of tangency; thence Southerly 160 feet, more or less, to a point in the South line of Section 16, 760 feet West of the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 16, said point being the end of the railroad track right of way herein described; EXCLUDING the McAlpine Spur Tract right of way.

TRACT XXII:

A tract of land in the Southwest Quarter of Section 16, and the Northwest Quarter of Section 21, Township 11 South, Range 25 East of the 6th Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at a point 440.40 feet East of the Southwest corner of said Section 16, said point also being the Northwest corner of said Section 21, said point being 883.90 feet by Deed, West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 21 and 883.0 feet by Survey Measurement, said point also being 0.30 feet East of a concrete block building having an address of 1706 Kansas Avenue as now established. The North 0 degrees 08 minutes 40 seconds West, 241.0 feet to a point on the Southerly right-of-way line of the Kansas City Southern Railroad, and a chiseled mark cut in the North base of the South railroad rail; thence South 59 degrees 59 minutes 55 seconds West, along said Southerly right-of-way line, 302.09 feet; thence on a curve to the right, tangent to the last described course, having a radius of 295.44 feet, an arc distance of 33.71 feet to a point on the Easterly right-of-way line of 18th Street Expressway as now established; thence South 19 degrees 39 minutes 00 seconds East, along said right-of-way line, 79.40 feet; thence East, along said right-of-way line, 5.22 feet; thence South 0 degrees 08 minutes 40 seconds East, along said right-of-way line, 14.72 feet; thence South 19 degrees 39 minutes 00 seconds East, along said right-of-way line, 22.60 feet; thence South 51 degrees 23 minutes 50 seconds East, along said right-of-way line, 64.11 feet; thence South 69 degrees 15 minutes 10 seconds East, along said right-of-way line, 98.80 feet to the Southwest corner of a concrete block building having an address of 1706 Kansas Avenue; thence East 110.55 feet to a railroad spike with a cross cut on top; thence North 0 degrees 08 minutes 40 seconds West and parallel with the West line of said Section 21, 111.00 feet to the point of beginning of the tract herein described, less that part taken or used for road purposes.

LESS:

LEASE BOUNDARY DESCRIPTION

A Tract of land lying and situated in the Southwest Quarter of Section 16, Township 11 South, Range 25 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the West line of said Southwest Quarter having a bearing of North 02° 25' 19" West as determined by Global Positioning System observations referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

Commencing at the Southwest corner of said Southwest Quarter monumented by a found concrete nail in pavement; thence North 02° 25' 19" West 362.18 feet on the West line of said Southwest Quarter; thence North 87° 34' 41" East 33.06 feet to the East Right-of-Way line of 18th Street as monumented by a found 5/8" inch reinforcing rod with a cap marked "Taliaferro & Browne" and the Point of Beginning of the Tract of land herein described; Thence North 02° 23' 32" West 339.70 feet on said East Right-of-Way line as monumented; Thence North 88° 08' 01" East 208.88 feet; Thence North 02° 23' 07" West 262.93 feet; Thence North 87° 36' 53" East 203.34 feet; Thence North 02° 01' 05" West 336.86 feet to the South line of the Union Pacific Railroad (formerly the Chicago, Rock Island and Pacific Railroad); Thence South 83° 00' 44" East 176.33 on said South line; Thence departing said South line South 41° 55' 42" East 90.58 feet to the beginning of a tangent curve concave southwesterly and having a radius of 100.00 feet; Thence southerly on said curve an arc length of 69.20 feet, said curve having a chord bearing of South 22° 06' 10" East, a chord distance of 67.83 feet and an interior angle of 39° 39' 04", to a point of tangency; Thence South 02° 16' 38" East 519.35 feet; Thence South 87° 43' 37" West 83.90 feet; Thence North 02° 36' 50" West 19.82 feet; Thence South 87° 43' 37" West 84.89 feet; Thence North 01° 53' 23" West 59.33 feet; Thence South 88° 06' 37" West 179.68 feet; Thence South 02° 25' 59" East 180.39 feet; Thence South 85° 58' 04" West 10.90 feet; Thence South 01° 56' 19" East 109.38 feet; Thence South 88° 05' 15" West 13.55 feet; Thence South 02° 28' 49" East 120.69 feet; Thence South 88° 08' 01" West 291.71 feet to said East Right-of-Way line of 18th Street as now monumented and the beginning of a non-tangent curve concave easterly and having a radius of 794.83 feet; Thence northerly on said curve an arc length of 71.26 feet on said East Right-of-Way line as now monumented to a 5/8 inch reinforcing rod with a cap marked "Taliaferro & Browne", said curve having a chord bearing of North 04° 57' 40" West, a chord distance of 71.24 feet and an interior angle of 05° 08' 14", to the Point of Beginning, said Tract containing 337,593 square feet or 7.7501 acres.

ECOVYST (PQ) INDUSTRIAL REVENUE BONDS

Location: 1700 Kansas Avenue, Kansas City Kansas

Date: 12/4/25

Staff: Shelley Kneuvean Unified Government
Kevin Wempe, Gillmore and Bell

Project Summary

Ecovyst (PQ) makes end to end regeneration services or recycling of spent acid for alkylation producers to assist in the chemical reaction process. Began in 2013 and updated in 2019 with Resolution 68-19, a total of 21 IRBs have been issued. Tax abatements have been related to equipment purchase and/or building explanation. Each abatement runs independently for 10 years. This is a project that involves various expansions, and equipment purchases that were originally authorized for IRBs in 2013.
https://www.ecovyst.com

Total Investment: $100,000,000 for all phases

Four parcels involved. 32 individual buildings in total of which all but 3 are taxable. Approximately $5 million tax exempt in appraised value for property from prior IRBs, balance is taxable.

Existing Property Tax and PILOT Payments

Total Amount of Real Property Taxes Paid in 2025: $317,627.36
Total Amount of PILOT Paid in 2025: $123,708.33
TOTAL AMOUNT PAID in 2025: $441,335.69

Existing Property Tax Abatements

- Building 38A exempt thru 2026 (on tax rolls 2027)
- Building 41 exempt thru 2026 (on tax rolls 2027)
- Building 39 exempt thru 2027 (on tax rolls 2028)

All commercial equipment purchased after June 30, 2006, is tax exempt per state law. Capital building improvements and affixed fixtures would be subject to property taxes and/or abatements.

2025 IRB

This IRB is for building expansion.

Maximum Amount of Bonds: $10,000,000 construction sales tax exemption

Property Tax Abatement: 75% property tax abatement (50% real base property tax abatement, 15% additional for capital investment over $50M cumulatively, and 10% additional for target area for a maximum total of 75%)

Term: Beginning January 1, 2026, for 10 years

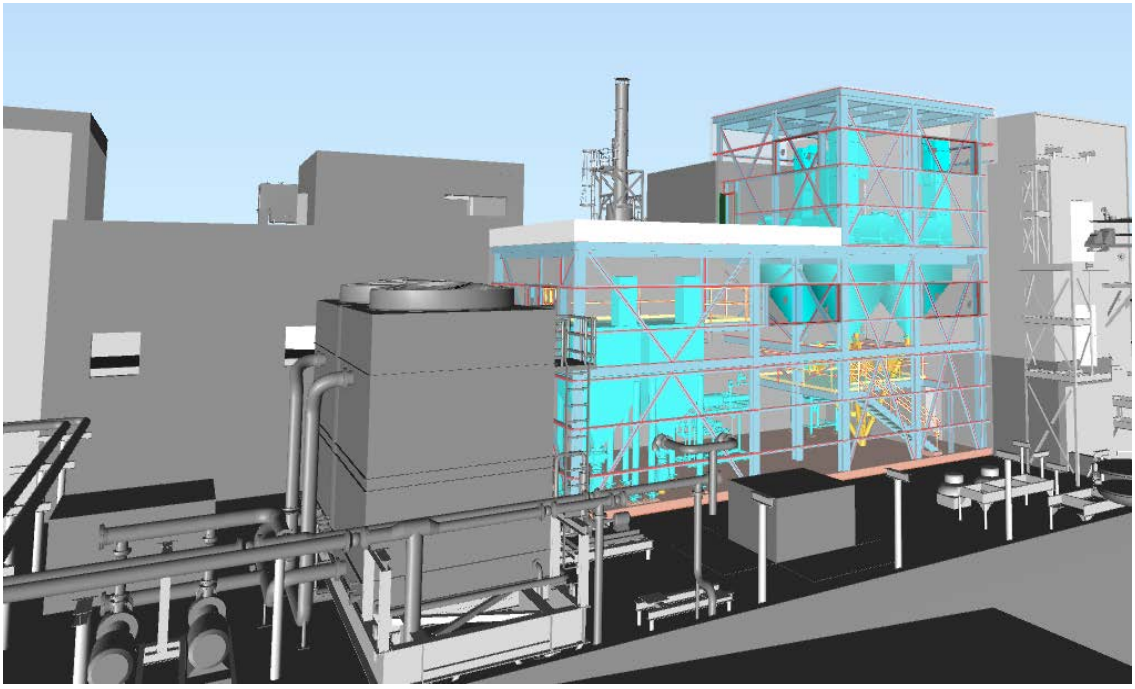
Payment in Lieu of Taxes: 25% annually (value to be set in January 2026)

Community Benefit Ordinance Contribution from 2025 IRB:$40,000 of which $20,000 goes to the Community Benefit Fund

Approximate BPU Pilots Paid annually $380,000

Existing Building Before Construction

Planned Construction



Completed Construction

Tracking ID: 211277

Report to
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development

AGENDA ITEM #12.3.

RESOLUTION: APPROVING FIRST AMENDMENT TO AMERICAN ROYAL AMENDED RESTATED DEVELOPMENT AGREEMENT (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)

BACKGROUND

To adopt a resolution authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to enter into the First Amendment to the Amended and Restated Development Agreement ("First Amendment").

The Amended and Restated Development Agreement ("Development Agreement") was approved by the Commission on June 24, 2025. The parties hereby wish to make the following modifications under the First Amendment:

- Revise the first STAR Bond Issuance to a public sale or limited public offering; Developer must provide a financing plan for each bond closing and adhere to additional Escrow Provisions established under the First Amendment.
- Revise the second STAR Bond Issuance to be a public sale sold on "parity" with the bonds from the first issue (not a refinancing).
- Establish project phasing:
- Phase 1) The Exhibition Hall, comprised of 390,000 s.f. of barn space, must re-commence construction within 60 days of the initial bond issuance and be completed within 18 months of the initial bond issuance.
- Phase 2) The Core Royal and Education Center must be completed within three (3) years of closing of the initial bond issuance.
- Establish timeline for completion

COMMUNITY BENEFITS:
- $5 Million origination fee to the Unified Government following the initial bond issuance.
- Annual payment of $1,315,789.48 to the Unified Government, beginning May 15, 2027, through May 15, 2045 (approximately $25M in total payments)
- EMS Sales Tax (0.25%) ~ $500,000 / year

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Resolution Approving First Amendment to American Royal Amended Restated Development Agreement, First Amendment to American Royal Amended and Restated Development Agreement, American Royal - Applicant Presentation for 12.1.25 ED&F meeting-c, Document2

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-25

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TO ENTER INTO THE FIRST AMENDMENT TO AMERICAN ROYAL AMENDED AND RESTATED DEVELOPMENT AGREEMENT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") desires to promote, stimulate and develop the general welfare and economic prosperity of the UG, its inhabitants, and the State of Kansas, and to assist in the development and redevelopment of eligible areas within the UG by providing for the development and redevelopment thereof and the financing relating thereto;

WHEREAS, on December 15, 2016, pursuant to K.S.A. 12-17,160 *et seq.* (the "STAR Bond Act"), the UG passed Ordinance No. O-75-16 to create a STAR Bond project district (the "STAR Bond District") and approve a STAR bond district plan for the STAR Bond District, which consists of one project area and encompasses approximately 550 acres of real property generally located at the southwest and northeast corners of the intersection of North 110th Street and Parallel Parkway in Wyandotte County, Kansas;

WHEREAS, on June 15, 2017, the UG held a public hearing to consider the Northwest Speedway STAR Bond District STAR Bond Financing Project Plan (the "Original Project Plan");

WHEREAS, on October 26, 2017, the UG passed Ordinance No. O-62-17 to approve and adopt the Original Project Plan, pursuant to the STAR Bond Act;

WHEREAS, on November 2, 2017, in connection with the Original Project Plan, the UG and American Royal Association, a Missouri not-for-profit corporation ("Developer"), entered into that certain American Royal Development Agreement, whereby Developer proposed to develop a major commercial entertainment district that includes a first-class livestock expo area, a first-class agricultural education center and museum, certain barbecue-related uses for the American Royal barbecue contest, and other family recreational tourism activities (collectively, the "Original Project");

WHEREAS, on November 29, 2018, the UG held a public hearing to consider the Amended Northwest Speedway STAR Bond District STAR Bond Financing Project Plan dated November 28, 2018 (the "First Amended Project Plan");

WHEREAS, on December 6, 2018, the UG passed Ordinance No. O-52-18 to approve and adopt the First Amended Project Plan, which repealed and replaced the Original Project Plan in its entirety, and the UG and Developer entered into that certain First Amendment to American Royal Development Agreement (collectively with the American Royal Development Agreement, the "Original Agreement");

WHEREAS, Developer requested the UG to consider expanding and/or modifying the Original Project (as amended, the "Project"), issuing industrial revenue bonds ("IRBs") to provide a sales tax exemption on construction materials and equipment for the Project pursuant to K.S.A. 12-1740 *et seq.* (the "IRB Act"), and establishing a community improvement district pursuant to K.S.A. 12-6a26 *et seq.* (the "CID Act");

WHEREAS, Developer filed with the UG an application dated July 3, 2023 requesting the issuance of IRBs for the Project;

WHEREAS, on August 17, 2023, pursuant to the IRB Act, the UG adopted Resolution No. R-52-23 (the "Original IRB Resolution") determining the UG's intent to issue IRBs to finance the costs of

acquiring, constructing and equipping the Project, in the principal amount not to exceed $250,000,000, provided that the Original IRB Resolution would terminate on March 31, 2024 unless (i) the UG has approved an amended and restated development agreement for the Project, (ii) a third-party feasibility study relating to Developer's request for STAR Bonds has been completed, and (iii) the UG has adopted a new or amended STAR bond project plan for the Project;

WHEREAS, on March 28, 2024, the UG adopted Resolution No. R-13-24 to extend the effectiveness of the Original IRB Resolution to December 31, 2024 upon the same conditions;

WHEREAS, Developer filed with the UG a petition dated December 17, 2024 proposing the creation of the American Royal Community Improvement District (the "CID") under the CID Act and the imposition of a 1.0% sales tax (the "CID Sales Tax") to be used to pay or reimburse certain eligible expenses of the Project and/or pledged as an additional source of revenues to pay a portion of the STAR Bonds issued in connection with Project;

WHEREAS, on January 30, 2025, the UG adopted Resolution No. R-05-25 to further extend the effectiveness of the Original IRB Resolution to January 30, 2028 unless IRBs have issued for the Project or as otherwise set forth in an amended and restated development agreement for the Project;

WHEREAS, on April 24, 2025, the UG held a public hearing to consider the Second Amended and Restated Northwest Speedway STAR Bond District STAR Bond Financing Project Plan dated December 1, 2024 (the "Second Amended Project Plan"), passed Ordinance No. O-52-25 to approve and adopt the Second Amended Project Plan, adopted Resolution No. R-31-25 to call for a public hearing on creation of the CID and the CID Sales Tax levy, and approved the American Royal Amended and Restated Development Agreement (the "Agreement") to amend and restate the Original Agreement in its entirety;

WHEREAS, on May 29 2025, the UG held a public hearing to consider creation of the CID and passed Ordinance No. O-70-25 to create the CID and authorize the CID Sales Tax levy;

WHEREAS, on June 24, 2025, the UG and Developer entered into the Agreement;

WHEREAS, the proposed timing and structure of the First Issuance and the Refinancing Issuance for the STAR Bonds (as these capitalized terms are defined in the Agreement) have evolved since approval of the Agreement, and the parties have agreed to certain modifications to the Agreement; and

WHEREAS, the Governing Body has determined that it is advisable to enter into the First Amendment to American Royal Amended and Restated Development Agreement, attached hereto as **Exhibit A** (the "Amendment").

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

Section 1. The Governing Body hereby approves the Amendment in substantially the form attached hereto.

Section 2. Each of the Mayor/CEO and the County Administrator is hereby authorized and directed to execute in the name of the UG and deliver the Agreement. The County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall be effective upon adoption by the Governing Body.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON _____, 2025.

_____
Mayor/CEO

ATTEST:

_____
Unified Government Clerk

(Seal)

EXHIBIT A

First Amendment to American Royal Amended and Restated Development Agreement

[Attached on following pages.]

FIRST AMENDMENT TO AMERICAN ROYAL AMENDED AND RESTATED DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO AMERICAN ROYAL AMENDED AND RESTATED DEVELOPMENT AGREEMENT (this "Amendment"), is made and entered into as of _____, 2025 (the "Amendment Effective Date"), by and among the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") and the American Royal Association, a Missouri-not-for-profit corporation ("Developer").

RECITALS:

A. On June 24, 2025, the UG and Developer entered into that certain American Royal Amended and Restated Development Agreement, whereby Developer proposed to design, develop, construct, complete and operate a major commercial entertainment and tourism destination and major multi-sport athletic complex within the STAR Bond District consisting of at least the following uses: (i) the Core Royal, as defined in Section 2.2(a) and including three (3) first-class arenas and facilities and other related improvements; (ii) a first class agricultural education center and museum (the "Agricultural Education Center"); and (iii) certain barbecue-related uses for the American Royal barbecue contest (the "BBQ Uses"), and which may include a Festival Grounds concept (as defined in Section 2.2(c) thereof) and/or other family recreational tourism activities, or sports activities (including, for example, basketball, volleyball or other multi-sport athletic activities and uses), and/or other compatible, related or appurtenant uses (collectively, the "Project"). The Project is more particularly described in Section 2.2 of the Agreement and will be located on a portion of the real property within the STAR Bond District, which portion is legally described on **Exhibit 3** and generally depicted on **Exhibit 4** attached thereto (the "Site").

B. The American Royal Amended and Restated Development Agreement, as modified by this Amendment may be referred to herein as the "Agreement". Capitalized terms that are used in this Amendment and not otherwise defined herein shall have the meanings assigned to them in the Agreement.

C. In accordance with the STAR Bond Act, the Secretary has conditionally approved an amount sufficient to yield up to $155,000,000 in net STAR Bond Proceeds for disbursement to Developer to pay and/or reimburse certain Project Costs, which STAR Bonds may be issued in one or more issuances and/or series, all subject to the terms and conditions more specifically set forth in the Agreement.

D. The proposed timing and the structure of the proposed First Issuance and Refinancing Issuance for the STAR Bonds have evolved since the UG's approval of the Agreement, and the parties have accordingly agreed to certain modifications and amendments to the Agreement which are more fully set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Incorporation of Recitals. The parties understand and agree that the Recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Definition of Exhibition Hall and Developer Obligation to Deliver and Operate the Exhibition Hall. Developer has already commenced construction of the Exhibition Hall (as defined below), but has previously had to halt construction of the same. Upon issuance, sale and delivery of the First Issuance of STAR Bonds, Developer hereby irrevocably commits to re-commencing construction of the

same within 60 days after the date of the First Issuance, and completion and opening of the same within 18 months after the date of the First Issuance. The parties further agree as follows:

(a) Section 2.2(a)(iii) of the Agreement shall be deleted in its entirety and replaced with the following:

"*(iii) A first class livestock exhibition hall/barns with approximately 390,000 square feet of Improvements* ***(the "Exhibition Hall")****, including the capability to hold approximately 1,500 horse stalls, approximately 3,750 head of cattle, and/or 6x6 pens for approximately 5,000 mixed species of small animals for events which may include a* ~~***ten (10-)***~~ *day livestock show in October of each year and similar events throughout the balance of the year.* ***The Exhibition Hall shall also be designed to accommodate a broad range of event types, with the capability to configure up to five (5) arena-style areas of varying dimensions and layouts, ranging from approximately 65 feet x 110 feet to approximately 105 feet x 244 feet, as generally illustrated on Exhibit 7.A attached hereto****."*

(b) A new subsection (c) shall be added to Section 6.10 of the Agreement as follows:

"***(c) The Exhibition Hall. Developer hereby represents to the UG that commencement of construction of the Exhibition Hall has previously occurred prior to the Amendment Effective Date, but that construction thereon is currently paused as of the Amendment Effective Date, pending the First Issuance of STAR Bonds and access to the STAR Bond Proceeds therefrom. Upon issuance, sale and delivery of the First Issuance of STAR Bonds, Developer hereby irrevocably commits to re-commencing construction of the Exhibition Hall within 60 days after the date of the First Issuance and diligently pursuing the same to completion and opening. Notwithstanding that the Exhibition Hall is a part of the Core Royal, and notwithstanding the deadlines for the Core Royal set forth in subsection (a) above, Developer hereby specifically agrees that completion and opening of the Exhibition Hall, and all infrastructure (including without limitation the 118th Street road Improvements) necessary to open and operate the same must occur no later than 18 months after the date of the First Issuance.***"

3. Operation of the Exhibition Hall and the Project. The parties hereby agree that a new subsection (h) shall be added to Section 7.2 of the Agreement as follows:

"***(h) Upon completion and opening of the Exhibition Hall, Developer hereby agrees that commencing within 90 days thereafter, all events hosted by or associated with the American Royal that are the types of events held at the Developer's current facility in Kansas City, Missouri and/or to be held at the Project shall be held exclusively in the Exhibition Hall or at the Site during the Term of this Agreement, with the only exceptions to such exclusivity being as follows: the UPHA National Championship Horse show, the American Royal Pro Rodeo, the American Royal Youth Rodeo and the Ranch Rodeo, all of which shall be relocated to the Site exclusively upon completion of the Core Royal. For avoidance of doubt, the exclusivity requirements shall not apply to any events (i) that are fundraisers or uniquely different from the type of economic development activity and revenue drivers that the Project is designed to host (e.g., Tablesteaks, BOTAR Ball, etc.); or (ii) are impossible to hold in the Exhibition Hall due to schedule conflicts with other events in the Exhibition Hall (for instance, an event that, due to its nature, has to be on a specific weekend that is conflict with the Exhibition Hall's schedule may be hosted elsewhere, with priority given to alternative locations in the District first, in Wyandotte County, second and in the State of Kansas, third), or (iii)***

any other rodeo/equine events that cannot safely be held in the Exhibition Hall. Notwithstanding the foregoing, the UG understands and agrees that the BBQ Competition is not required to be held in the Exhibition Hall or at the Site as long as it is held in Wyandotte County, Kansas as set forth in Section 8.1(d) below. Following opening of the Exhibition Hall, and/or the Core Royal and the balance of the Project, the same shall be required to continuously operate at the Site for the balance of the Term subject only to temporary closure due to Force Majeure."

4. Amendment to First Issuance. The UG and Developer hereby agree that the structure of the First Issuance of STAR Bonds is no longer contemplated to be a private placement to donors, investors, foundations, supporters and friends of Developer, nor will it include a "draw-down" bond structure. Accordingly, and without precluding the possibility of a purchase of a portion of the First Issuance STAR Bonds by any such donors, investors, foundations, supporters and friends of Developer, the parties hereby agree that Section 4.2(b) of the Agreement is deleted in its entirety and replaced with the following:

"*(b) First Issuance. It is contemplated that the first issuance of STAR Bonds (the "First Issuance") will be a* ***~~private placement~~ public sale or limited public offering*** *of STAR Bonds sold to* ***(i) one or more*** *Qualified Third Parties,* *~~who are donors, investors, foundations, supporters and friends of the Developer, or other third-party capital sources, whether provided by or through the Developer, a placement agent or otherwise~~* ***whether provided by or through the Developer, a placement agent, or otherwise, or (ii) to an underwriter for resale to one or more Qualified Third Parties*** *(the "First Issuance Buyer").* ***The First Issuance Buyer may, but is not required to include donors, investors, foundations, supporters and friends of the Developer****. The net proceeds of the First Issuance may be up to an amount equal to the STAR Bond Cap, which STAR Bond Proceeds shall be deposited into the STAR Bond Project Fund (and available to be disbursed to Developer to pay for and/or reimburse STAR Bond Costs in accordance with the terms and subject to the conditions in this Agreement). The net STAR Bond Proceeds from the First Issuance and any subsequent series of STAR Bonds shall be disbursed to Developer pursuant to the terms and conditions of this Agreement (including, without limitation, Section 4.7 below) to pay and/or reimburse STAR Bond Costs in accordance with the terms and conditions of this Agreement.* ***~~The Parties hereby understand and agree that, if the First Issuance is a private placement purchased by no more than one (1) First Issuance Buyer, then the STAR Bond Proceeds may be funded through a "draw-down" bond structure in which all of the First Issuance is not fully funded at the Bond Closing. More specifically, the Parties hereby agree as follows: . . .(iv)~~*** *Notwithstanding the foregoing, the disbursement of the STAR Bond Proceeds from the First Issuance****~~, whether fully-funded at Bond Closing or subsequently funded on a draw-down basis,~~*** *shall be subject to the conditions to disbursement set forth in Section 4.6 and the cost certification process set forth in Section 4.7.*"

5. Amendments to so-called "Refinancing Issuance". It is no longer expected that the First Issuance of STAR Bonds is to be pre-paid, refunded and/or refinanced within the first five (5) years after the Bond Closing on the First Issuance. Developer now anticipates issuing one or more additional series of parity bonds to try to get to an amount of net proceeds equal to the STAR Bond Cap, and the same could happen much sooner than five (5) years after the Bond Closing on the First Issuance. Accordingly, the term "Refinancing Issuance" shall be removed and replaced with "Subsequent Issuance" everywhere that term is used in the Agreement, including, without limitation, in Sections 4.2(g), 4.2(n)(i), 4.2(n)(iv)(1) and (3), 4.3(d), and 8.1(m) of the Agreement, and the parties further agree that Section 4.2(c) of the Agreement shall be deleted in its entirety and replaced with the following:

"*(c) **~~Refinancing Issuance; Other~~** Subsequent Issuance(s). **~~Following completion and opening of the Project (other than the Festival Grounds) and o~~**O**nce sufficient revenue history has been established by the District, **or when an updated revenue study demonstrates sufficient revenue from the District (including, but not limited to,** the Project, along with any Additional Development), the Parties anticipate one or more subsequent issuances, in the form of a **~~refinancing of the First Issuance (to the extent it is a private placement) with~~**private placement, a limited public offering or** public sale of **parity** STAR Bonds, **a subordinate** private placement, or a refinancing (**~~the "~~**Refinancing **~~each~~**, a "Subsequent Issuance"**), which **~~Refinancing~~** Subsequent** Issuance is anticipated to **~~refinance the First Issuance and~~** yield additional STAR Bond Proceeds up to $155,000,000 when combined with the STAR Bond Proceeds yielded by the First Issuance. **Any Subsequent Issuance involving a limited public offering or public sale of parity bonds will require satisfaction of the "additional bonds test" as set forth in the Bond Documents for the First Issuance**. Notwithstanding that the First Issuance may be less than $155,000,000 of net STAR Bond Proceeds, nothing herein is intended to limit **~~the subsequent Refinancing~~** any Subsequent** Issuance **~~(or any other subsequent STAR Bond issuance)~~** to an amount less than $155,000,000 of net STAR Bond Proceeds. In the event that **~~the Refinancing~~** any Subsequent** Issuance **~~(or any other subsequent STAR Bond issuance)~~**, when combined with the First Issuance **(and any other Subsequent Issuance(s))**, yields less than $155,000,000 of net STAR Bond Proceeds, the parties acknowledge and agree that Developer may continue to pursue subsequent STAR Bond issuances with available revenues from the STAR Bond District until such time as the total aggregate of net STAR Bond Proceeds deposited in the STAR Bond Project Fund disbursed to Developer (or remaining in the STAR Bond Project Fund and available for disbursement) is $155,000,000. In the event that **~~the Refinancing~~** any Subsequent** Issuance **~~(or any other subsequent STAR Bond issuance)~~** can be structured in a manner that does not require a continued pledge of the Incremental Tax Revenues from Plaza at the Speedway to achieve total net STAR Bond Proceeds deposited in the STAR Bond Project Fund of $155,000,000 and does not adversely affect the Project financing or Developer, then the Parties agree to work together in good faith to remove the Incremental Tax Revenues generated by the Plaza at the Speedway from such issuances, and in such event no further Annual Payments as described in Section 8.1 hereof will be required to be made by Developer to the American Royal Community Fund after the date that such Incremental Tax Revenues from Plaza at the Speedway are no longer captured by STAR Bonds (provided, however, that any Annual Payments which became due and owing prior to such date and remain unpaid on such date shall remain due to be paid to the UG by Developer). All net STAR Bond Proceeds from STAR Bonds issued pursuant to this Agreement (whether from the First Issuance**~~, the~~** **~~Refinancing~~** and/or any Subsequent** Issuance**~~(s) or any other subsequent STAR Bond issue~~**) shall be held and maintained in a separate fund or account to be established and maintained at or prior to the Bond Closing for such issuance (the "STAR Bond Project Fund"), and shall be disbursed therefrom to Developer pursuant to Section 4.7 to pay and/or reimburse STAR Bond Costs*."

6. Modifications to Financing Plan Condition. As a result of the evolution of the STAR Bond structure as articulated in this Amendment, the parties further agree that Section 3.1(a)(i) of the Agreement shall be deleted in its entirety and replaced with the following:

"*(i) Financing Plan. For each Bond Closing, Developer shall provide the UG with a plan for financing of the Project (each, a "Financing Plan"), which Financing Plan shall include – among other things – Developer's evidence of private debt, equity, donations or other private financing procured to date and a guarantee or other evidence*

of access to additional private capital or financing to meet the Private Contribution requirements for the applicable public/private ratio(s) as set forth in Section 4.6 below. ~~***Each***~~ ***The*** *Financing Plan* ***for the First Issuance*** *shall* ~~***also***~~ *demonstrate a complete capital stack, which when combined with the STAR Bond Proceeds (and any* ~~***CID Proceeds and***~~ *other public funds), enough financing will be provided to complete a continuous program of construction for* ***at least the Exhibition Hall and the infrastructure necessary to open and operate the same****, which combined with immediately available private debt, equity, donations or other private financing equals or exceeds the Private Contribution requirements for the applicable public/private ratio (as set forth in Section 4.6) for* ~~***any particular issuance or series of***~~ ***the First Issuance of*** *STAR Bonds* ~~***to be issued in the relevant Bond Closing for a particular issuance and/or seriesof STAR Bonds***~~*.* ***The Financing Plan for the Subsequent Issuance(s) shall also demonstrate a complete capital stack, which shows that when combined with the STAR Bond Proceeds (and any CID Proceeds and other public funds), enough financing will be provided to complete a continuous program of construction for the portion of the Project that is subject to the Bond Closing (anticipated to include the balance of the Core Royal Improvements and Agricultural Education Center Improvements and the infrastructure necessary to open and operate the same), which combined with immediately available private debt, equity, donations or other private financing equals or exceeds the Private Contribution requirements for the applicable public/private ratio (as set forth in Section 4.6) for the Subsequent Issuance of STAR Bonds****. In addition, with each Certificate of Expenditure submitted by Developer requesting the disbursement of CID Proceeds or STAR Bond Proceeds to pay for and/or reimburse Project Costs, Developer shall provide evidence of private funds previously spent and/or immediately available to meet the applicable public/private ratio for the amount of STAR Bond Proceeds requested for disbursement pursuant to the Certificate of Expenditure, in form and substance verifiable and approved by the UG's County Administrator in his reasonable discretion, in the form of (a) supporting documentation evidencing amounts of private funds previously spent on Project Costs; (b) cash funds held in a bank account; and/or (****c*~~*b*~~*) private equity, received charitable contributions (not pledges), grants and/or a closed loan from a financial institution that is ready, willing and able to provide construction draws for the Project, subject only to normal and customary draw conditions that are reasonably approved by the UG. The Financing Plan****s****, as described herein shall be approved by the UG's County Administrator in his sole discretion; and any changes to the Financing Plan must be approved by the UG in writing. The UG County Administrator's written approval of the Financing Plan****s*** *(and any applicable changes thereto), shall be a condition precedent to the printing or distribution of any type offering statement or placement memorandum for such particular issuance and/or series of STAR Bonds. Without limiting the generality of the foregoing, the* ***p***~~***P***~~*arties hereby specifically agree that the Private Contribution requirements for the public/private ratio with respect to the First Issuance (as defined in Section 4.2(b) below) shall be measured against the Project Costs for* ***the Exhibition Hall, the Parking Improvements, infrastructure and other Improvements necessary to support the opening and operation of the same, and any other portions of the Project to be funded by the proceeds of the First Issuance. Further, for the Subsequent Issuance, the parties hereby specifically agree that the Private Contribution requirements for the public/private ratio with respect to the Subsequent Issuance (as defined in Section 4.2(b) below) shall be measured against the Project Costs for*** *the Core Royal and the*

Agricultural Education Center Improvements (but not the Festival Grounds or Additional Development), along with the Parking Improvements, infrastructure and other Improvements necessary to support the Core Royal and the Agricultural Education Center Improvements."

7. Additional Escrow Provisions. Section 4.6(b) of the Agreement is modified to add the following sentence at the beginning of the paragraph:

*"**If and to the extent that any of the STAR Bond Proceeds available from the First Issuance are for footings, foundations or vertical improvements that comprise a portion of the Core Royal for which Developer has not demonstrated a full capital stack as generally described in Section 3.1(a)(i), then the Parties hereby agree that such portion shall be escrowed and not disbursed to Developer until such time as Developer can demonstrate a full capital stack to complete such Improvement(s); and the details of any such escrow shall be more fully set forth in the Bond Documents**."*

8. Changes to Dates/Deadlines. The parties have agreed to the modification of the following dates and deadlines in the Agreement as set forth below:

(a) In Section 3.2, the first sentence shall be modified to read as follows: "*In the event that a Bond Closing for the First Issuance, as described herein, has not occurred within **~~one hundred eighty (~~**180**~~)~~** days following the **Amendment** Effective Date **~~of this Agreement~~** (the "Due Diligence Period"), then either party shall have the right, exercisable by written notice to the UG or Developer, as applicable, on or before the date which is **~~thirty (~~**30**~~)~~** days following the expiration of the Due Diligence Period, to terminate this Agreement.*"

(b) In Section 5.1, the last sentence shall be modified to read as follows: "*Notwithstanding anything herein to the contrary, the Bond Closing for the First Issuance must occur on or before that date which is **180~~one hundred eighty~~** days from the **Amendment** Effective Date (the "Drop Dead Date"), or either party shall have the right to terminate this Agreement upon written notice delivered to the other party prior to the occurrence of such Bond Closing **on the First Issuance**.*"

(c) In Section 6.10(a), the last sentence shall be modified to read as follows: "*Developer further agrees that the Core Royal Improvements, associated Parking Improvements, signage, **infrastructure necessary to open and operate the same,** and landscaping shall be Substantially Completed and opened no later than that date which is **~~two (2)~~ three (3)** years after the Bond Closing for the First Issuance.*"

(d) A new Section 6.10(c) shall be added to the Agreement to read as follows: "*In the event that Developer shall fail to Substantially Complete and open all of the Improvements described in subsections (a) and (b) above on or before the date which is three (3) years after the Bond Closing for the First Issuance, then at the discretion and request of the UG, Developer hereby agrees to work with the UG to subdivide (or otherwise split) the Site so that the portions thereof which are not then occupied by open and operating Improvements are segregated for ad valorem property tax purposes; it being understood and agree that such unoccupied portions of the Site shall remain "commercial".*

9. Changes to Certain Provisions re: IRBs. The parties have agreed to the modification of the following subsections of Section 4.9 of the Agreement as set forth below:

(a) Subsection (a) of Section 4.9 of the Agreement shall be deleted in its entirety and replaced with the following:

> *"(a) The IRBs for* ***the Exhibition Hall and the applicable infrastructure necessary to open and operate the same*** ~~***Core Royal and Agricultural Education Center***~~ *shall be issued on or before the date of the First Issuance.* ***Consistent with this Agreement and the approved resolution of intent, the Parties anticipate the issuance of additional IRBs for the balance of the Core Royal and Agricultural Education Center (whether in one or multiple series), which may occur on or before the date of the First Issuance, or Developer may elect to do so thereafter****."*

(b) The first sentence of subsection (b) of Section 4.9 shall be deleted and replaced with the following:

> "*For the IRBs for the* ~~***Core Royal and the Agricultural Education Center than the related improvements for that portion of the Projec***~~ ***Exhibition Hall and related infrastructure****, Developer has agreed to pay the UG an Origination Fee equal to $5,000,000 (the "Origination Fee"), which shall be counted towards the Private Contribution requirements for all purposes of this Agreement*."

10. Modification to Definitions and Exhibit 15. The parties have agreed to the modification of the following definitions in Annex 1 of the Agreement as set forth below:

(a) The definition of Refinancing Issuance in Annex 1 of the Agreement shall be deleted in its entirety.

(b) The definition of First Issuance Buyer in Annex 1 of the Agreement shall be deleted in its entirety and replaced with the following: "First Issuance Buyer" is one or more Qualified Third Parties, whether provided by or through the Developer, a placement agent, underwriter or otherwise, to buy the First Issuance of STAR Bonds as described in Section 4.2(b).

(c) The definition of Origination Fee in Annex 1 of the Agreement shall be deleted in its entirety and replaced with the following: "Origination Fee" means that $5,000,000 origination fee to be paid by the Developer in connection with the IRBs for the Exhibition Hall and related infrastructure as set forth in Section 4.9(b).

(d) The dates in Exhibit 15 need to be updated and therefore Exhibit 15 of the Agreement shall be deleted in its entirety and replaced with Exhibit 15 (Amended) which is attached hereto for all purposes.

11. Miscellaneous. In connection with this Amendment, the parties hereby agree as follows:

(a) Except as specifically modified by this Amendment, the Agreement shall be and remain in full force and effect in accordance with the terms thereof.

(b) It is the intent of the parties that the provisions of the Agreement, as modified by this Amendment, shall be enforced to the fullest extent permitted by applicable law. To the extent

that the terms set forth in the Agreement, as modified by this Amendment, or any word, phrase, clause or sentence is found to be illegal or unenforceable for any reason, such word, phrase, clause or sentence shall be modified, deleted or interpreted in such a manner as to afford the party for whose benefit it was intended the fullest benefit commensurate with making the Agreement, as modified by this Amendment, enforceable and the balance of the Agreement shall not be affected thereby, the balance being construed as severable and independent.

(c) The parties declare and represent that no promises, inducements or agreements not herein expressed have been made; the Agreement, as modified by this Amendment, contains the entire agreement among the parties; and the terms hereof are contractual and not mere recitals.

(d) This Amendment shall be binding upon and inure to the benefit of the parties and their successors and assigns.

(e) This Amendment may be executed in counterparts.

(f) This Amendment shall be governed by, construed and interpreted in accordance with the laws of the State of Kansas.

[Remainder of page intentionally left blank. Signature pages immediately follow.]

IN WITNESS WHEREOF, the parties have duly executed this Amendment pursuant to all requisite authorizations as of the Amendment Effective Date.

UG:

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By:_____
_____, Mayor/CEO

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

This instrument was acknowledged before me on _____, 2025 by _____ as Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas.

Printed Name: _____

Notary Public in and for said State

Commissioned in _____ County

My commission expires:

_____

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the Amendment Effective Date.

DEVELOPER:

AMERICAN ROYAL ASSOCIATION,
a Missouri-not-for-profit corporation

By:_____

Name:_____

Title:_____

STATE OF _____)

) SS.

COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025 by _____ as _____ of American Royal Association, a Missouri-not-for-profit corporation.

_____

Printed Name: _____

Notary Public in and for said State

Commissioned in _____ County

My commission expires:

EXHIBIT 15 (Amended)

Schedule of Annual Payments

Payment Number	Due Date*	Amount
1.	May 15, 2027	$1,315,789.48
2.	May 15, 2028	$1,315,789.48
3.	May 15, 2029	$1,315,789.48
4.	May 15, 2030	$1,315,789.48
5.	May 15, 2031	$1,315,789.48
6.	May 15, 2032	$1,315,789.48
7.	May 15, 2033	$1,315,789.48
8.	May 15, 2034	$1,315,789.48
9.	May 15, 2035	$1,315,789.48
10.	May 15, 2036	$1,315,789.48
11.	May 15, 2037	$1,315,789.48
12.	May 15, 2038	$1,315,789.48
13.	May 15, 2039	$1,315,789.48
14.	May 15, 2040	$1,315,789.48
15.	May 15, 2041	$1,315,789.48
16.	May 15, 2042	$1,315,789.48
17.	May 15, 2043	$1,315,789.48
18.	May 15, 2044	$1,315,789.48
19.	May 15, 2045	$1,315,789.48

**Assumes a 2026 Bond Closing for the First Issuance.*

AMERICAN ROYAL ON THE RISE

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

December 2025

THE PURPOSE

A CHAMPION FOR FOOD & AGRICULTURE

THE MISSION

BE THE NATION'S LEADER FOR FOOD AND AGRICULTURE, EDUCATION, EVENTS, AND ENGAGEMENT.

THE VISION

A WORLD WHERE FOOD AND AGRICULTURE ARE CELEBRATED AND ALL GENERATIONS ARE COMMITTED TO ITS FUTURE.

WHERE WE ARE

EVENT PARTICIPANTS

48
STATES

15
COUNTRIES

ECONOMIC IMPACT

$86,462,144

ATTENDEE DAYS

415,242
IN-PERSON

628,554
VIRTUAL

EVENTS BY THE NUMBERS

3,213 STUDENTS
SPRING & FALL FIELD TRIPS

7,931 ENTRIES
LIVESTOCK SHOW

4,827 ENTRIES
EQUINE SHOWS

444 TEAMS
WORLD SERIES OF BARBECUE

930 ENTRIES
YOUTH & PRO RODEO

$690,150.00
SCHOLARSHIPS AWARDED

ORGANIZATION STATS

418+ MILLION
MEDIA IMPRESSIONS

6,340 HOURS
SERVED BY VOLUNTEERS

WE EXIST TO CHAMPION FOOD & AGRICULTURE.

AMERICAN ROYAL
KANSAS CITY

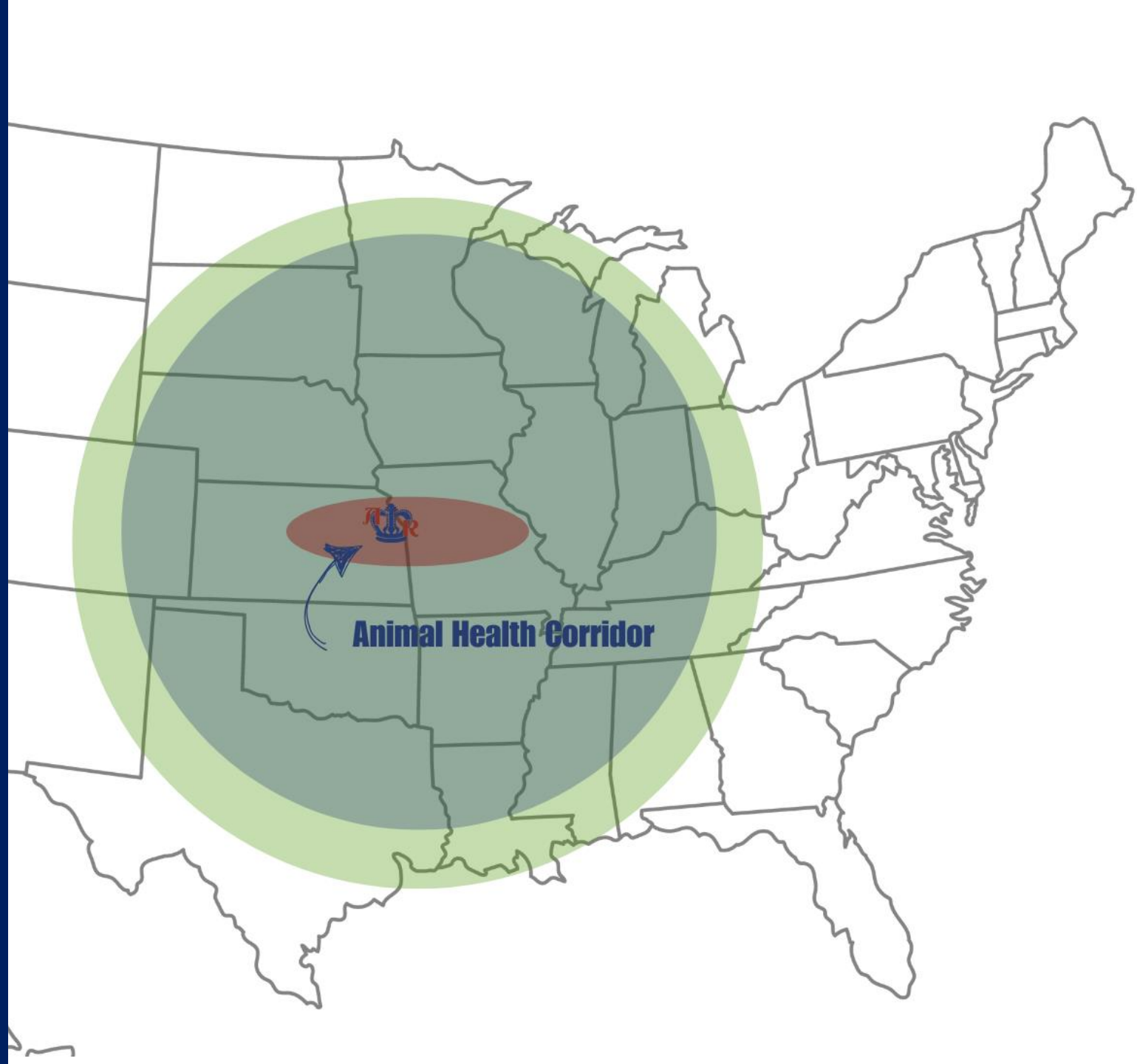
Source: 2024 American Royal Annual Report

FRONT DOOR TO AGRICULTURE

The American Royal will be situated within 500 miles of states producing more than 50 percent of U.S. agriculture (dark green circle). We are within a day's drive, 600 miles, to 31 land grant universities (lime green circle).

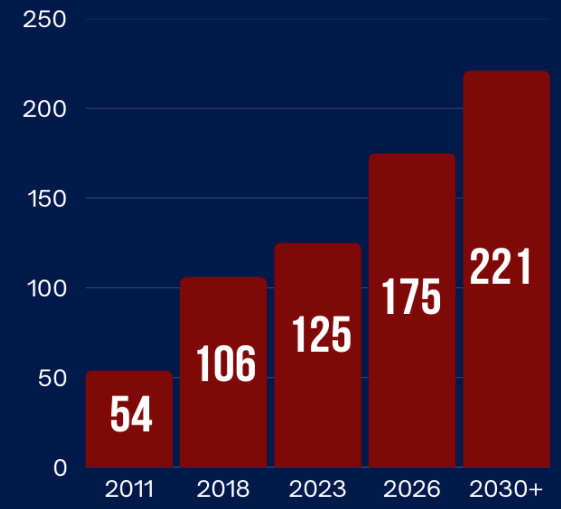
It is also nestled in the center of the Animal Health Corridor (red oval), the heart of the world's leading concentration of animal health and nutrition companies, fostering unmatched access to industry innovation, partnerships, and talent.

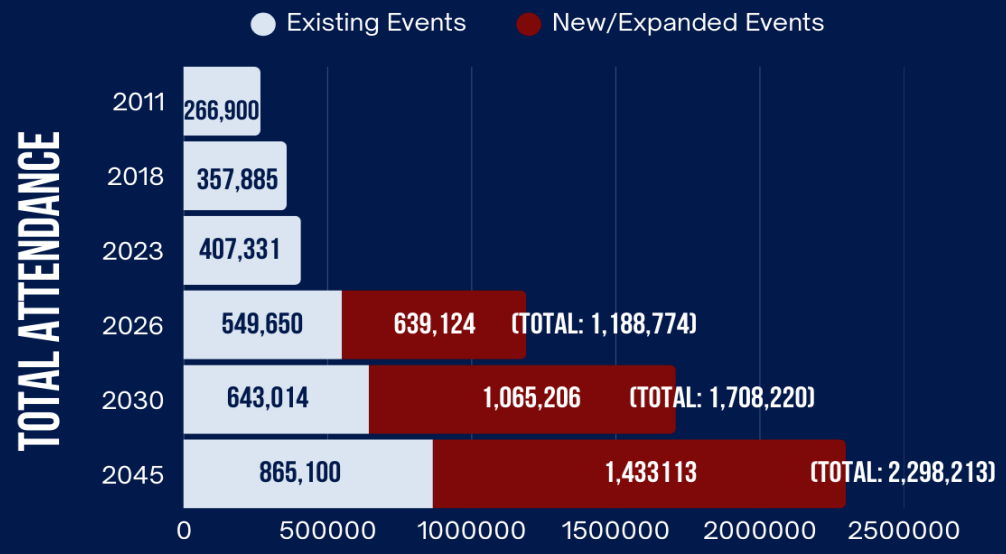
The American Royal will be Kansas's front door to agriculture – developing an "ag highway" throughout the Midwest.



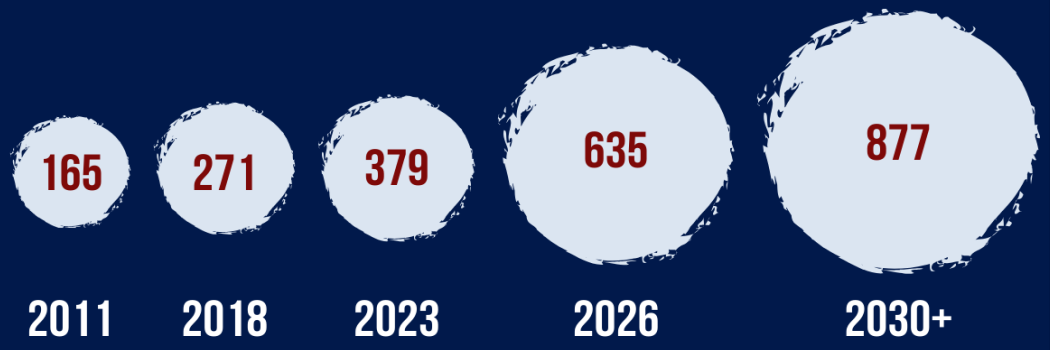
WHERE WE ARE GOING

PHASE ONE ONLY
NUMBER OF EVENTS
SOURCE: AMERICAN ROYAL PROJECTIONS





EVENT DAY: the total number of days over which a set list of unique events occur (e.g. in 2018, 106 events occurred over 271 event days)



THE NEW AMERICAN ROYAL COMPLEX IS PROJECTED TO CREATE AN AVERAGE ECONOMIC IMPACT OF OVER $526 MILLION ANNUALLY.

PGAV REVENUE STUDY

PREPARED FOR THE UG - OCTOBER 2025

1. Massive Projected Visitation Growth and Tourism Draw

The new American Royal complex is projected to achieve stabilized annual attendance of **1.5 million visits** by 2031, including 25% from > 100 miles.

2. High Incremental Sales & Sales Tax Generation

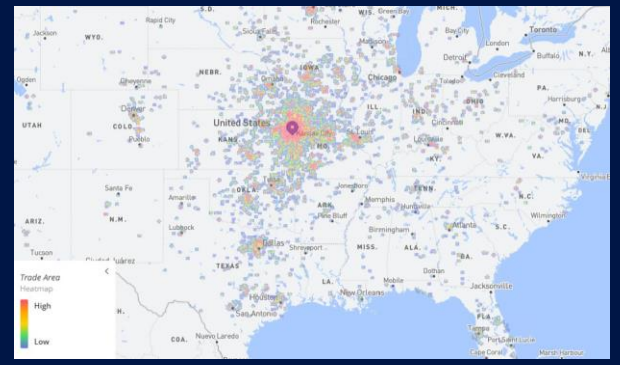
New sales from the American Royal are projected to be $91.83 million at stabilization, rising to **$121.3 million in annual sales** by 2045.

3. Long-Term Benefit to the Unified Government

Projected sales in 2045 equate to **$2.3 million in new local sales tax** to the UG annually following retirement of the bonds and growing annually thereafter with inflation.

4. Near-Term Benefit to the UG – Starting Day 1

All of this is in addition to the significant **net new revenue to the UG Day 1** and continuing through the STAR bond term.



	2024 Events	2024 Event Days	2024 Attendee Days
American Royal Existing Facilities Event Type			
Livestock, Equine & Pet Shows and Events	25	90	199,196
AR Branded Social Events & Meetings	34	85	4,715
Business & Professional Events	8	9	1,219
Consumer/Trade Shows	2	10	92,696
Education Programs and Events	38	49	19,052
Entertainment & Food Events	25	37	98,363
Total	**132**	**280**	**415,242**

	2031
Attendance Types	
Multi-Day Attendee Days (45%)	675,000
Single-Day Attendee Days (30%)	450,000
Partial-Day Attendee Days (25%)	375,000
Total Attendee Days	**1,500,000**

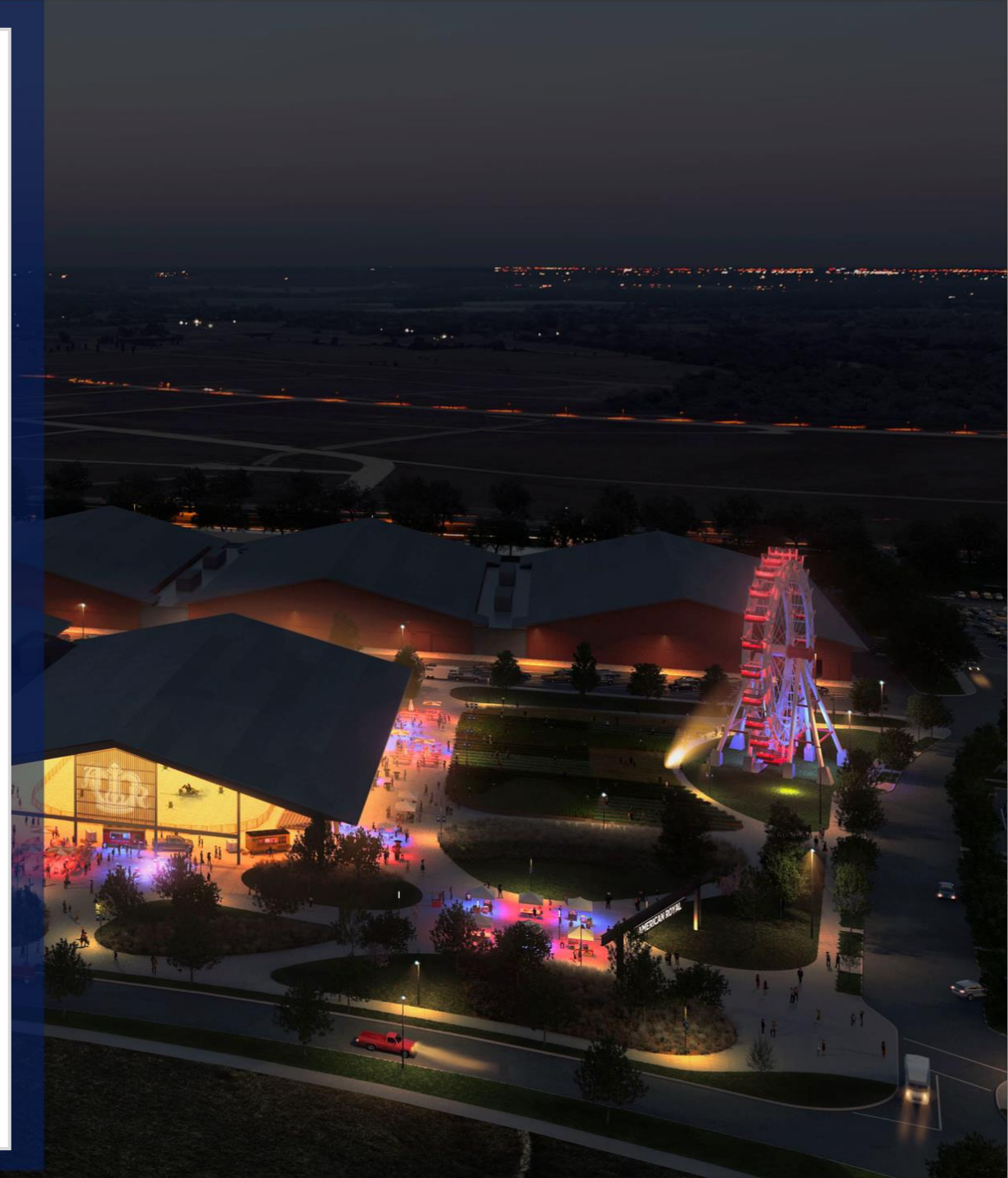
UG REVENUE IMPACTS

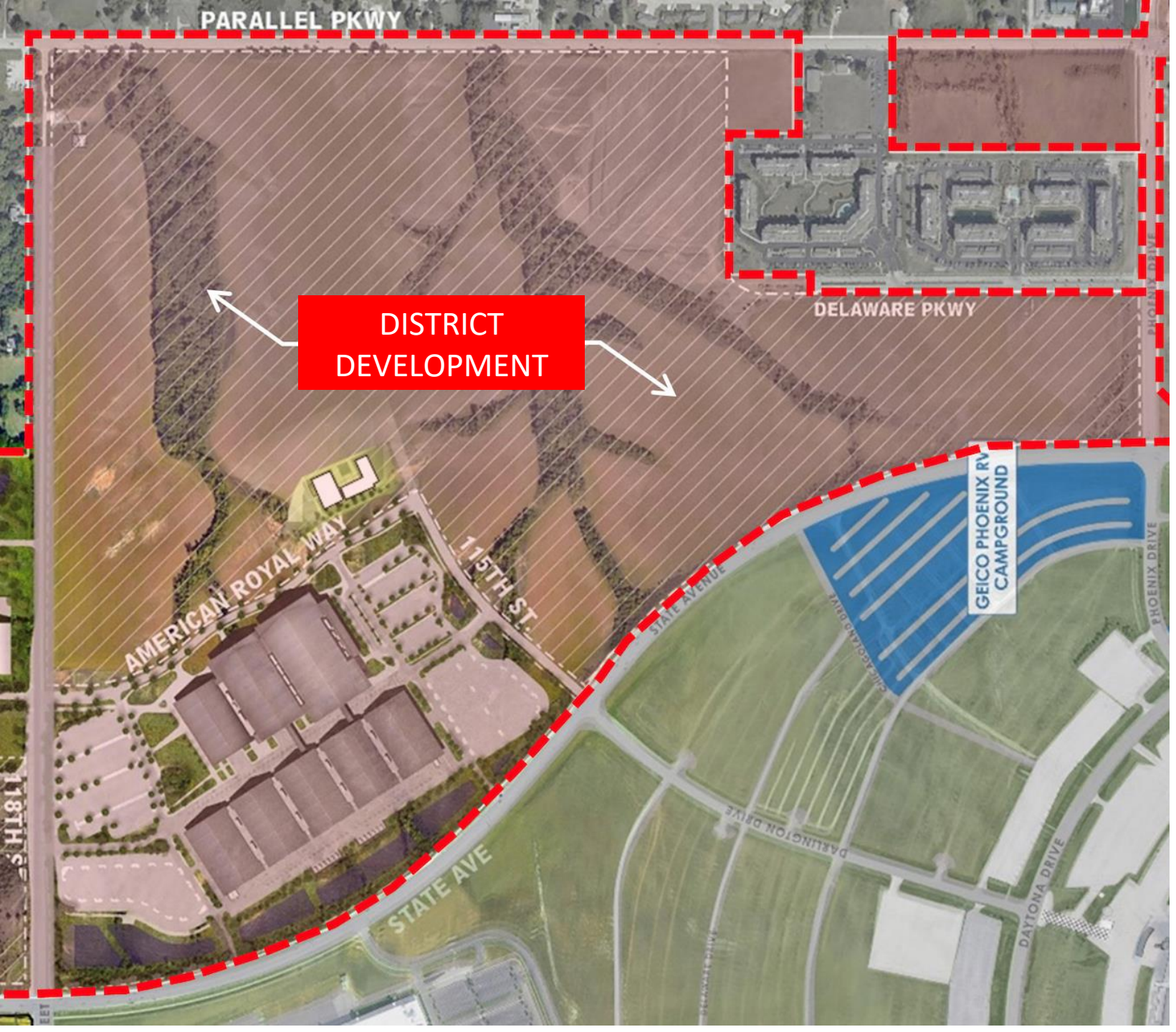
	NO PROJECT	WITH PROJECT
Plaza at the Speedway & AR Payments Only		
IRB Origination Fee Paid to UG Day 1		$ 5,000,000
Plaza - Local Collection	$ 46,136,062	$ 16,762,363
AR - Direct Payments to UG	$ -	$ 19,736,842
Plaza - Base Year Collection	$ 62,750,289	$ 62,750,289
Plaza – Prop. Tax Increment	$ 10,029,900	$ 10,029,900
Subtotals	**$ 118,916,251** [1]	**$ 114,279,394** [1]
New Revenue from AR Project		
AR - Uncaptured in-District	$ -	$ 20,540,229
AR - Uncaptured Outside District	$ -	$ 19,121,562
AR - BPU PILOT Payments	$ -	$ 2,486,051
Surrounding & Supportive Dev't	$ -	$ TBD [2]
Subtotals	**$ 0**	**$ 42,147,841**
TOTALS	**$ 118,916,251**	**$ 156,427,235**

Net Benefit to the UG with AR Project: + $37.5 million

[1] Net Increase Day 1 – Expressed in today's dollars, the UG is projected to realize a net increase in revenues from just the uncaptured increment from Plaza at the Speedway and the AR payments, alone (having an NPV of approx. $64.1mm vs. $63.9mm respectively).

[2] 'Base Case' Above – In addition to the $37.5 million increase above, the UG is projected to realize substantial property tax and other revenues from the significant private investment and future development that the Royal is expected to attract to the surrounding properties in the District.





ANCHORING AN INNOVATIVE DISTRICT

In collaboration with the surrounding landowners, JW Perry and Perry Holdings, the American Royal will anchor an innovative district focused on events, education, and entertainment.

The campus will bring:

- Mixed-use development
- Hotels
- Livestock and agriculture association headquarters
- Entrepreneur and technology incubators and accelerators
- Industry think tanks
- Additional entertainment

HOW WE GET THERE

- BUILD THE NATION'S PREMIER AGRICULTURE EVENT, ENTERTAINMENT & ENGAGEMENT CAMPUS
- PRODUCE HIGH-QUALITY AGRICULTURAL EVENTS & EXPERIENCES
- DELIVER AGRICULTURAL DISCOVERY, LEARNING & ENGAGEMENT
- INSPIRE & DEVELOP TALENT FOR FOOD & AGRICULTURE
- LEAD & INFLUENCE FOOD & AGRICULTURE
- BE A HIGH-PERFORMANCE ORGANIZATION

THE NEW AMERICAN ROYAL

CORE ROYAL

- Barn & Exhibition Hall Space | 390,000 sq. ft.
- Main Arena | 125,000 sq. ft. | 5,000 – 8,000 seats
- Multi-Purpose Arena | 90,000 sq. ft. | 3,500 seats
- Outdoor Arena | 75,000 sq. ft. | 3,200 seats
- Outdoor Plaza | 270,000 sq. ft.
- Admin. & Community/Comm. Kitchen | 20,000 sq. ft.
- Event Support Storage Facilities | 70,000 sq. ft.

AG. EDUCATION CENTER

- Learning & Engagement Center | 80,000 sq. ft.

FESTIVAL GROUNDS

- Future Festival Grounds | 120 acres

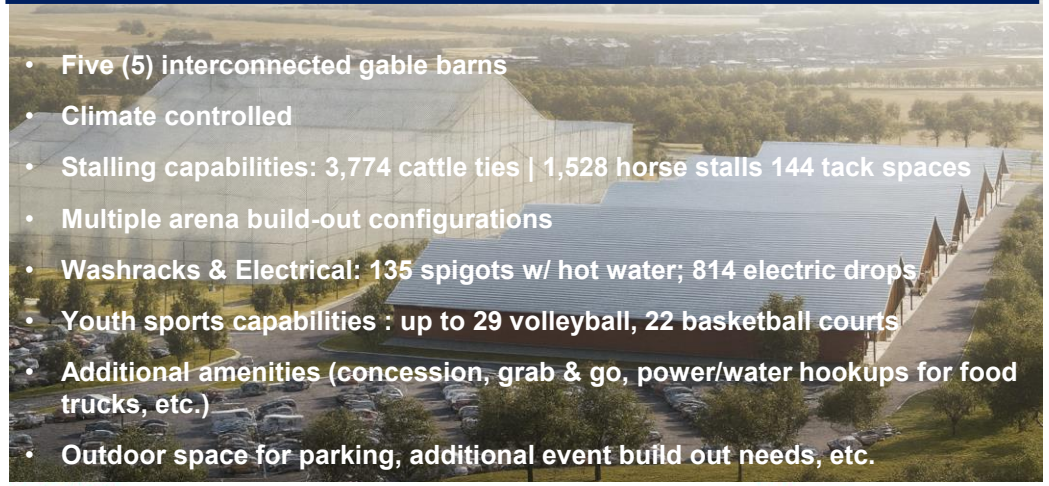
BARNS FIRST
ACTIVATION PLAN

- **Convert the largest single facility into a revenue-generating asset now.** Rather than sit empty while the other aspects of the project continue, this activation plan allows for on-site programming by May 2026.
- **Immediate impact in a matter of months.** Final work will focus on interiors, technology, and operational readiness to deliver a first-class experience just months away.
- **Activating the site:**
  - ***2026 World Cup availability*** – A January 2026 bond issuance puts this within reach.
  - ***American Royal core events move to the new campus*** – Signature events including the World Series of Barbecue, Livestock Show, multiple horseshows, education events, and other traditions.
  - ***New event bookings and revenue generation*** – Starting with the 200+ organizations that have already reached out to the Royal, and leveraging strategic partnerships with Visit KC, Sporting KC, and others to ensure even needs are met and exceeded, while also maximizing attendance and, in turn, tourism spend and revenue generation.

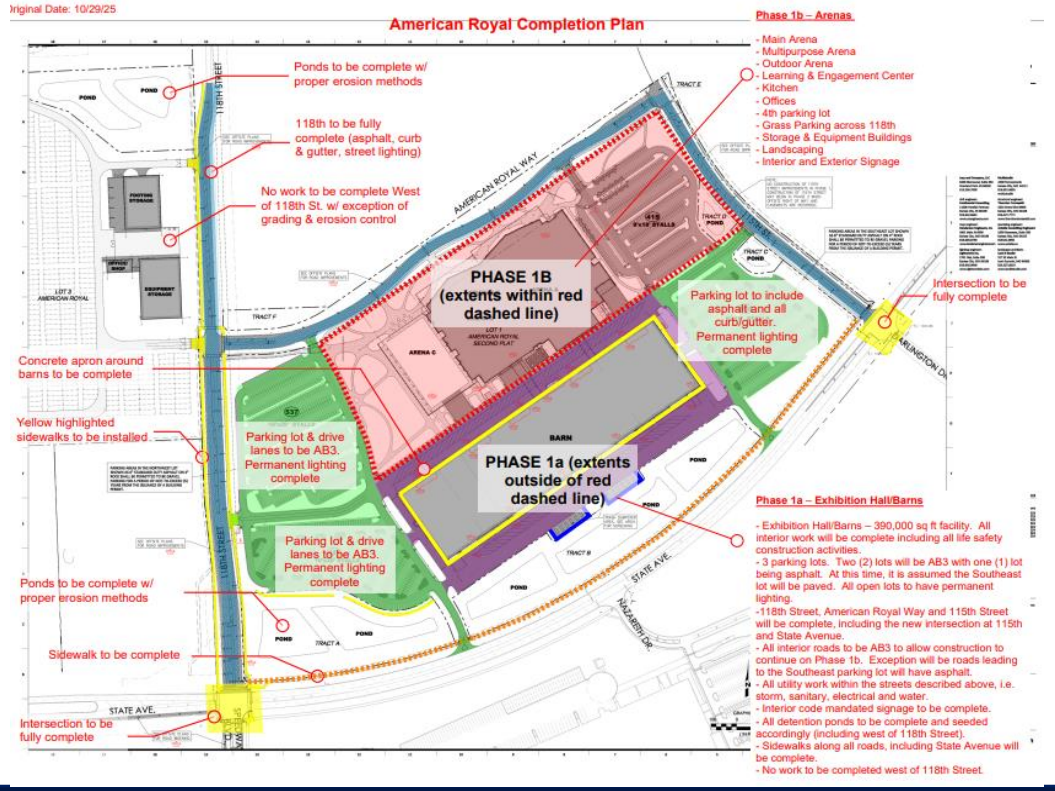
*"PGAV estimates 30% of the visits, and revenue generation associated with those visits, are unique to the arenas … and the remaining **70% [of total visits] are facilitated by the exhibition hall and barns** portion of the Core Royal."*

-PGAV PLANNERS, *American Royal STAR Bond District Market Analysis and Bond Revenue Study* (Oct. 26, 2025).

Barn & Exhibition Hall Space | 390,000 sq. ft.



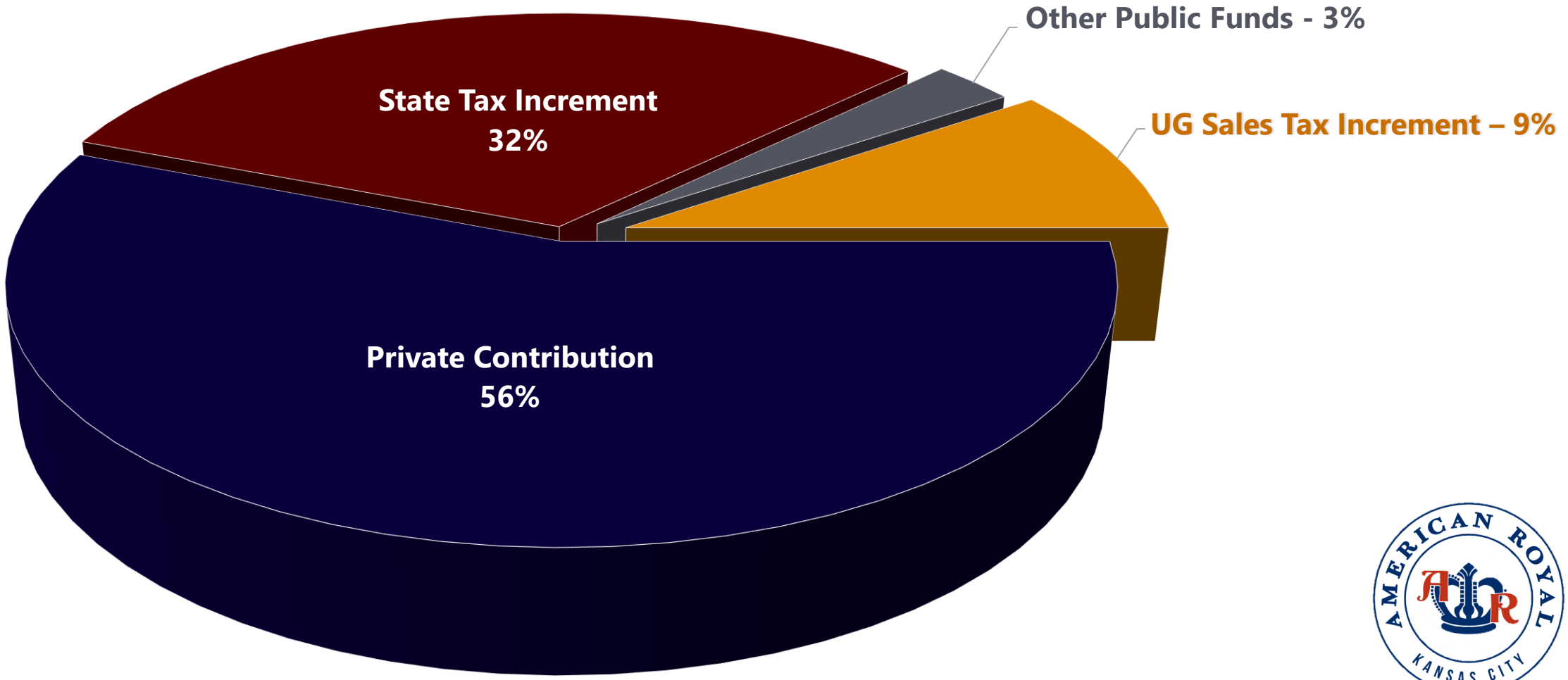
- Five (5) interconnected gable barns
- Climate controlled
- Stalling capabilities: 3,774 cattle ties | 1,528 horse stalls 144 tack spaces
- Multiple arena build-out configurations
- Washracks & Electrical: 135 spigots w/ hot water; 814 electric drops
- Youth sports capabilities : up to 29 volleyball, 22 basketball courts
- Additional amenities (concession, grab & go, power/water hookups for food trucks, etc.)
- Outdoor space for parking, additional event build out needs, etc.



PROJECT FUNDING SOURCES BREAKDOWN

BEFORE

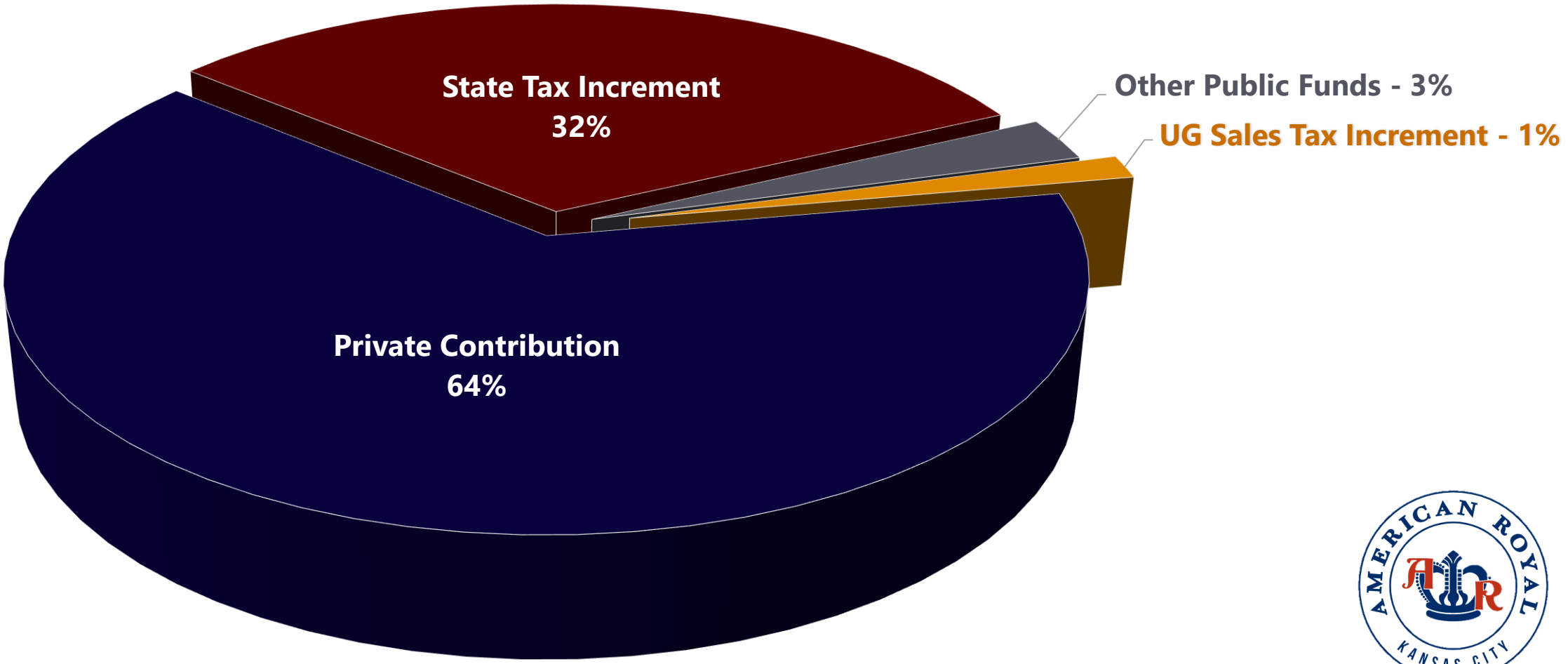
AR PAYMENTS



PROJECT FUNDING SOURCES BREAKDOWN

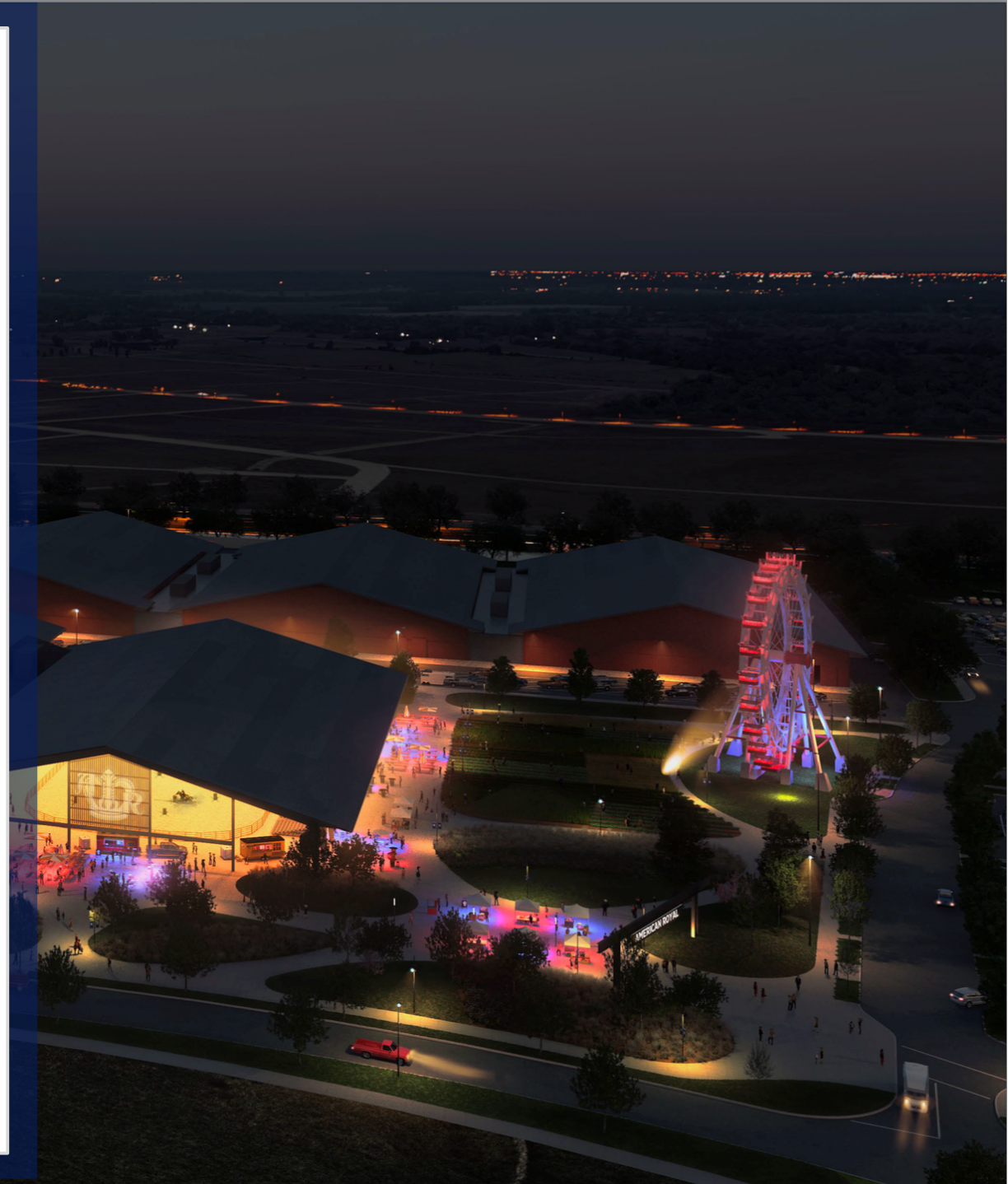
AFTER

AR PAYMENTS



IMMEDIATE REVENUE IMPACTS

- **$5 million** IRB origination fee immediately paid to the UG in connection with the simultaneous IRB closing.
- **$1.32 million** additional annual payment to the UG on May 15, 2026 and each May thereafter while bonds are outstanding.
- **$3.15 million** annually to the UG from uncaptured base year sales tax previously dedicated to TIF.
- **$1.14 million** to the UG annually (on average) from the uncaptured in-District portion dedicated to EMS and UG public safety & neighborhoods ($700k from the Barns alone).
- **$1.06 million** to the UG annually (on average) from new AR sales projected to be created and captured by businesses in the UG located outside the District.
- **$2.5 million** of additional new revenues to the UG from the BPU PILOT payments projected from the project over the term.
- **Catalyst** to attract substantial surrounding and supportive development in the District, spurring significant new private investment and revenue generation in the UG.



SCHEDULE | NEXT STEPS

- ~~☒ April 2025 – Amended & Restated Development Agreement approved~~
- ☐ December 1, 2025 ED&F Committee meeting
- ☐ December 4, 2025** – Full Commission considers First Amendment to DA
- ☐ December / January – Bond ordinance & documents
- ☐ January 2026 – Bond Closing for the First Issuance
- ☐ Mid 2026 – Completion and opening of the Exhibition Hall/Barns.
- ☐ Mid 2027 – Completion and opening of the Arenas & Agricultural Education Center.

**Requested fast-track to Thursday's Full Commission meeting to facilitate a January 2026 Bond Closing.

THANK YOU

For more information and next steps, please contact:

New Campus Development Team
916-221-9800
arontherise@americanroyal.com

www.americanroyalontherise.com

Proposed Changes to

American Royal Deal Terms

Deal Terms in Agreement Approved at April 24, 2025 Commission Meeting	Proposed New Deal Terms
• **First STAR Bond Issue** – A private placement which is purchased primarily by "friends and family of the American Royal" - *Estimated to be approx. $135M*	• **First STAR Bond Issue** – A public sale or limited public offering to qualified third party investors (with the ability to include friends and family buyers) - *Estimated to be approx. $93M*
• **Second STAR Bond Issue** - A public sale expected to refinance and "take out" the original privately-placed STAR Bonds - *Estimated to be approx. $155M* - Expected to occur 5 years or so after original private placement – after completion of the American Royal and some sales history	• **Second STAR Bond Issue** – A public sale of additional STAR Bonds sold on "parity" with the ones from the first issue. Not a refinancing - *Estimated to be approx.$20M.* - Subject to "additional bonds test" - Estimated to occur 1 year after the original public sale. Probably need to be nearly complete with construction of all of the American Royal before bonds can be issued
• **Project Phasing** - No phasing. Developer promised to deliver the entire project based on the First STAR Bond Issue	• **Project Phasing**. Developer is now offering a "Barns First" plan. Developer does NOT have enough money to deliver the entire Core Royal and Education Center based on First bond issue. So if UG issues the First STAR Bond issue, they specifically agree to complete and operate the Barns only until they can complete the rest - Agree to open and operate the Barns to host all but 4 American Royal Events from the Barns - Agree to re-commence construction w/in 60 days of First STAR Bond Issue and complete Barns w/in 18 months of First STAR Bond Issue
• **Completion Date for Core Royal and Education Center**: Two years after closing on First STAR Bond Issue	• **Completion Date for Core Royal and Education Center**: Three years after closing on First STAR Bond Issue