

Unified Government of Wyandotte County and Kansas City, Kansas



**Board of Commissioners**

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

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*Mayor Christal E. Watson*

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –  
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –  
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –  
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –  
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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**UPDATED AGENDA**

**Thursday, January 8, 2026**

**7:00 PM**

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO THURSDAY, JANUARY 8, 2026, AGENDA**
  - 4.1 AGENDA UPDATE: ADD ITEM 7.3-APPOINTMENT: BOARDS AND COMMISSIONS TO THE REGULAR CONSENT AGENDA.**
- 5. CLERK’S-STATEMENT**

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

**PLANNING & ZONING COMMISSION**

- 6. PLANNING AND ZONING CONSENT AGENDA**
  - 6.1 Change of Zone Application**
    - 6.1.A COZ2025-029 - JEROME NIENABER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1 Single-Family District to A-G Agriculture District for sheep grazing at 5934 Oak Grove Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.  
Tracking #: 211294

## **6.2 Special Use Permit Applications**

### **6.2.A SP2025-076 - ESTUARDO VASQUEZ WITH LA MACHAEA SPORTS BAR**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a drinking establishment with live entertainment at 1042 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 211194

### **6.2.B SP2025-077 - KARLA PEREZ WITH BOSS JUANITO TIRE**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a tire repair shop at 2431 Junction Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 211297

### **6.2.C SP2025-078 - KATRINA BADOWSKI**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-092, expires 1/23/2026) for continuation of a short-term rental at 2918 West 46th Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 211298

### **6.2.D SP2025-081 - TATUM PHILIP**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-111, expires 12/19/2024) for continuation of a short-term rental at 809 Central Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 211299

### **6.2.E SP2025-082 - JAIME GARCIA**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for automobile sales at 1809 North 7th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 211300

## **6.3 Plan Review Application**

### **6.3.A PR2025-034 - DOUG CLEMENTS**

Synopsis: Preliminary Plan Review for the construction of a new Silver City/Argentine Elementary/Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 and 2025 Haas Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 211295

## 6.4 Miscellaneous

### 6.4.A REDEVELOPMENT PROJECT PLAN FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT

Synopsis: The Kansas Tax Increment Financing Act, as amended (the "TIF Act"), requires the City Planning Commission to find that the Project Plan conforms to the Prairie Delaware Piper Area Plan before the UG Commission can consider adopting the Project Plan for Buc-ee's Family Travel Center Redevelopment District, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 211301

### REGULAR COMMISSION

## 7. REGULAR CONSENT AGENDA

### 7.1 MINUTES

Synopsis: Minutes from the Regular Session meeting on October 30 and December 4, 2025.

Tracking #: MINUTES

### 7.2 WEEKLY BUSINESS

Synopsis: Weekly business materials dated December 11, 18, and 25, 2025.

Tracking #: WEEKLY BUSINESS

### 7.3 APPOINTMENT: BOARDS AND COMMISSIONS (ADDED PER AGENDA UPDATE)

Synopsis: **Quindaro Ruins Archaeological Park Task Force:** Appointment of Broderick Henderson — Term 01/08/26 to 06/30/26, submitted by Mayor Watson.  
**Quindaro Ruins Archaeological Park Task Force:** Appointment of Gordon Criswell — Term 01/08/26 to 06/30/26, submitted by Mayor Watson.

Tracking #: 2123

## 8. MAYOR'S AGENDA

### 8.1 ORDINANCE: AMENDING RULES OF PROCEDURE

Synopsis: Approval of an ordinance amending the Unified Government Commission Rules of Procedure, Sections 107 and 518, of the Unified Government Code of Ordinances to change the start time for commission meetings to commence at 5:30 p.m. and the closing of agendas on Friday immediately preceding the Thursday of the full commission meeting.

Tracking #: 211434

## 9. PUBLIC HEARING AGENDA

### 9.1 ORDINANCE/RESOLUTION: PUBLIC HEARING REGARDING AMENDMENTS FOR 2025 AND 2026 CITY OF KANSAS CITY, KANSAS AND COUNTY OF WYANDOTTE BUDGETS (ITEM WITHDRAWN FROM AGENDA)

## 10. STANDING COMMITTEES' AGENDA

## 11. ADMINISTRATOR’S AGENDA

## 12. COMMISSIONERS’ AGENDA

## 13. PUBLIC ANNOUNCEMENTS

## 14. ADJOURN

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

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

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

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

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Join from PC, Mac, iPad, or Android:

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

Cell phones may mute and unmute by dialing \*6.

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

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

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**AGENDA UPDATE  
UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING  
THURSDAY, JANUARY 8, 2026**

**ADDING ITEM**

**8. CONSENT AGENDA**

**Item No.7.3– APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Quindaro Ruins Archaeological Park Task Force:** Appointment of Broderick Henderson — Term 01/08/26 to 06/30/26, submitted by Mayor Watson.

**Quindaro Ruins Archaeological Park Task Force:** Appointment of Gordon Criswell — Term 01/08/26 to 06/30/26, submitted by Mayor Watson.

**Tracking #: 2123**



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners  
**From:** Planning and Urban Design Staff  
**Date:** January 8, 2026  
**Re:** Change of Zone Petition COZ2025-029

## GENERAL INFORMATION

### Applicant Information:

Jerome Nienaber  
5934 Oak Grove Road  
Kansas City, Kansas 66106

### Subject Property:

5934 Oak Grove Road  
Kansas City, Kansas 66106

### Requested Action and Purpose:

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

### Commission Districts:

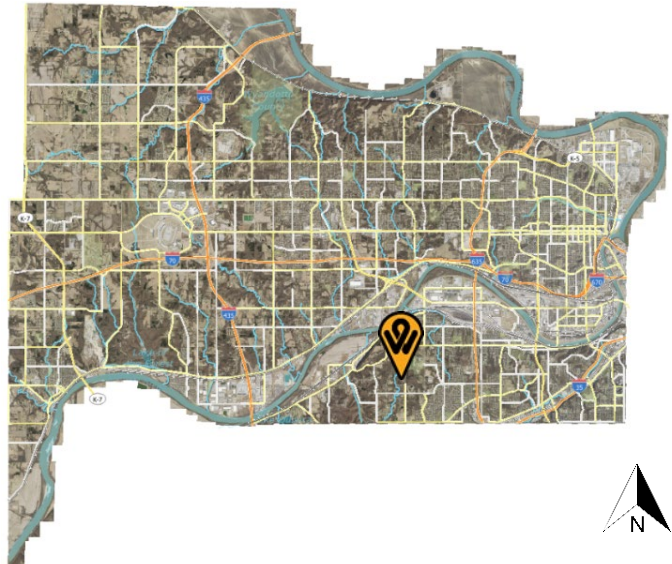
At-Large Commissioner District #2:  
Andrew Kump  
District #6 Commissioner:  
Philip J Lopez

### Existing Zoning District(s):

R-1 Single Family District

### Proposed Zoning District(s):

A-G Agriculture District



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

**Total Tract Size:** 6.01 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 Oak Grove Road as a Major Collector.

**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 27-455(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.

**Advertisement:** Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. There is not a tree provided on-site.

**Public Hearing(s):** The Wyandotte Echo – November 13, 2025  
Letters to Property Owners – November 14, 2025

**Public Support:** December 8, 2025 and January 8, 2026

**Public Opposition:** None to date.

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## **PROPOSAL**

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Detailed Outline of Requested Action: The applicant, Jerome Nienaber, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District to have sheep grazing at 5934 Oak Grove Road.

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

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

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

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

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

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

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

### **Previous Planning Actions:**

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

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located within the Morris Statistical Neighborhood, Turner Community Connection Neighborhood Business Group, Morris Neighborhood Group, and Census Block Group #0438021. The neighborhood consists of large lot single-family homes to the north, east, and west. Parcels south of the property and Oak Grove Road range in size from 0.66 acre to 1.25 acres.

### ***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 A-G District agriculture lots to the north and east. To the south and west, R-1 Single Family lots are located, the proposed use, which is residential in nature, and 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. 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 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 use is not reasonably necessary for the convenience and welfare of the public. The beneficiary will only be the property owner because the sheep grazing 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 Oak Grove Road, a Major Collector 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 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 grazing sheep on the 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***

There is no sanitary sewer service to the property.

**c. *Storm Water Control***

The UG does not provide storm water control to the property.

**d. *Police***

Police service is provided by South Patrol, District #334.

**e. *Fire***

Fire service is provided by Station #18, which is 0.90 miles 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 Oak Grove Elementary School, Turner Middle School, and Turner High School, under Turner Public Schools USD 202.

**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 sheep grazing is only for the property owner. If denied, the property owner can still use the property as a garden and/or other residential purposes.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 5934 Oak Grove Road on November 22, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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Grazing Area  
Quantity of Animals  
Animal Waste

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-029**, subject to:

1. **Supplementation of grain and grass provided for the sheep with additional food sources in order to ensure adequate diet and manage current vegetation on site;**
2. **Fresh water is provided daily for the sheep;**
3. **Manure is cleaned daily from the stable(s);**
4. **Application of additional seed/sod to the area to establish better ground cover;**
5. **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;**
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](mailto:signpermits@wycokck.org) to begin this process;**
7. **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 (Federal, State or local licenses);**
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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
  10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  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 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,
  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.

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## **STAFF COMMENTS AND SUGGESTIONS**

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Staff concurs with the recommendation of the City Planning Commission.

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## **STAFF RECOMMENDATION AND CONDITIONS**

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-029** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Neighborhood Meeting Documents  
Oak Grove Rezoning Map  
Fence and Pasture Map  
Images Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	December 8, 2025 Approval	January 8, 2026

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### STAFF CONTACT:

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-029** 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 **COZ2025-029**, 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.

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

**Hearing starts at 13:33:**

**COZ2025-029 - JEROME NIENABER**

**Synopsis:** Change of Zone from R-1 Single-Family District to A-G Agriculture District for sheep grazing at 5934 Oak Grove Road. Detailed Outline of Requested Action: The applicant, Jerome Nienaber, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District to have sheep grazing at 5934 Oak Grove Road.

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

**Present in Support:**

- Jerome Nienaber, Applicant, 5934 Oak Grove Road, Kansas City, Kansas 66106

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 15:02:** Lead Planner Byron Toy stated that Staff recommends approval with conditions outlined in the staff report.

**Motion starts at 15:17:**

On motion by Commissioner Straws, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-029:**

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

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

**Subject to:**

- 1. Supplementation of grain and grass provided for the sheep with additional food sources in order to ensure adequate diet and manage current vegetation on site;**
- 2. Fresh water is provided daily for the sheep;**
- 3. Manure is cleaned daily from the stable(s);**
- 4. Application of additional seed/sod to the area to establish better ground cover;**

5. **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;**
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](mailto:signpermits@wycokck.org) to begin this process;**
7. **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 (Federal, State or local licenses);**
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. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
10. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
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 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,**
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.**

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# ATTACHMENTS

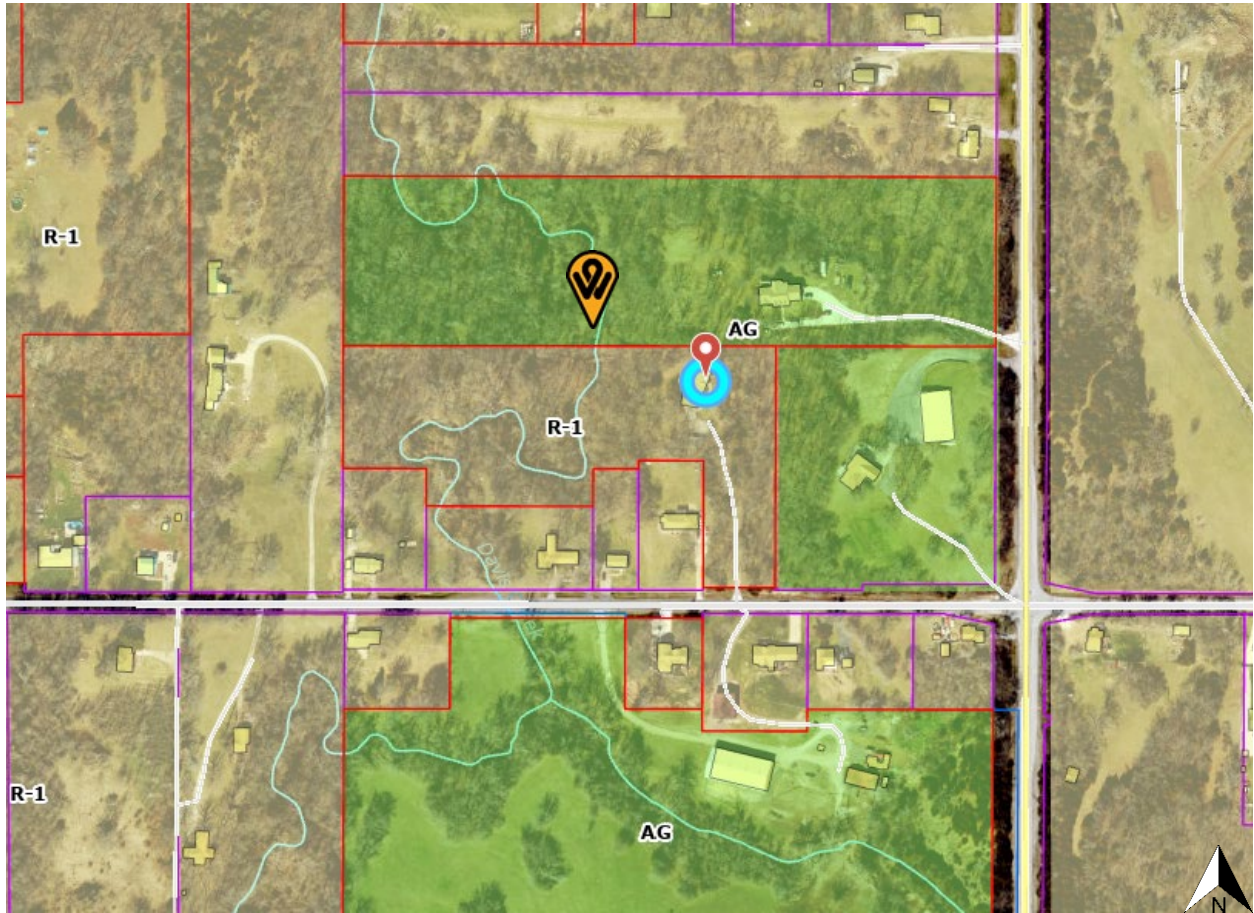
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## AERIAL IMAGERY

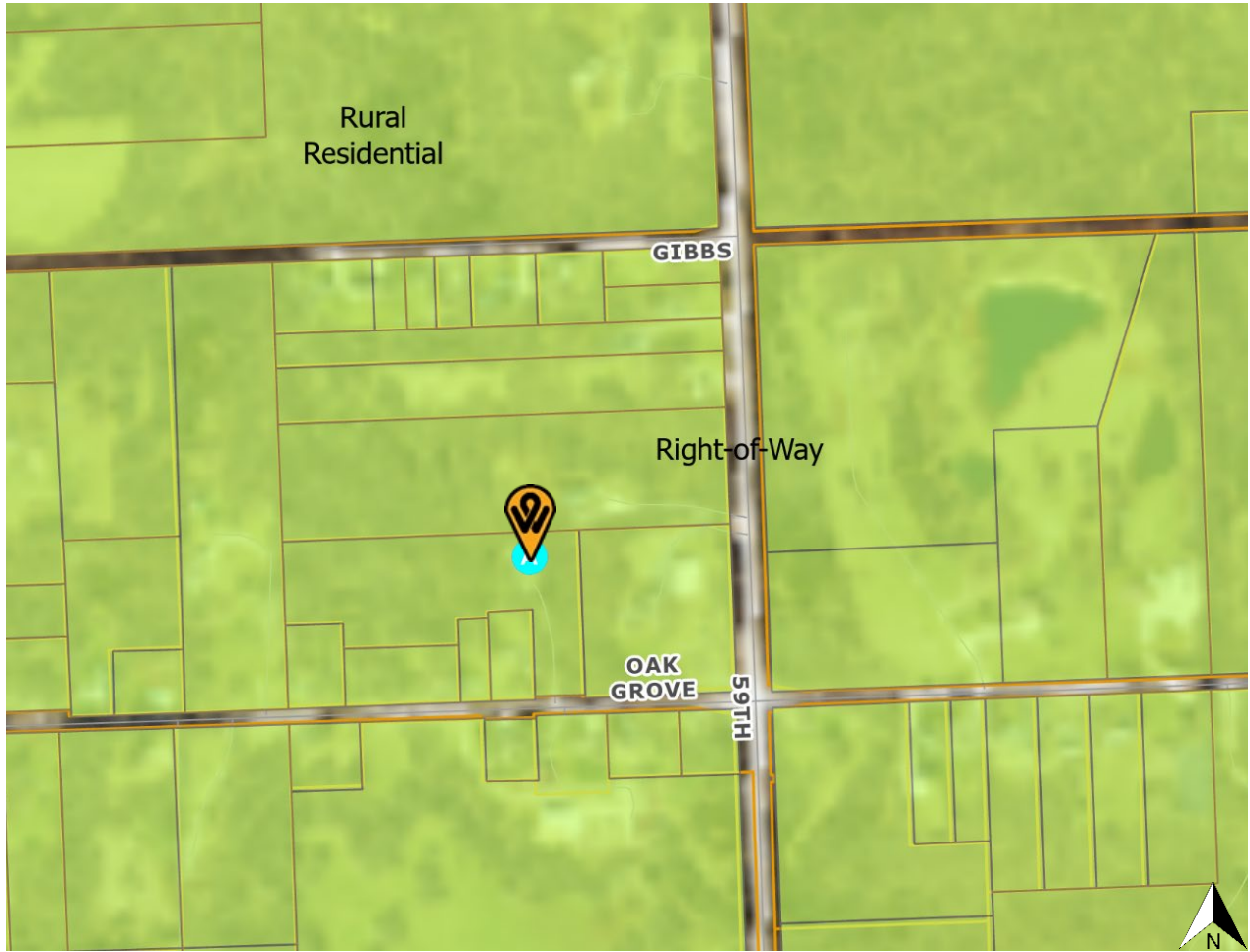
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# ZONING MAP



**LAND USE MAP**



**ADDITIONAL ATTACHMENTS**

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )  
 ) SS:  
COUNTY OF Wyandotte )

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

1. That I am the petitioner for Petition # COZ2025-029.
2. That I conducted a neighborhood meeting on 11/22/2025.
3. The notice to nearby property owners was sent on 11/07/2025.
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.

Jerome Nienaber  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25<sup>th</sup> day of November, 20 25.

My commission expires 15<sup>th</sup> of September, 20 29.

**DAWSEN WORTHINGTON**  
Notary Public-State of Kansas  
My Appt. Expires 09/15/29

Dawson Worthington  
Notary Public

COZ2025-029

Neighborhood meeting:

November 22<sup>nd</sup>, 2025. 11am-12noon.

Location: 5934 Oak Grove Rd. Kansas City, KS. 66106. (our home, in garage)

*(Preface): Letters about meeting have been sent out to the 26 contacts on Wyco/KCK mailing list, attached to application. Letters were sent on 11/7/25.*

*One neighbor RSVP'd yes. Two neighbors RSVP'd no. One neighbor mailing was returned to sender by USPS due to 'not known, unable to forward'. All other neighbors did not respond.*

*Correspondence questions:*

- *Stan and Laura inquired about: the number of sheep, and if they have an odor. Mentioned cattle pasture behind them. (South of Oak Grove)*
- *Becky B inquired about application document and map attachment for grazing areas so she could look it all over before the meeting. Jerome sent application and map via email by 11/20.*
- *Jan expressed support of the project but had no questions.*
- *Kimby and Richard have previously talked to Jerome and acknowledged the plan with support without questions.*

Meeting Minutes:

Attendance: 4:

- Jerome Nienaber
- Bridget Nienaber
- Veronica Contreras (neighbor directly to the north)
- Amy Contreras (neighbor directly to the north)

Jerome started the meeting at 11am with garage door open.

A Computer was setup with property photos and access to all Rezoning Application documents (see 5934 Oak Grove folder) Large print map of property survey with proposed fence lines and grazing areas marked was on table.

Veronica and Amy Contreras arrived and introductions were exchanged. Presentation of materials and plan was given by Jerome as we stood around the table with the survey map.

Summary of presentation: 'we would like to have sheep to graze our land to maintain underbrush and because it is not mostly accessible to mow. Here is the map of the fence lines that we would like to put up.'

Veronica and Amy asked about:

- 1) **if we had history with sheep? Jerome answered that we do; Jerome grew up on a farm with sheep, chickens, pigs, and horses.**
- 2) **What would we do with the sheep? Jerome responded that we would butcher or sell at the end of the season to maintain a grazing herd between 12-20 sheep.**
- 3) **Who would do the butchering? The Contreras have a family butcher shop in the area and we exchanged info. Bridget answered that we have family contacts also to help us but would be interested in their professional set-up.**
- 4) **How much did the land survey cost? They might be interested in having one done too. We answered it was about \$2000 and would be happy to share contact.**

**Ultimately, they expressed support for the plan and denied having any concerns or more questions. They explained that they have a ranch with 100 cows about an hour away. The remainder of the meeting was getting to know each other as this was the first time meeting our neighbors.**

**Farewells were made around noon, and meeting adjourned without anyone else arriving to join.**

**Minutes taken by: Jerome Nienaber**

# COZ 2025-029

11/22/25

NEIGHBORHOOD MEETING ATTENDANCE SHEET :

1) JEROME MEMBER

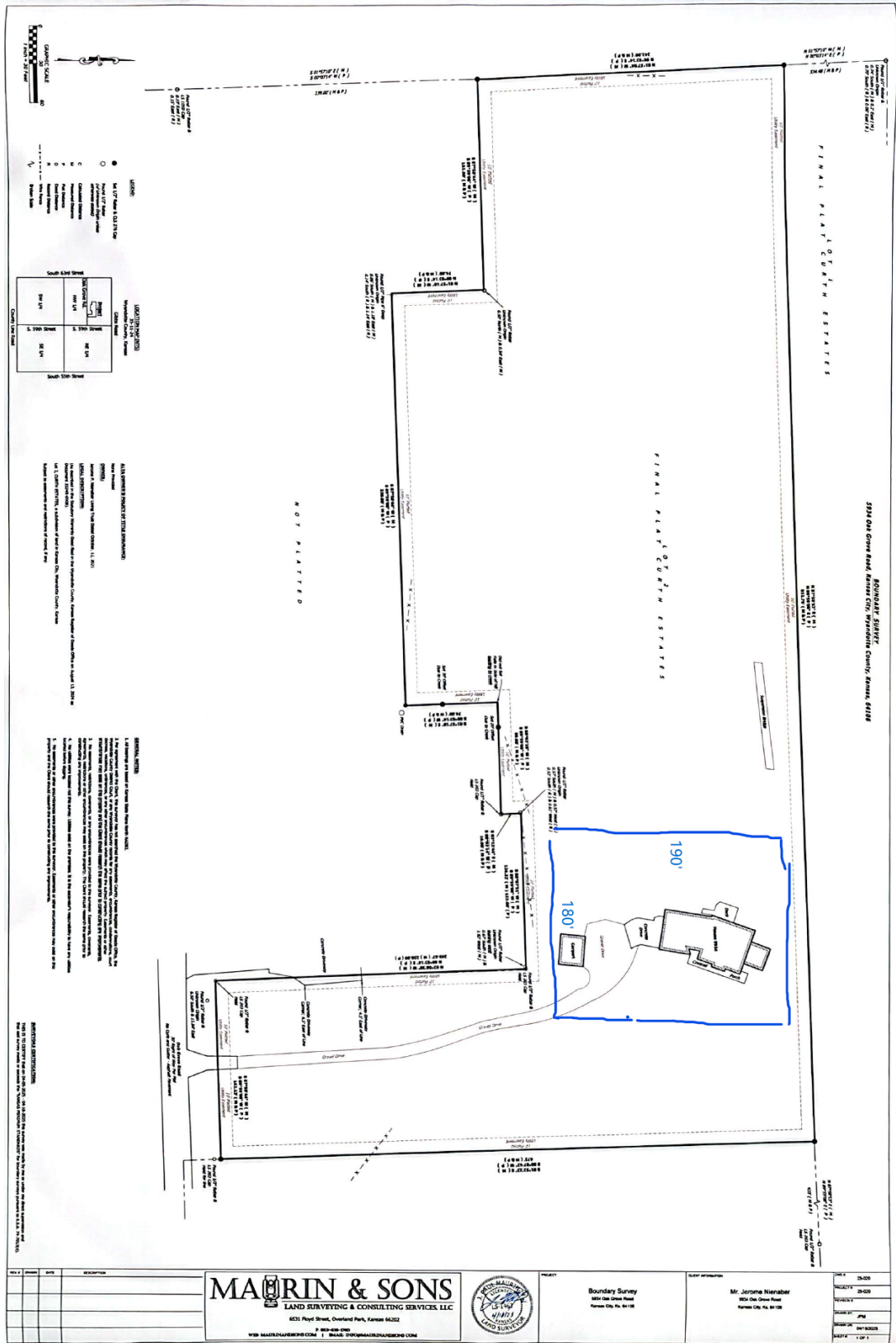
2) BRIDGET MEMBER

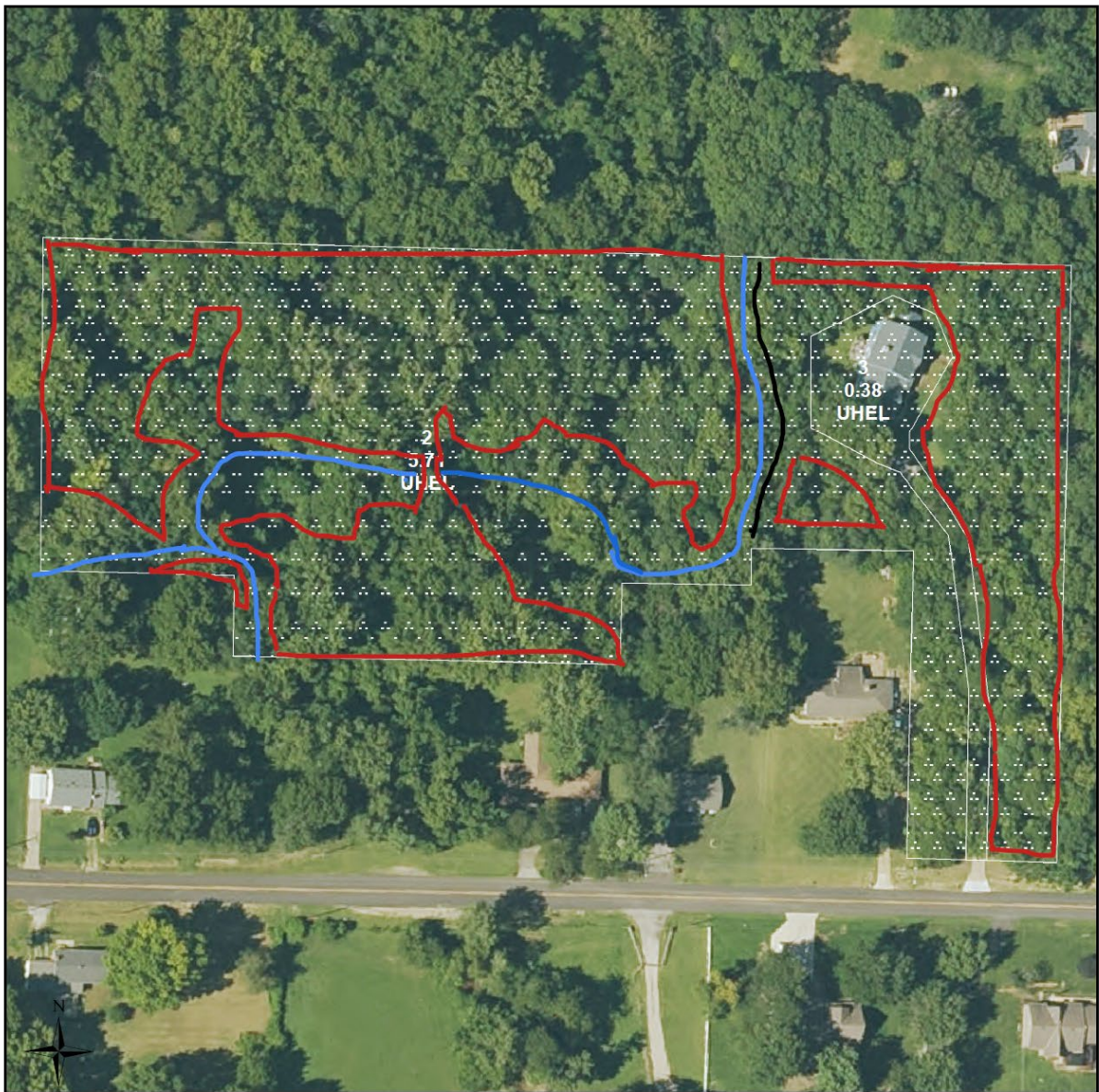
3) Amy Contreras  
- Phone: 913-371-0171

4) VERONICA CONTRERAS

5)

6)





# Wyandotte County, KS

Crop Year 2025

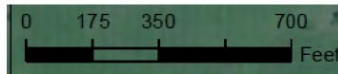
Farm: 1142

Tract: 1120

HEL=Highly Erodible Land  
 NHEL=Non-Highly Erodible Land  
 UHEL=Undetermined  
 Wetland Determination Identifiers  
 Red dot- Restricted Use  
 Yellow triangle- Limited Restrictions  
 Green Square-Exempt from Conservation  
 Compliance Provisions

UNLESS NOTED ON FIELD, ALL COMMODITIES  
 HAVE INTENDED USE OF GRAIN (GR) WITH A  
 PRACTICE OF (N) NON-IRRIGATED USING THE

FOLLOWING ABBREVIATIONS:  
 (C) = CORN, YELLOW  
 (Milo/GS) = GRAIN SORGHUM  
 (B/SB) = SOYBEANS, COMMON  
 (WWHT) = WHEAT  
 (HRW) = HARD RED WINTER WHEAT  
 (SRW) = SOFT RED WINTER WHEAT  
 \*\*\*When noted, IRR = Irrigated\*\*\*



United States Department of Agriculture

Grass Plant date if not labeled 10-01-2001  
 Displayed on 2023 NAIP

Grass/SMO/FG \_\_\_ O \_\_\_\_\_  
 Grass/SMO/GZ \_\_\_ \* \_\_\_\_\_  
 Grass/SMO/LS \_\_\_ . \_\_\_\_\_  
 Grass/NAG/GZ \_\_\_ # \_\_\_\_\_  
 Grass/NAG/FG \_\_\_ + \_\_\_\_\_  
 Grass/NAG/LS \_\_\_ √ \_\_\_\_\_  
 Grass/FTA/FG \_\_\_ @ \_\_\_\_\_  
 Grass/FTA/GZ \_\_\_ \$ \_\_\_\_\_

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data "as is" and assumes all risk associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).







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

COZ2025-029

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

**AN ORDINANCE** rezoning property hereinafter described located at approximately 5934 Oak Grove Road, 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 October 22, 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:

CURTH ESTATES, S35, T11, R24, ACRES 6.050000, L2, located at 5934 Oak Grove Road, Kansas City, Kansas,

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 \_\_\_\_\_, 2026.

UNIFIED GOVERNMENT OF  
WYANDOTTE COUNTY/KANSAS CITY,  
KANSAS

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

ATTEST:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** **Special Use Permit Petition SP2025-076**

## GENERAL INFORMATION

### Applicant Information:

Estuardo Vasquez with La Machaca Sports Bar  
Applicant  
1042 Central Avenue  
Kansas City, Kansas 66102

### Subject Property:

1042 Central Avenue  
Kansas City, Kansas 66102

### Requested Action and Purpose:

Approval of Special Use Permit for a drinking establishment with live entertainment.

### Commission Districts:

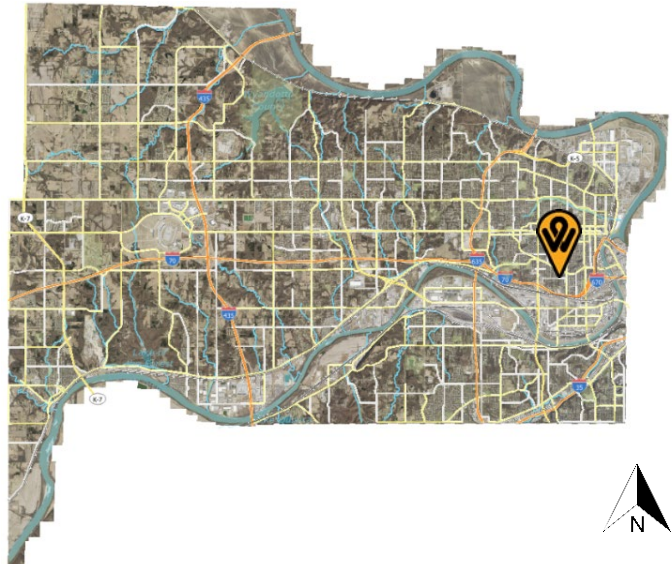
At-Large Commissioner District #2:  
Andrew Kump  
District #2 Commissioner:  
William J. Burns, Jr.

### Existing Zoning District(s):

C-3 Commercial District

### Plan Area:

Central Area Master Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	C-3 Commercial District	Single family home
<b>South</b>	C-3 Commercial District	Tire shop
<b>East</b>	C-3 Commercial District	Laundromat
<b>West</b>	R-1 (B) Single Family District	Fire Station

**Total Tract Size:** 0.04 Acre

**Comprehensive Plan Designation:** The Central Area Plan designates the subject property Neighborhood Commercial, which allows for Allows a wide range of small-scale commercial and office development. Uses may include commercial retail, professional offices and services.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Central Avenue as a Minor Arterial Street.

**Parking Requirement:** Section 27-467(e) states that uses in this district require paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

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

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.

**Advertisement:** The Wyandotte Echo – October 16, 2025  
Letters to Property Owners – October 17, 2025 and November 10, 2025

**Public Hearing(s):** December 8, 2025 and January 8, 2026

**Public Support:** None to date.

**Public Opposition:** None to date.

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, Estuardo Vasquez, is requesting a Special Use Permit to operate a drinking establishment with live entertainment at 1042 Central Avenue, Kansas City, Kansas 66102.

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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### Noise or Disturbance Complaints:

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

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

1. GRA25-0053 – Code Admin Citation – March 10, 2023 – Special Assessment.
2. ENV22-1495 – Code-Environment – June 17, 2022 – Closed – Drinking establishment and live entertainment without a permit.
3. CMP21-1855 – Enforcement Complaint – July 30, 2022 – Closed – Overgrown weeds.
4. 17200-00702 – Code-Environment – February 03, 2017 – Completed – Structure needs paint.

### Outstanding or Related Permit and Cases:

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

### Previous Planning Actions:

1. SP2022-058 – Special Use Permit – May 22, 2022 – Final Outcome, Withdrawn – Special Use Permit for a drinking establishment and live entertainment.

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the Riverview Statistical neighborhood, WCAC Neighborhood Group, Census Block Group #0421003. The neighborhood consists of commercial zones adjacent of the property to the north, east, and south. To the west of the property, residential, single-family homes are located. Central Avenue 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 C-3 Commercial District parcels to the north, east, and south of the property. To the west of the property, a fire station 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 not suitable for the subject property because parking more than likely will become an issue in an established built-out neighborhood. Additionally, by providing live entertainment, this will also more than likely provide noise issues. The removal of restrictions will detrimentally affect nearby properties.

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

The property has been vacant since 2023.

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

Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property Neighborhood Commercial, which allows for a wide range of small-scale commercial and office development. Uses may include commercial retail, professional offices and services. The proposed use conforms to the Central Area Plan designation.

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

The proposed use does have the potential to increase vehicular traffic, and potentially exceed the capacity of Central Avenue, a Minor Arterial 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 because parking, noise, and vibration could become an issue. The proposed use could affect the use, quality, or marketability of nearby properties. Although there are commercial properties surrounding the subject property, the nature of those properties is different. A laundromat is located to the east of the property, and a tire shop to the south.

**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 possibly parking is expected to occur in durations or intensities as to create issues with nearby properties. These are expected to create problems for nearby property.

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

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

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, 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 a drinking and live entertainment establishment, however, they can still use the property for a commercial use.

**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 could potentially result in both the overcrowding of land and undue concentrations of population because the property does not provide on-site parking which would result in street parking in an area where R-1(B) Single Family District residents live in the north, east, south, and west of the subject project. Furthermore, by providing live entertainment this could result in both increased patronage into an established built-out neighborhood, and difficulty with the limited space available for parking.

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## NEIGHBORHOOD MEETING INFORMATION

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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.

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## KEY ISSUES

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Hours of Operation  
Impact on Abutting Neighborhood  
Security  
Noise and Vibration  
Parking

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-076, for two (2) years**, subject to:

1. **The establishment must close its door by 2:00 AM;**
2. **All entertainment must cease by at least 12:00 AM;**
3. **Doors and windows must stay closed during any entertainment performance;**
4. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
  - **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;**
  - **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
  - **An I.D. scanner will be used at all times;**
  - **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;**
5. **No amplified speakers or entertainment is allowed in outdoor spaces;**
6. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
7. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
8. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be**

provided;

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

which the subject property is located;

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-076** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Neighborhood Meeting Affidavit  
Neighborhood Meeting Minutes  
Site Plan  
Parking Agreement  
Images Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	December 8, 2025 Approval	January 8, 2026

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-076** 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 **SP2025-076**, 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.

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

**Hearing starts at 16:25:**

**SP2025-076 - ESTUARDO VASQUEZ WITH LA MACHAEA SPORTS BAR**

**Synopsis:** Special Use Permit for a drinking establishment with live entertainment at 1042 Central Avenue. *Detailed Outline of Requested Action:* The applicant, Estuardo Vasquez, is requesting a Special Use Permit to operate a drinking establishment with live entertainment at 1042 Central 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:**

- Estuardo Vasquez, Applicant, 1042 Central Avenue, Kansas City, Kansas 66102

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 18:42:** Lead Planner Byron Toy stated that this property has been a bar priorly in 2022. The Special Use Permit expired in 2023 and therefore lost its legal non-conforming status of being a bar. As of July 2025, there is a parking moratorium in place for off street parking for commercial and industrial businesses, and mixed use businesses with up to 6 units. No parking for this property has to be provided, though the applicant does have a parking agreement with a resident to the north for two additional parking spaces. Staff recommends approval based on the conditions outlined in the staff report.

**Motion starts at 20:05:**

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-076 for two (2) years:**

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

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

**Subject to:**

- 1. The establishment must close its door by 2:00 AM;**
- 2. All entertainment must cease by at least 12:00 AM;**
- 3. Doors and windows must stay closed during any entertainment performance;**
- 4. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
  - **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;**
  - **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
  - **An I.D. scanner will be used at all times;**
  - **At closing time, all security personnel will begin from a designated area**

- to move patrons towards the exit and then to their vehicles;
5. No amplified speakers or entertainment is allowed in outdoor spaces;
  6. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
  7. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
  8. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
  9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  10. If approved, 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](mailto:businesslicense@wycokck.org);
  11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
  15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage

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

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

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# ATTACHMENTS

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## AERIAL IMAGERY

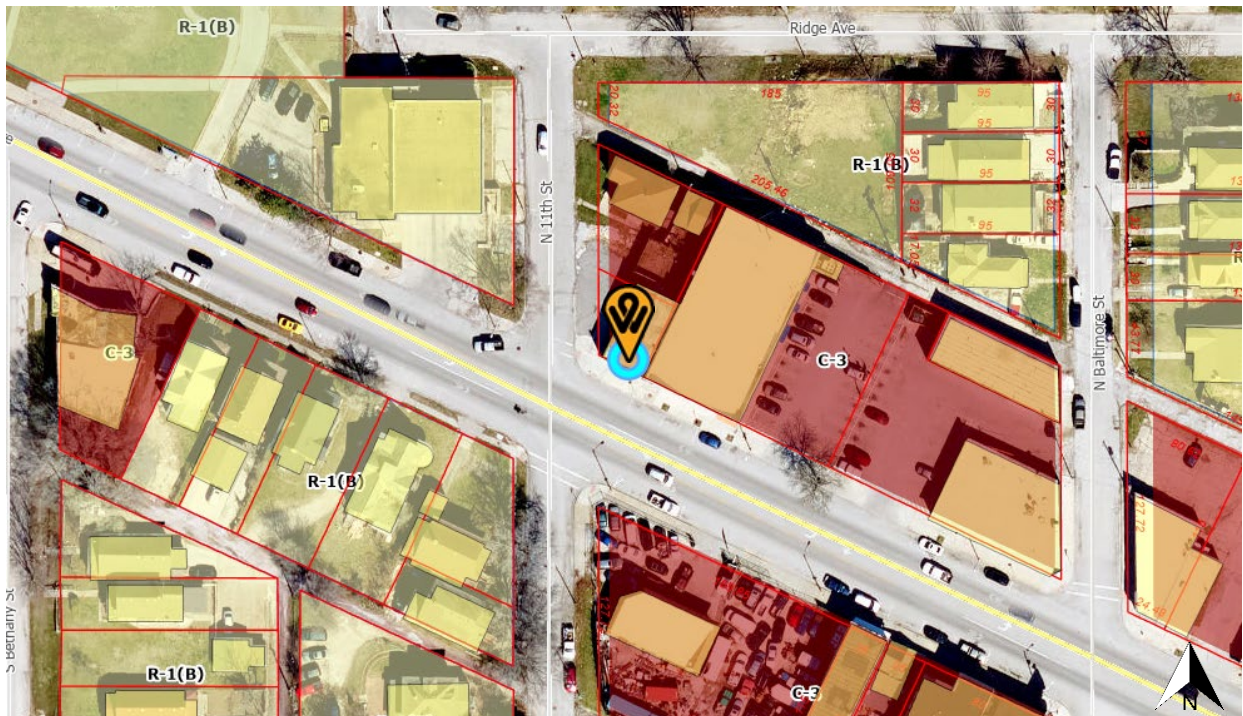
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## ZONING MAP

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# LAND USE MAP



**ADDITIONAL ATTACHMENTS**

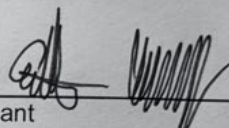
**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas }  
COUNTY OF Wyandotte } SS:

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

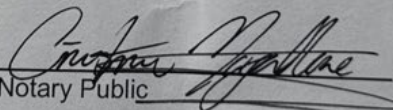
1. That I am the petitioner for Petition # SP2025-076
2. That I conducted a neighborhood meeting on 10/23/2025
3. The notice to nearby property owners was sent on 10/9/2025
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

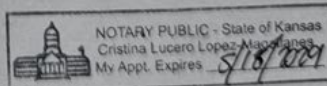
Further affiant saith not.

  
\_\_\_\_\_  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23<sup>rd</sup> day of October, 2025.

My commission expires 15<sup>th</sup> of May, 2029.

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



**Meeting Minutes**

**Project:** Petition SP2025-076  
**Address:** 1042 Central Avenue, Kansas City, KS 66102  
**Date:** 10/23/2025  
**Time:** 5:15 PM – 5:55 PM  
**Duration:** 40 minutes  
**Format:** Zoom Meeting

**Hosted by:** Estuardo Vasquez  
**Minutes Recorded by:** Alexandria Gonzalez-Morales

**Attendees:**

- **Invited:** 40 community members
- **Attended:** None

**Meeting Summary:**

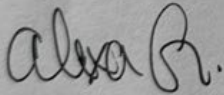
The meeting for Petition SP2025-076 was convened by Estuardo Vasquez via Zoom at 5:15 PM. A total of 40 individuals were invited to participate in the virtual session. However, no participants joined the meeting.

The host remained available throughout the scheduled 40-minute duration to allow for any late attendees. No community members joined or provided feedback during this time.

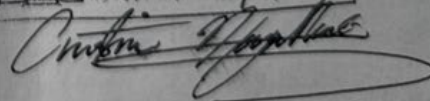
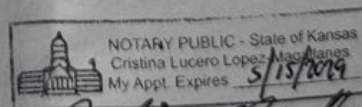
The meeting was adjourned at 5:55 PM.

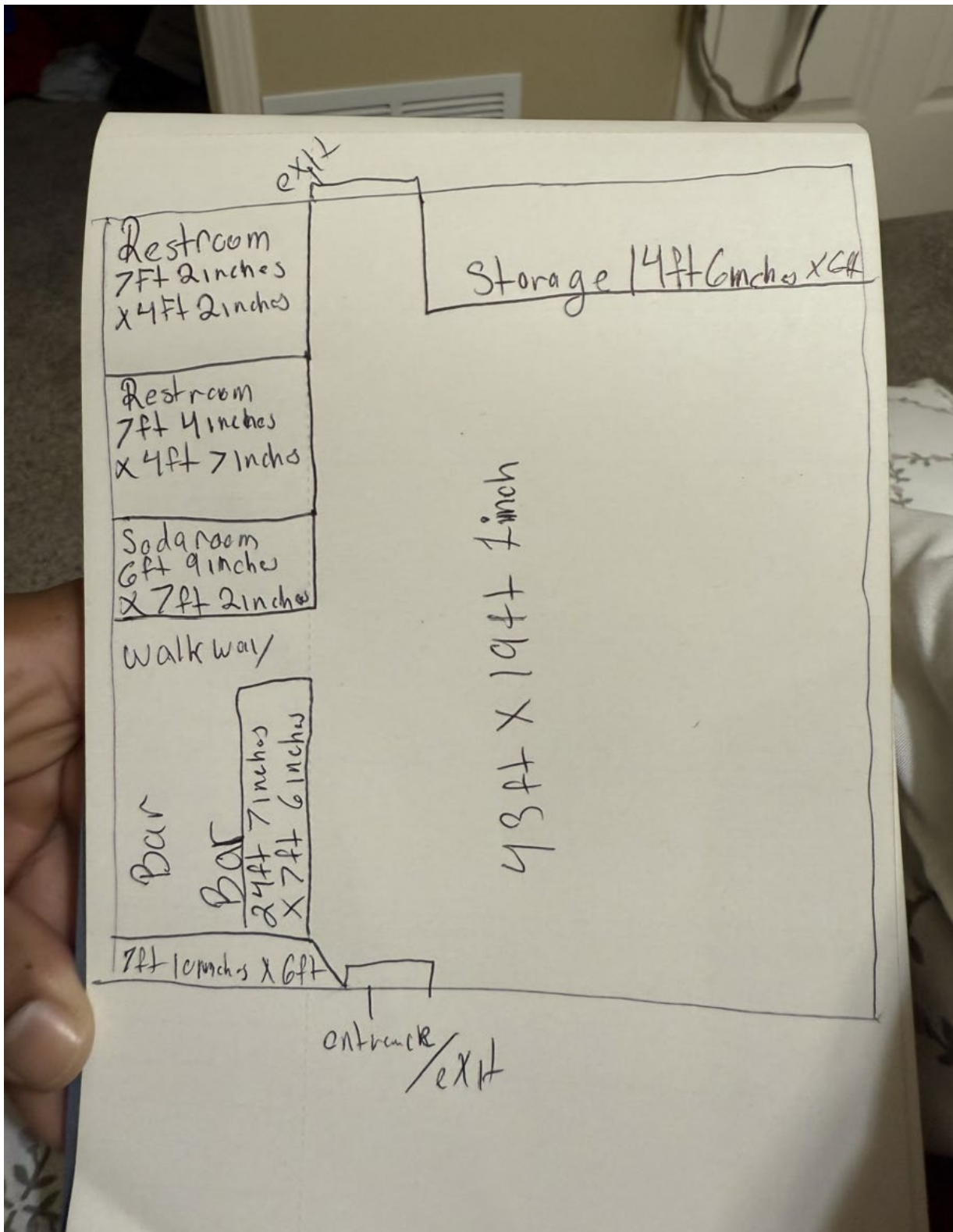
**Adjournment:** 5:55 PM

**Minutes Prepared by:**



Alexandria Gonzalez-Morales





PARKING USE AGREEMENT

I, Luis Vazquez, owner of 11 N 11th Street, Kansas City, KS 66102, hereby give Estuardo Vasquez, owner of La Machaca Sports Bar LLC, 1042 Central Avenue, Kansas City, KS 66102:

Permission to the patrons, customers, and guests of La Machaca Sports Bar LLC to use six (6) designated parking spots located in the parking lot at 11 N 11th Street, Kansas City, KS 66102.

This permission is granted solely for the purpose of providing parking accommodations for the customers and visitors of La Machaca Sports Bar LLC. Customers may use these parking spots at any time during the bar's operating hours.

Luis Vazquez agrees that no fees, rent, or other charges will be assessed to La Machaca Sports Bar LLC for the use of these six parking spaces. All use of the parking lot is at the users' own risk. La Machaca Sports Bar LLC and Luis Vazquez shall not be held responsible for any loss, theft, or damage to vehicles or personal property while parked on the premises.

This agreement shall remain in effect unless revoked in writing by Luis Vazquez. In the event of termination of this agreement, both parties shall provide a minimum of thirty (30) days written notice to ensure a smooth transition and communication with patrons regarding parking arrangements.

Both parties acknowledge and agree to the terms stated herein and that this document serves as a formal agreement between them.

Signatures:

Luis Vazquez

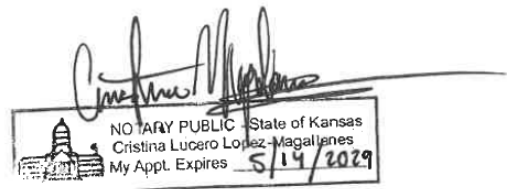
Luis Vazquez - Property Owner, 11 N 11th Street, Kansas City, KS 66102

Date: 11/26/25

[Signature]

Estuardo Vasquez - Owner, La Machaca Sports Bar LLC

Date: 11/26/25







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

SP2025-076

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 SP2025-076, commonly known as 1042 Central Avenue, Kansas City, Kansas, legally described as:

MOUNT PANORAMA & 0695, S16, T11, R16, ACRES 0.04, B2 S 55FT L6, W 1FT OF S 55FT L7, located at 1042 Central Avenue.

**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 establishment must close its door by 2:00 AM;**
2. **All entertainment must cease by at least 12:00 AM;**
3. **Doors and windows must stay closed during any entertainment performance;**
4. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
  - **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;**
  - **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**

- An I.D. scanner will be used at all times;
  - At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles;
5. No amplified speakers or entertainment is allowed in outdoor spaces;
  6. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
  7. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
  8. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
  9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  10. If approved, 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](mailto:businesslicense@wycokck.org);
  11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
  12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
  13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these

requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

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

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** **Special Use Permit Petition SP2025-077**

## GENERAL INFORMATION

### Applicant Information:

Karla Perez with Boss Juanito Tire Shop  
1515 West US 40 Highway 24  
Independence, Missouri 64050

### Subject Property:

2431 Junction Road  
Kansas City, Kansas 66106

### Requested Action and Purpose:

Approval of a Special Use Permit for a tire shop.

### Commission Districts:

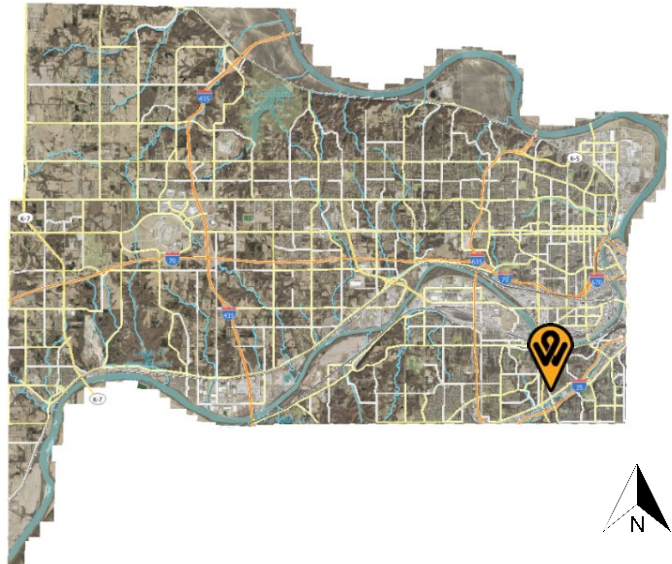
At-Large Commissioner District #2:  
Andrew Kump  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

CP-2 General Planned Business District

### Plan Area:

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	C-1 Limited Business District	Commercial retail strip center
<b>South</b>	C-3 Commercial District	Single-family home
<b>East</b>	R-1 Single Family District	Maple Hill Funeral Home and Cemetery
<b>West</b>	R-1 Single Family District	Church (Iglesia Cristiana Maranatha KC)

- Total Tract Size:** 0.29 Acre
- Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates this property as Community Commercial, which allows medium-sized box stores, with small-scale accessory commercial uses and small-scale commercial centers.
- Major Street Plan:** The goDotte Countywide Strategic Mobility designates Junction Road as a Local Street.
- Parking Requirement:** Section 27-466(e) states that four (4) spaces per 1,000 square feet of floor area in the building.
- Landscaping Requirement:** Section 27-466(g) states that trees are required to be provided at not less than one per 7,000 square feet of site area. Six (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 – November 13, 2025  
Letters to Property Owners – November 14, 2025
- Public Hearing(s):** December 8, 2025 and January 8, 2026
- Public Support:** None to date.
- Public Opposition:** None to date.

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, Karla Perez, is requesting a Special Use Permit to operate a tire shop at 2431 Junction Road Kansas City, Kansas 66106.

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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

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

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

1. ENV21-2991 – Code-Environment – June 17, 2021 – Environmental Issues – Closed
2. 12200-0257 – Code-Environment – June 29, 2012 – Wood fence needed repaired – Completed
3. 08220-00089 – Graffiti – January 14, 2008 – Graffiti on property – Completed
4. 040208-00000-00022 – Code-Environment – January 6, 2004 – Car shop with no permit – Completed
5. 01200-00000-02179 – Code-Environment – June 21, 2001 – Vehicle on grass and trash 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. There are no previous planning entitlements on the subject property.

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the Argentine Statistical Neighborhood, Turner Community Connection Neighborhood Business Group, Getty Grove Neighborhood Group, and Census Group #0435001. The neighborhood consists of residential properties to the west of the property alongside a place of worship. To the north, a commercial plaza is located and to the east, a funeral and commentary are located. To the south of the property, commercial parcels are found.

### ***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, C-1 Limited Business, and C-3 Commercial Districts. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property. The removal of restrictions could detrimentally affect nearby property.

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

The property is vacant, recently closed in 2025 as a used automotive sales business.

- 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 this property as Community Commercial, which allows medium-sized box stores, with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to 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 Junction 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 not reasonably necessary for the convenience and welfare of the public because it is right next to a place of worship and residential homes to the west and northwest of the subject property. This should not affect the use, 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.***

Noise, vibration, overcrowding, and illumination could potentially be expected to occur in durations or intensities as to create issues with nearby properties.

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

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

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted 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. If denied, the property owner may not use the property for an auto mechanic shop nor tire shop, 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.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting via Zoom on November 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## KEY ISSUES

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Light and Noise  
Screening  
Outside Storage

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-077**, for one (1) year, subject to:

1. Hours of operation shall be from 8:00 AM to 7:00 PM, 7 days a week;
2. The parking area requires maintenance. Potholes should be properly repaired, and the parking spaces need to be restriped to ensure safety and compliance. Additionally, any weeds on the parking lot need to be removed. Per Section 27-593(b)(19) upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff;
3. No detailing, auto sales, or mechanic work is permitted on the property;
4. 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;
5. 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;
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](mailto:signpermits@wycokck.org) to begin this process;
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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 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;
  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.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-077** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Neighborhood Meeting Documents  
Site Plan  
Images of Property Submitted by Applicant  
Last Four (4) Images Taken by Staff on November 19, 2025.

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	December 8, 2025 Approval	January 8, 2026

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### STAFF CONTACT:

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-077** 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 **SP2025-077**, 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.

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

#### **Hearing starts at 20:53:**

#### **SP2025-077 - KARLA PEREZ WITH BOSS JUANITO TIRE**

**Synopsis:** Special Use Permit for a tire repair shop at 2431 Junction Road. *Detailed Outline of Requested Action:* The applicant, Karla Perez, is requesting a Special Use Permit to operate a tire shop at 2431 Junction Road 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:**

- Karla Perez, Applicant, 2431 Junction Road, Kansas City, Kansas 66106

The Planning Commission directed questions to the Applicant.

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

- No one appeared

**Staff Recommendation starts at 25:05:** Lead Planner Byron Toy stated that this site was formerly an auto sales location. This business is just for tire sales, with no mechanic work, detailing, or auto sales permitted with this Special Use Permit. Tires must be kept inside the building. The parking lot will be restriped and paved. Staff recommends

approval with conditions outlined in the staff report.

The Planning Commission directed questions to Toy.

**Motion starts at 27:30:**

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-077 for one (1) year:**

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

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

**Subject to:**

- 1. Hours of operation shall be from 8:00 AM to 7:00 PM, 7 days a week;**
- 2. The parking area requires maintenance. Potholes should be properly repaired, and the parking spaces need to be restriped to ensure safety and compliance. Additionally, any weeds on the parking lot need to be removed. Per Section 27-593(b)(19) upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff;**
- 3. No detailing, auto sales, or mechanic work is permitted on the property;**
- 4. 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;**
- 5. 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;**
- 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](mailto:signpermits@wycokck.org) to begin this process;**
- 7. 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](mailto: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 Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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 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;**

- 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.**

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# ATTACHMENTS

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## AERIAL IMAGERY

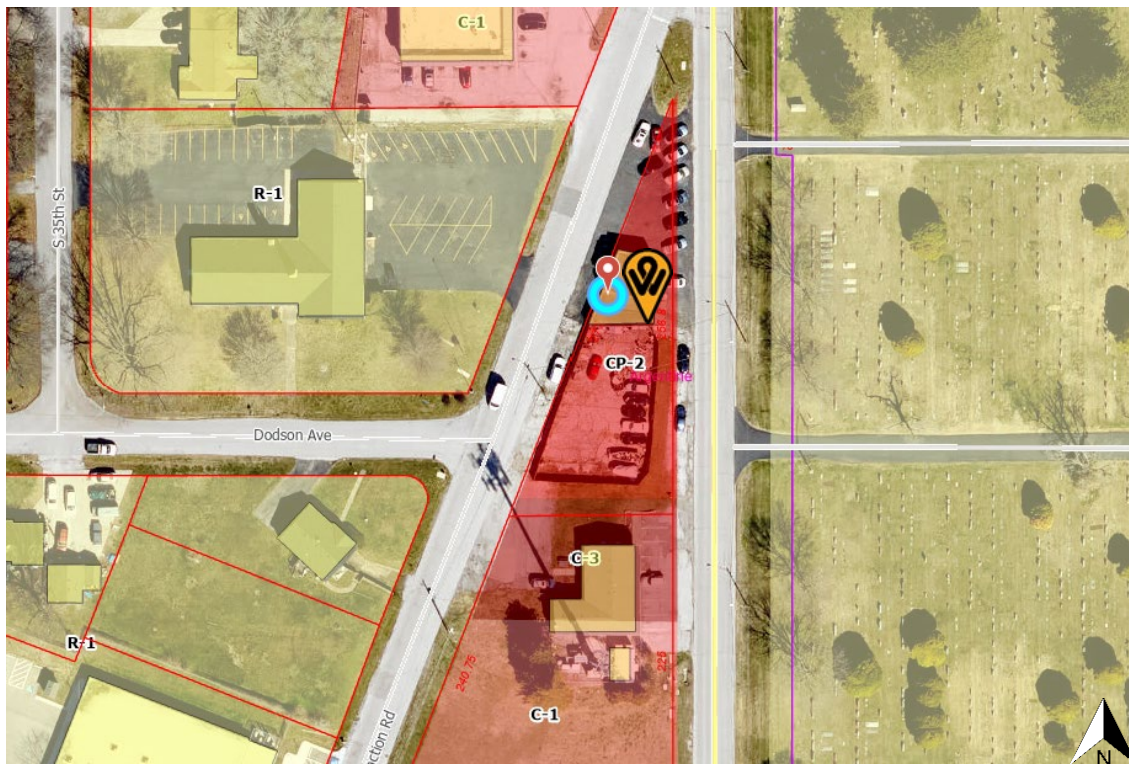
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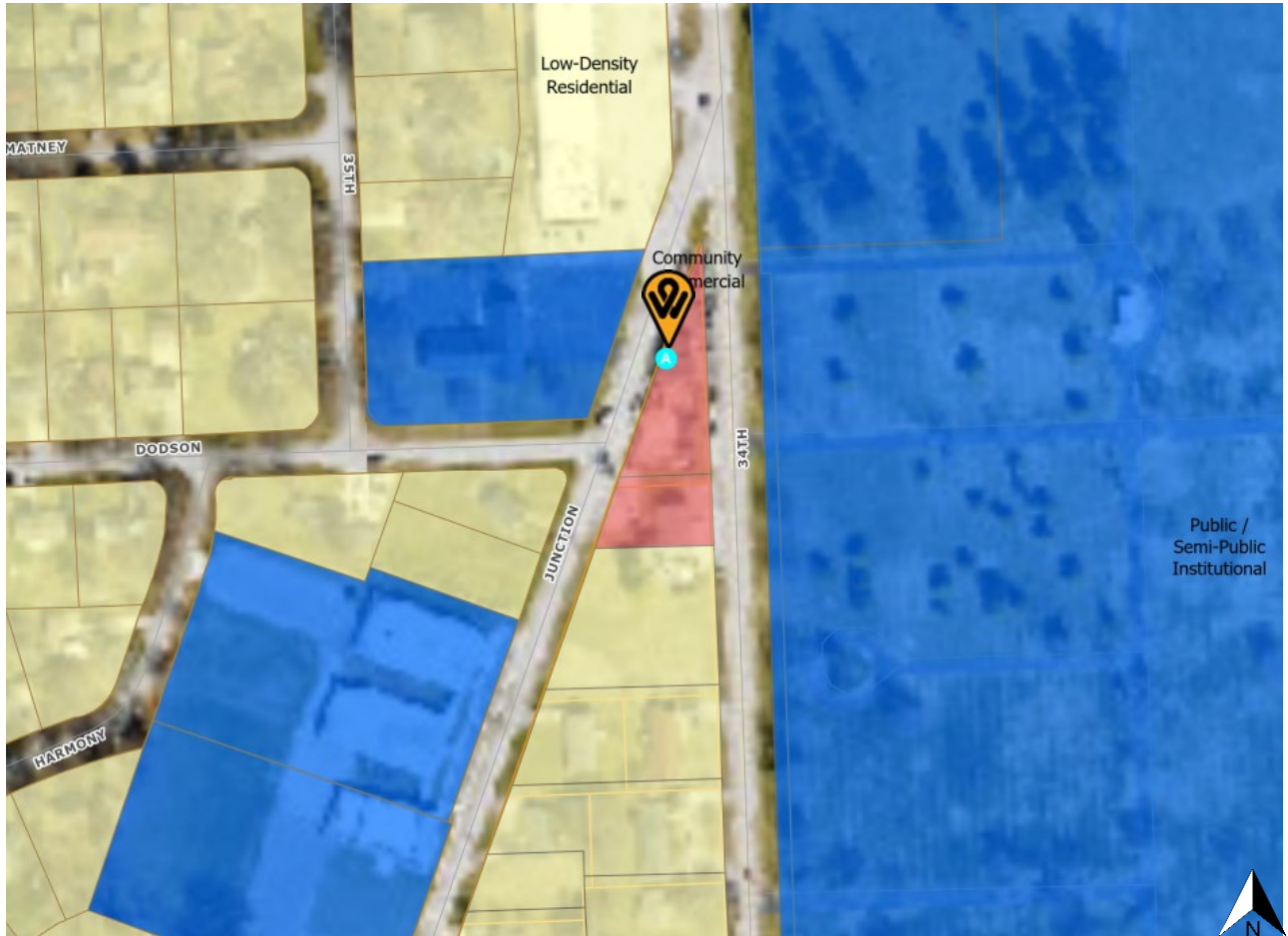
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## ZONING MAP

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# LAND USE MAP



# MEETING MINUTES

Application Number: SP2025-077

Date and Location: November 24, 2025 @ 5:30pm

Meeting called to order at: 5:30 PM

Names of people in attendance:

1. JUAN MERCADO
2. KARIA PEREZ
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.

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:

Minutes taken by: THAI WILLIAMS

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )  
 ) SS:  
COUNTY OF Wyandotte )

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

1. That I am the petitioner for Petition # SP2025-077.
2. That I conducted a neighborhood meeting on 11/24/2025.
3. The notice to nearby property owners was sent on 11/10/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

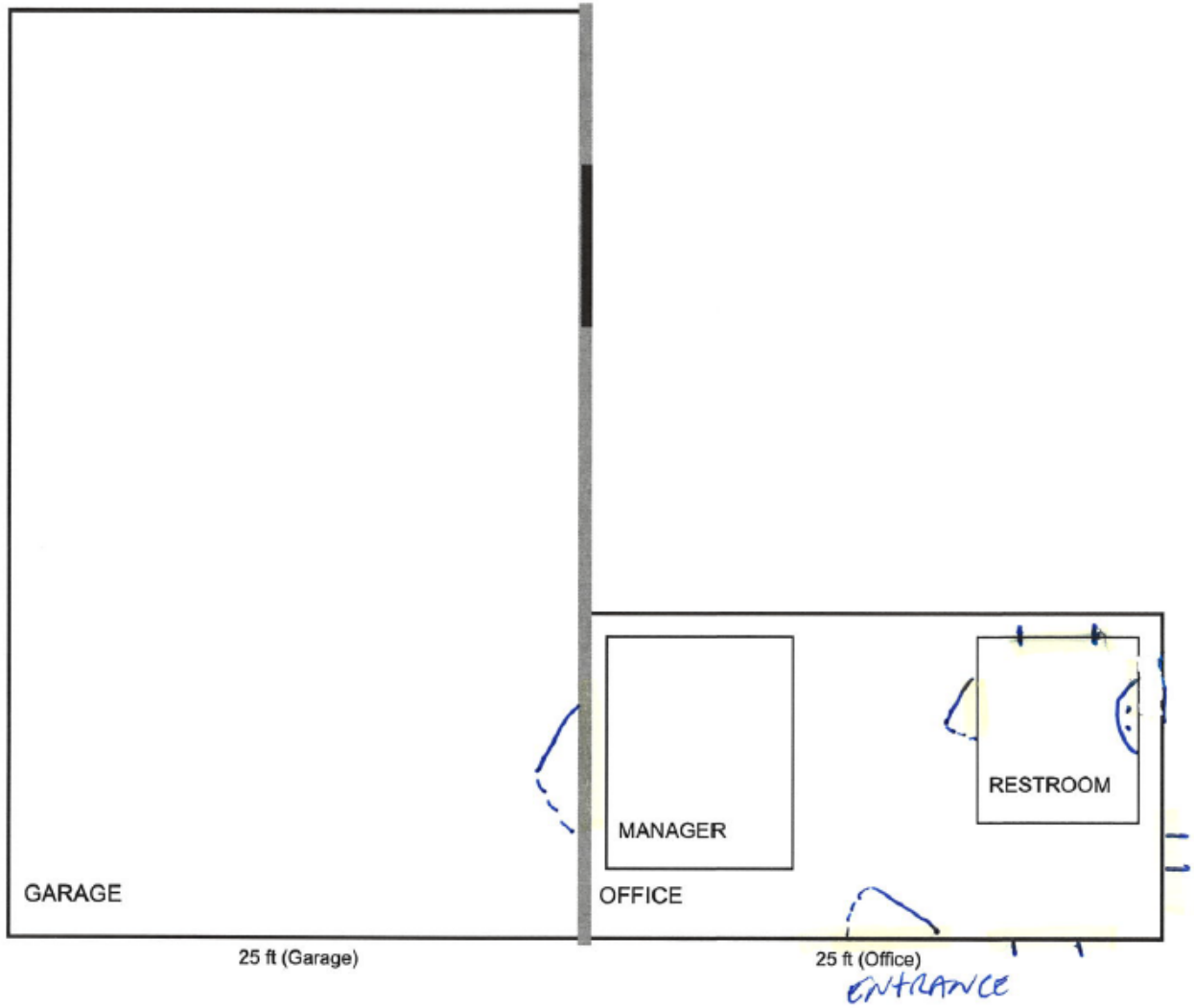
Karla Perez  
Affiant

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

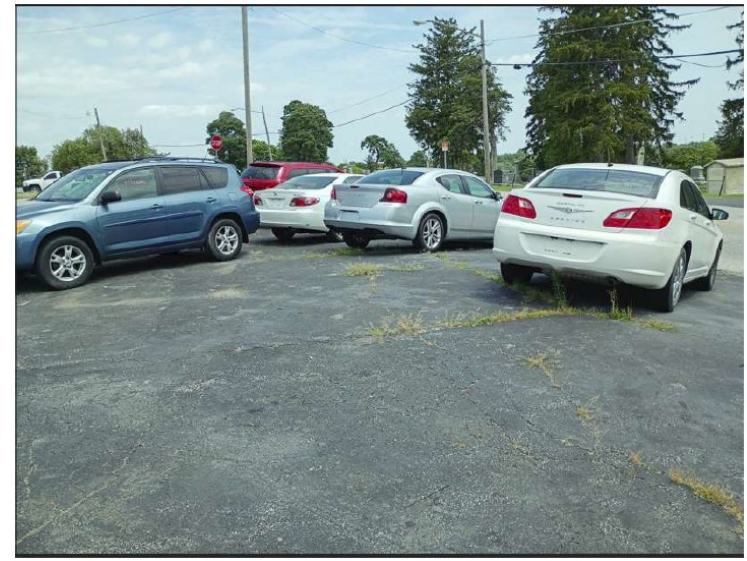
My commission expires 27 of June, 2029.



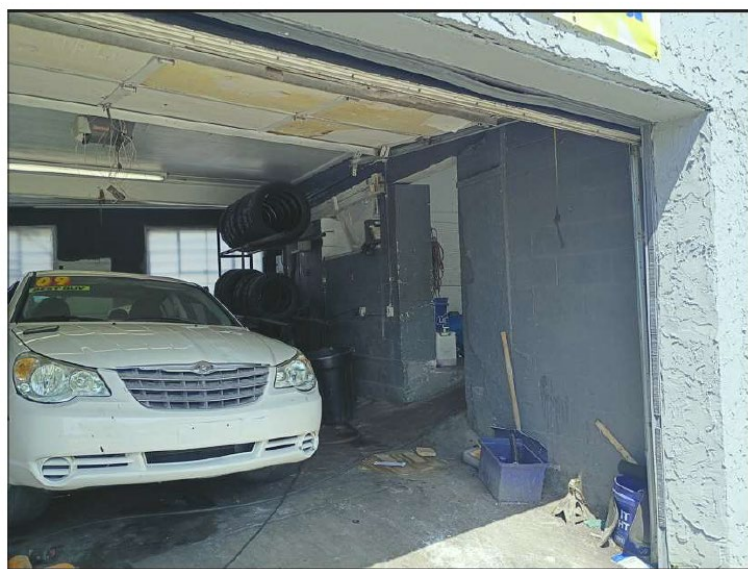
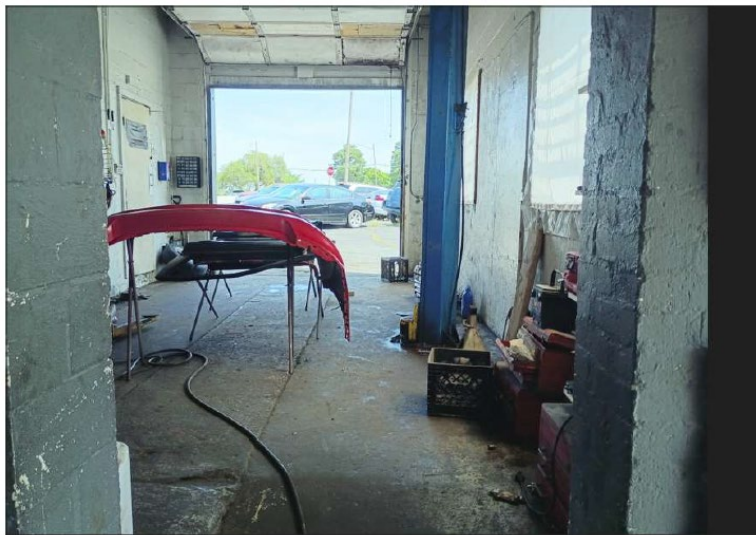
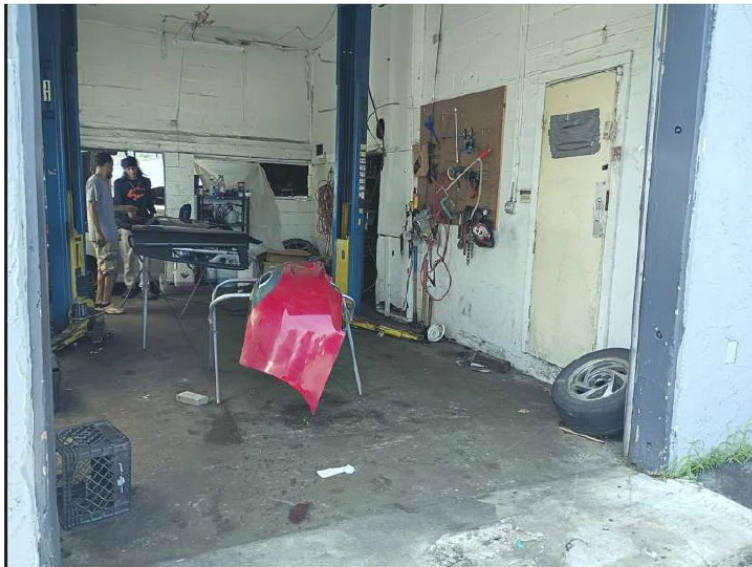
[Signature]  
Notary Public

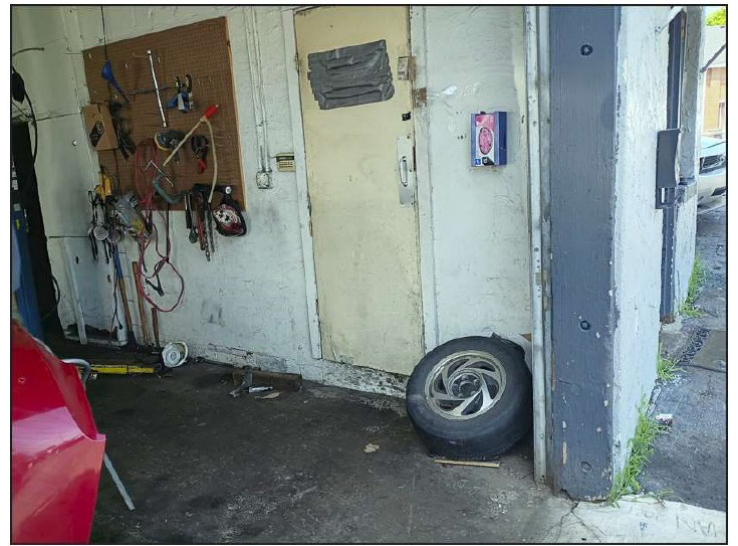


Exterior

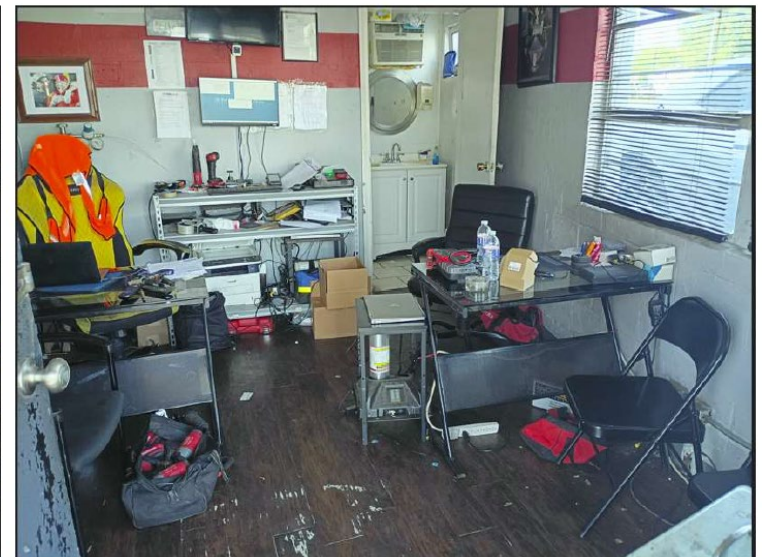
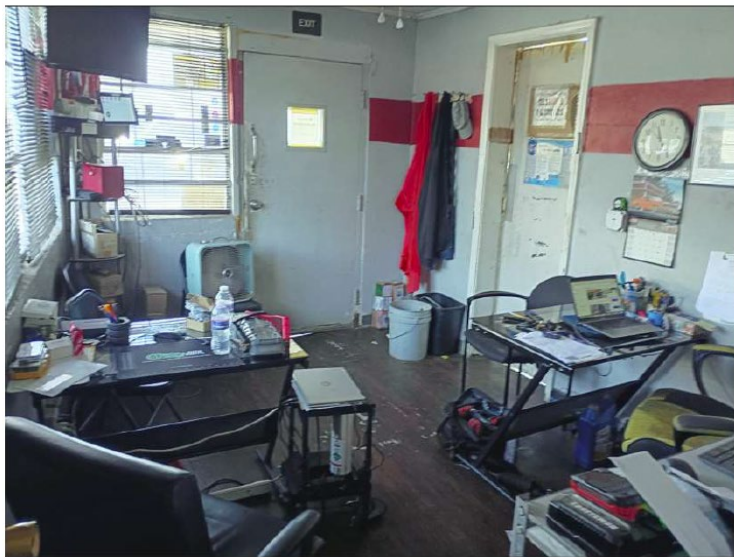


Work Area





Office





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

SP2025-077

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 SP2025-077, commonly known as 2431 Junction Road, Kansas City, Kansas, legally described as:

JUNCTION HILL, S31, T11, R25, ACRES 0.28, L1, L2 & N1/2 L3, located at 2431 Junction Road.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for a tire repair shop.

**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 be from 8:00 AM to 7:00 PM, 7 days a week;**
2. **The parking area requires maintenance. Potholes should be properly repaired, and the parking spaces need to be restriped to ensure safety and compliance. Additionally, any weeds on the parking lot need to be removed. Per Section 27-593(b)(19) upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff;**
3. **No detailing, auto sales, or mechanic work is permitted on the property;**
4. **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;
5. 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;
  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](mailto:signpermits@wycokck.org) to begin this process;
  7. 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](mailto:businesslicense@wycokck.org);
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  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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- 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 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;
  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 \_\_\_\_\_, 2026.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** Special Use Permit Petition SP2025-078

## GENERAL INFORMATION

### Applicant Information:

Katrina Badowski  
Owner  
2918 West 46<sup>th</sup> Avenue  
Kansas City, Kansas 66103

### Subject Property:

2918 West 46<sup>th</sup> Avenue  
Kansas City, Kansas 66103

### Requested Action and Purpose:

Approval of a Renewal of a Special Use Permit to operate an Investor Short-Term Rental (SP2024-092 expires on January 23, 2026).

### Commission Districts:

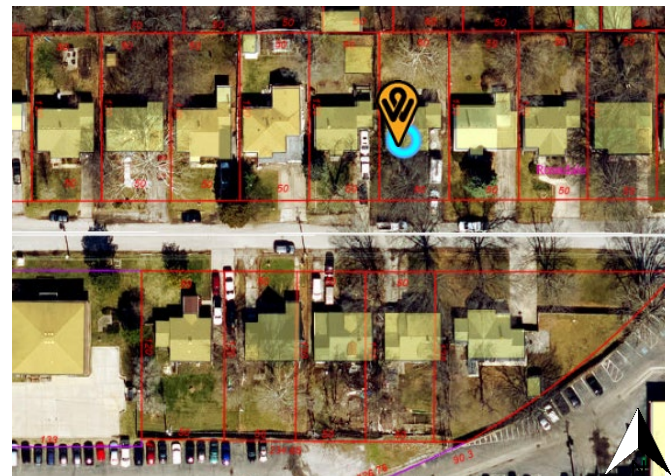
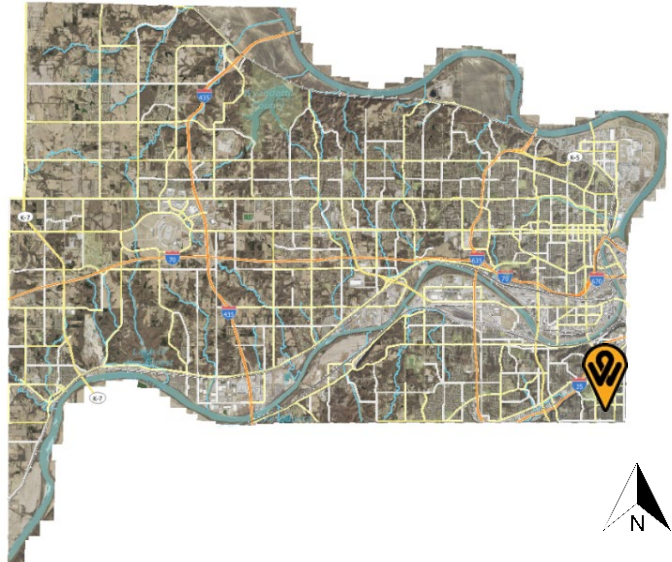
Commissioner At-Large District #2:  
Andrew Kump  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

R-1(B) Single Family District

### Plan Area:

Rosedale Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-1(B) Single Family District	Single-family home
<b>South</b>	R-1(B) Single Family District	Single-family home
<b>East</b>	R-1(B) Single Family District	Single-family home
<b>West</b>	R-1(B) Single Family District	Single-family home

**Total Tract Size:** 0.13 Acre

**Comprehensive Plan Designation:** The Rosedale Area Plan designates the subject property as Single Family, 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 West 46<sup>th</sup> Avenue 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. There is not a tree provided on-site.

**Advertisement:** The Wyandotte Echo – November 13, 2025  
Letters to Property Owners – November 14, 2025

**Public Hearing(s):** December 8, 2025 and January 8, 2026

**Public Support:** None to date.

**Public Opposition:** None to date

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, Katrina Badowski, is requesting a Special Use Permit to continue operating a short-term rental on Airbnb at 2918 West 46<sup>th</sup> Avenue. This is not the owner's primary residence. This remains the first and only permitted short-term rental the block.

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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

1. 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. SP2024-092 – Special Use Permit (Short-term rental) – September 26, 2024 – Approved.

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the Rosedale Statistical Neighborhood, the Frank Rushton Neighborhood Group, and the Rosedale Development Association Business Group, Census Block Group #0452004. The neighborhood consists of primarily single-family residences with duplexes or townhomes mixed throughout. The property is located within a block of the Mission Road and 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 the mixed-use corridor along Mission Road. 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 is currently the primary residence of the property owner applicant.

**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 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 West 46th Avenue, 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 they are not managed properly. There have not been any complaints to date with the current applicant.

**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 seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should

not be an issue.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting via Teams on November 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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None

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-078**, for two (2) years, subject to:

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

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

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

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-078** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
 Aerial Image  
 Zoning Map  
 Land Use Map  
 Short-Term Rental Map  
 Neighborhood Meeting Documents  
 Floor Plan  
 Home Inspection Report  
 Insurance Policy  
 Guestbook  
 Images Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	December 8, 2025 Approval	January 8, 2026

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**STAFF CONTACT:**

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

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**MOTIONS**

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-078** 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 **SP2025-078**, 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.

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

**Hearing starts at 5:16:**

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

**CONSIDERATION OF THE NOVEMBER 10, 2025 CITY PLANNING COMMISSION MINUTES.**

**SP2025-078 - KATRINA BADOWSKI**

**Synopsis:** Special Use Permit (Renewal of SP2024-092, expires 1/23/2026) for continuation of a short-term rental at 2918 West 46th Avenue. Detailed Outline of Requested Action: The applicant, Katrina Badowski, is requesting a Special Use Permit to continue operating a short-term rental on Airbnb at 2918 West 46th Avenue. This is not the owner’s primary residence. This remains the first and only permitted short-term rental the block.

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

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

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. Commissioner Easterwood asked for SP2025-081 – Tatum Philip to be removed.

**Motion starts at 7:24:**

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

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

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

**Subject to:**

**SP2025-078:**

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

7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure

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

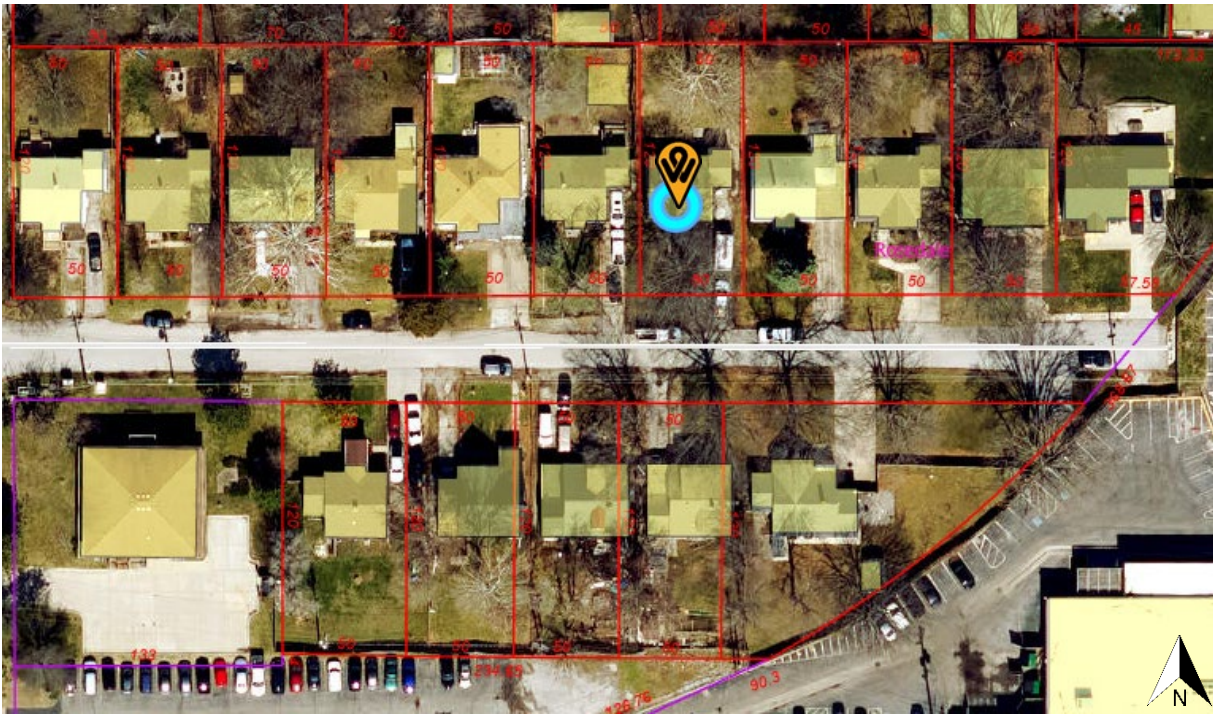
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# ATTACHMENTS

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## AERIAL IMAGERY

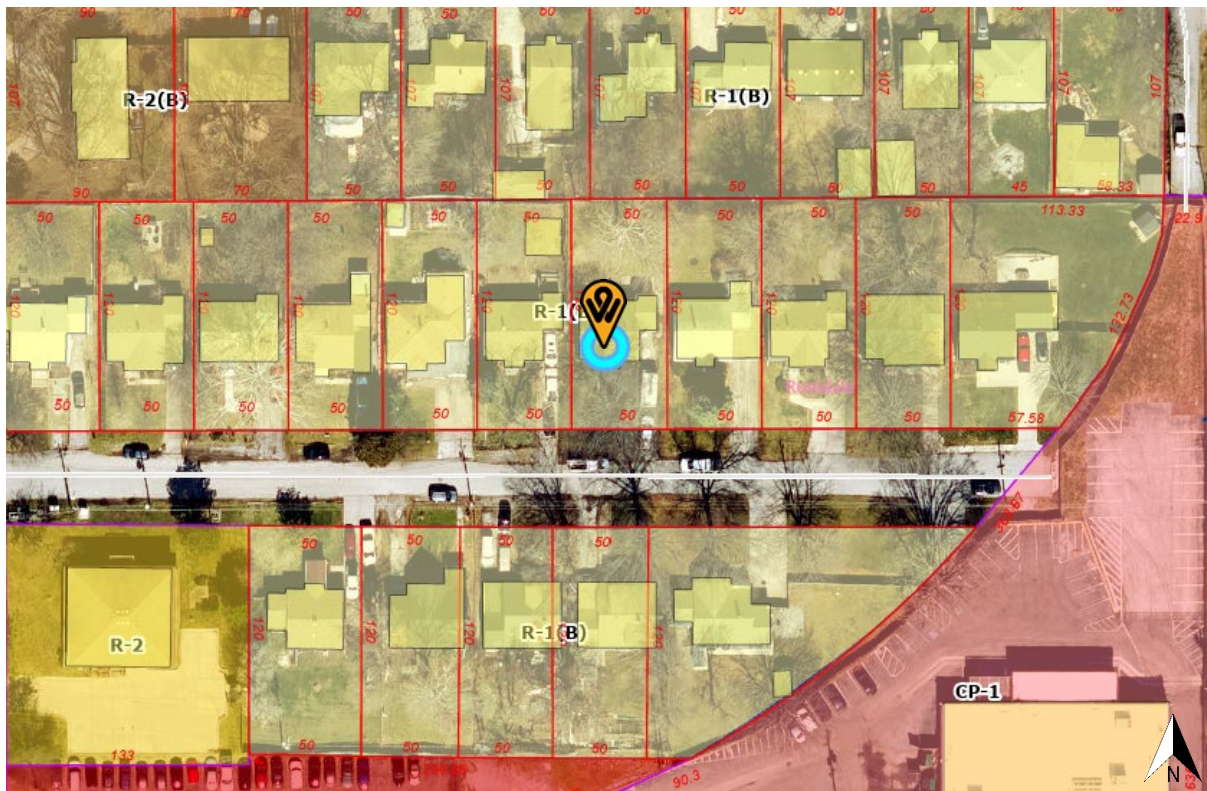
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## ZONING MAP

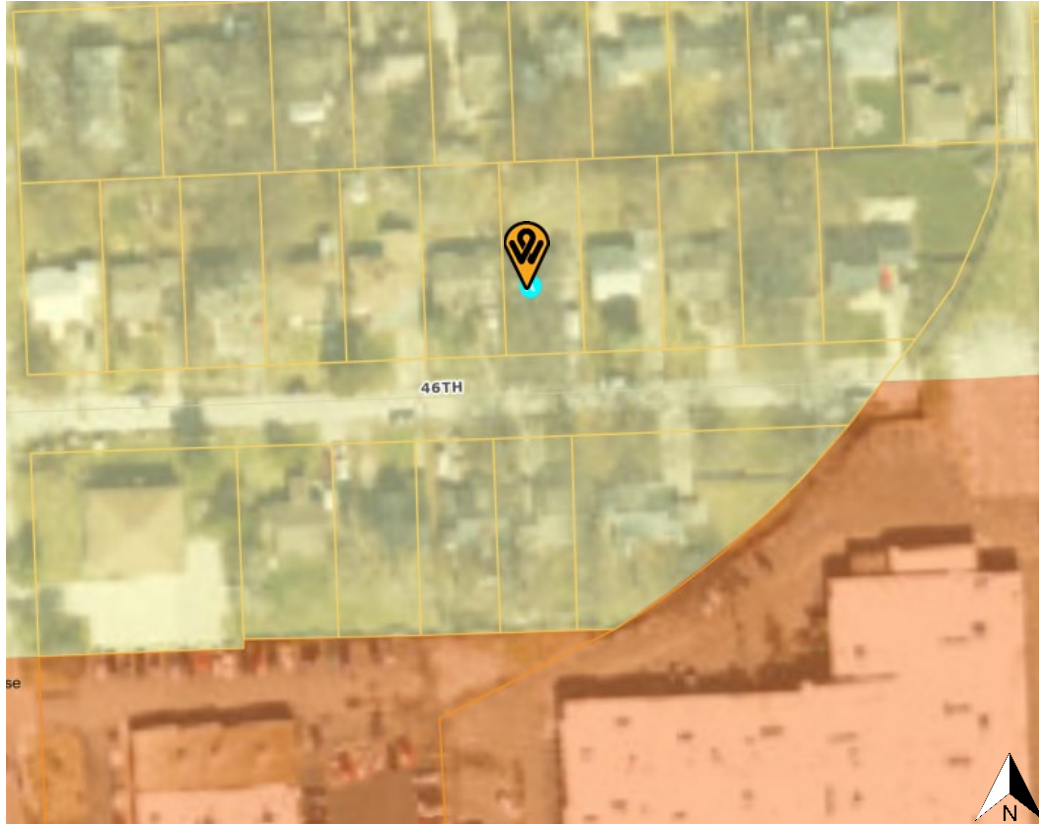
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## LAND USE MAP

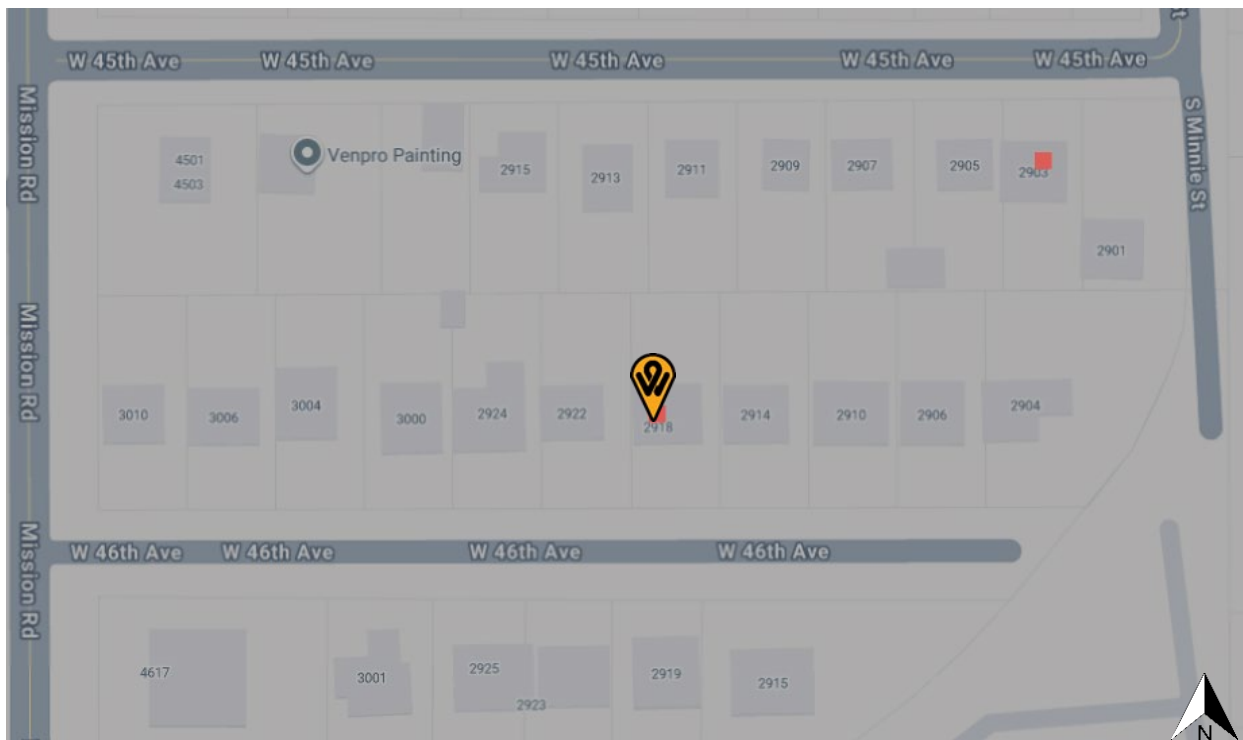
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## SHORT-TERM RENTAL MAP

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## ADDITIONAL ATTACHMENTS

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# MINUTES:

Application Number SP2025-078

Date and Location: 11/24/2025 on a virtual Teams Meeting

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 223 884 898 969 7

Passcode: DT2Zh3qK

Meeting called to order at: 6:00pm

Names of people in attendance: NONE

Meeting adjourned at: 6:30pm

Minutes taken by: Katrina Badowski

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )  
COUNTY OF Wyandotte ) SS:

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

1. That I am the petitioner for Petition # SP2025-078.
2. That I conducted a neighborhood meeting on 11/24/2025.
3. The notice to nearby property owners was sent on 11/10/2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

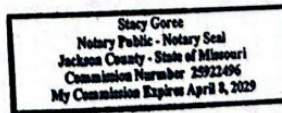
Further affiant saith not.

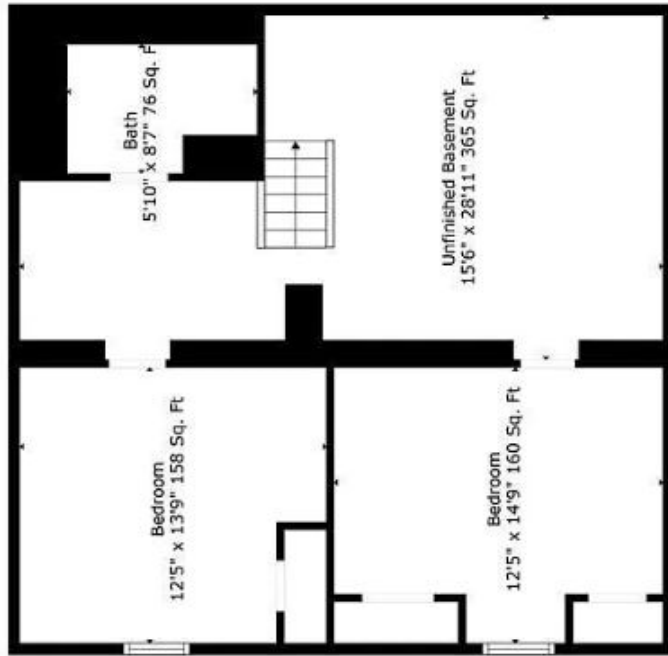
Katrina Badowski  
Affiant

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

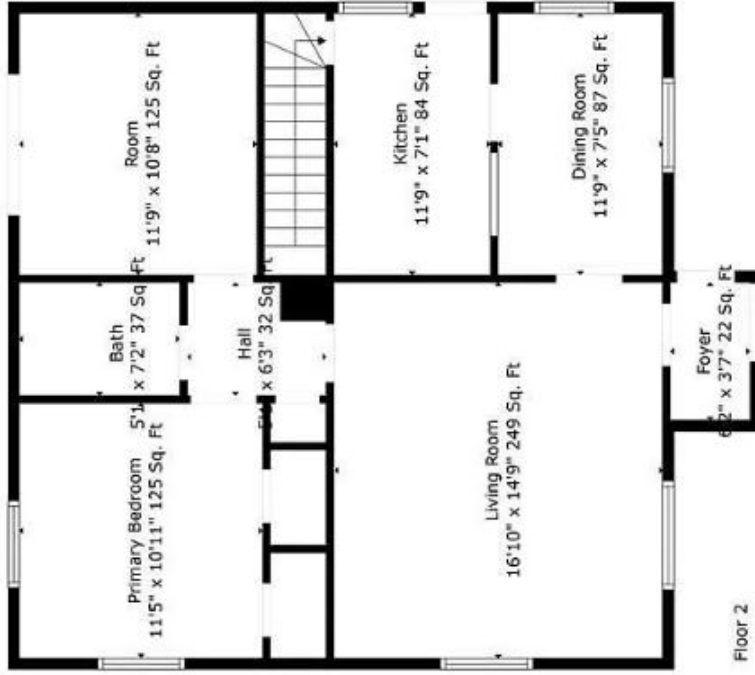
My commission expires 08<sup>th</sup> of April, 2029.

[Signature]  
Notary Public





Floor 1



Floor 2

Total scanned area: 1795 sq. ft

Measurements Are Calculated By Cubicase Technology. Deemed Highly Reliable But Not Guaranteed.

## Report Summary

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

<b>Structure</b>		
Page 6	Foundation	<p>Specialist: Cracking &amp; movement was observed on the foundation (See pictures below of some locations and examples). This implies that some structural movement of the building has occurred. Given the volume and/or nature of cracks, it is recommended that a foundation specialist or licensed structural engineer evaluate before closing for any needed repairs.</p> <p>Repair/Specialist: Areas of grout deterioration on foundation was observed. See pictures below of some locations and examples. Recommend evaluation by foundation specialist regarding repairs before closing.</p> <p>Note: Refer to the structure engineers inspection report for any recommendations.</p>
Page 7	Attic	<ul style="list-style-type: none"> <li>• Repair: Moisture stain(s) in attic roof sheathing were observed. See pictures below of some examples and locations. Recommend conferring with current owner regarding any leaks, and repair as needed.</li> </ul>
Page 7	Wood Boring Insects	<ul style="list-style-type: none"> <li>• Noted: No signs of Wood Destroying Insect damage and/or activity were observed during the visual inspection. Some conditions limit the visual inspection such as insulation, wall coverings, stored items, dense visibility, and any obstacles blocking the view.</li> </ul>
<b>Roofing</b>		
Page 9	Sloped Roofing	<ul style="list-style-type: none"> <li>• Noted: Due to certain conditions was unable to walk on part or all of the roof for the inspection. A licensed roofing professional is recommended to give a better evaluation of the entire roof condition before closing.</li> <li>• Repair: Debris accumulation on roof will speed deterioration by holding moisture next to the shingles where it may cause damage.</li> <li>• Repair: Tree limbs should be cut back so that they do not overhang the roof.</li> <li>• Repair: The plumbing exhaust vent should extend at least 6 to 10 inches above shingles. Recommend repair.</li> </ul>
<b>Exterior</b>		
Page 11	Siding/Trim	<p>Repair/Specialist: Damage to the siding of home was observed. Due to the nature of damage, it is recommended that a siding specialist evaluate the exterior coverings, siding/soffits of the home before closing.</p> <p>Repair: Visible openings on the siding/trim should be properly sealed to prevent moisture damage. Recommend repair.</p>
Page 12	Patio	<ul style="list-style-type: none"> <li>• Safety Notice: There is no handrail along staircase at patio. Recommend adding for safety reasons.</li> </ul>

Page 1 of 22

# Structure

## Description of Structure

- Foundation Walls: Concrete Block
- Foundation Floor: Basement configuration, slab on grade
- Columns: Masonry
- Floor Structure: Wood Joist
- Wall Structure: Wood Frame
- Ceiling Structure: Joist
- Roof Structure: Rafters | Wood Planks

## General Comments

Noted: Some areas of the exterior foundation were not visible due to vegetation and/or landscaping. . Noted: Some areas of the basement walls were covered or blocked and could not be inspected.

## Foundation

Specialist: Cracking & movement was observed on the foundation (See pictures below of some locations and examples). This implies that some structural movement of the building has occurred. Given the volume and/or nature of cracks, it is recommended that a foundation specialist or licensed structural engineer evaluate before closing for any needed repairs.

Repair/Specialist: Areas of grout deterioration on foundation was observed. See pictures below of some locations and examples. Recommend evaluation by foundation specialist regarding repairs before closing.

Note: Refer to the structure engineers inspection report for any recommendations.



Foundation crack back of house



Foundation crack back of house



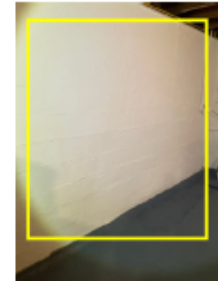
Foundation crack back of house



Foundation crack/movement right side of house



Foundation cracking/movement in basement



Foundation movement in basement

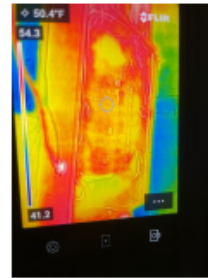
# Electrical

## Description of Electrical

- Size of Electrical Service: 120/240 Volt Main Service - Service Size: 100 Amps
- Service Drop: Overhead
- Service Entrance Conductors: Copper
- Service Equipment & Main Disconnects: Main Service Rating 100 Amps | Breakers
- Service Grounding: Copper
- Service Panel & Overcurrent Protection: Panel Rating: 100 Amps
- Distribution Wiring: Copper
- Switches & Receptacles: Grounded and Ungrounded
- Ground Fault Circuit Interrupters: Bathroom(s)
- Ground Fault Circuit Interrupters: Kitchen
- Ground Fault Circuit Interrupters: Exterior
- Ground Fault Circuit Interrupters: Basement
- Smoke Detectors: Present



Main panel type = Square D  
Amperage = 100



Thermal image of main panel.

## General Comments

We highly recommend the installation of CO Detectors on each floor of a home. Excessive CO can lead to serious illness and even death. Any gas-fired appliance or utility has the ability to produce CO.  
See recommendations below.

## Service/Entrance

- Safety Issue: Weatherhead/Mast is damaged. Recommend repair by a qualified electrician.



Weatherhead/Mast is damaged

<b>Construction Type:</b>	Siding-Alum.or Metal	<b>Number of Detached Garage Stalls:</b>	None
<b>Unique Construction:</b>	No	<b>Age of Roof:</b>	5 years
<b>Number of Stories:</b>	2	<b>Roof Shape:</b>	Gable
<b>Square Footage:</b>	936	<b>Roof Type:</b>	Architectural Composite Shingle
<b>Number of Bathrooms:</b>	1	<b>Solar Panels:</b>	No
<b>Auxiliary Heat:</b>	Gas Fireplace	<b>Pool or Spa on Premises:</b>	No

	<u>Limit Of Liability</u>	<u>Perils Insured Against</u>	<u>Premium</u>
Liability Coverage - Premises Only	\$1,000,000		\$22.09
Medical Payments Coverage - Each Person/Each Occurrence	\$1,000/\$5,000		Included
Dwelling Coverage - Homeowners	\$220,000	1	\$1,353.91
Loss Settlement Selection Form 7: Replacement Cost with Roof Schedule			Included
Rental Dwelling Endorsement			Included
Auxiliary Private Structures Coverage	\$22,000	1	Included
Loss Settlement Selection Form 7: Replacement Cost with Roof Schedule			Included
Additional Living Expense & Fair Rental Value Coverage	\$22,000	1	Included
Additional & Special Coverages			Included
<b>Location Premium: \$1,376.00</b>			

**Total Premium: \$1,376.00**

For a complete description of your coverages, perils insured against, and loss settlement selection(s), please refer to your policy.

Please refer to coverage forms for the perils insured against and applicable loss settlement when not specifically listed above.

**We're looking out for you!**

- Save more! Contact your representative to review all of our money saving discounts like the Multi-Policy Discount.
- Make a Payment! COUNTRY Financial® offers many convenient options including online payment. Go to [countryfinancial.com](http://countryfinancial.com) and log in to MyCOUNTRY to learn more.
- Follow us on Facebook and Twitter! Find out what we're doing in your community, tell us what's on your mind or get tips to help you achieve your goals. We're here to talk whenever you need us.

**Other Interests**

Mortgagee: FIRST NATIONAL BANK OF OMAHA  
ITS SUCCESSORS AND/OR ASSIGNS  
MORTGAGE LOAN DEPT  
1620 DODGE ST MS 3146  
OMAHA, NE 68197-1010

Loan Number: 734328456  
Insured Item: Rental Dwelling: 2918 W 46TH Ave, Kansas City, KS 66103

# Guest Manual

2918 W 46<sup>th</sup> Avenue Kansas City, KS 66103

## House Rules

- No parties
- No events
- No glitter
- No smoking, vaping, e-cigarettes, or illegal substances
- No street or lawn parking
- Maximum 7 guests allowed
- Maximum 2 pets allowed
- Maximum 3 vehicles in driveway allowed

Fees will be enforced if these rules are not followed. Thank you!

The Unified Government enforces this policy.

Contact information for Host Compliance:

913-246-5133

[www.hostcompliance.com/tips](http://www.hostcompliance.com/tips)

## In the event of a natural disaster, power outage, or other emergency, please follow the guidelines below.

### Shelter in Place

- If there is a chance of a tornado or severe weather storm, go to a small, interior, windowless room on the lowest level. The downstairs bathroom is the best option, followed by the unfinished portion of the basement. Take additional cover by shielding your head and neck with your arms and putting materials such as furniture and blankets around you.

### Evacuation

- If there is a chance of flash flooding, move immediately to higher ground and evacuate the home in accordance with the Evacuation Diagram provided. If you have time, turn off the gas, electricity, and water. Disconnect appliances to prevent electrical shock. Only bring essential items. Lock all doors and windows. Only return home when authorities say it's safe.
- If there is a fire, use the provided fire extinguisher to put it out. If you are unable to do so, crawl under the smoke to the door and check it for heat with the back of your hand. If the door is cool, open it slowly and crawl through. If the door is hot, don't open it. Instead, place a towel or blanket at the base of the door and crawl to a [window](#). Familiarize yourself with the Evacuation Diagram beforehand to know available exit routes. If you can't safely reach an exit, shout and signal for help. You can also call or bang on walls.

### Power Outage

- In the event of a power outage, keep the freezer and refrigerator closed. Disconnect appliances and electronics to avoid damage from electrical surges. Use flashlights for lighting if needed. Call Kansas City Board of Public Utilities to report the outage so that they are aware of the issue and will dispatch a team to determine the cause and restore power.

### Emergency Utility Shutoff

- Water: The water shutoff valve is located in the northwest corner of the basement, behind the room closet door. Turn the valve to "off".
- Electricity: The breaker box is located in the southeast corner of the basement, through the narrow walkway behind the laundry appliances. Flip the switch labeled "main".

- Gas: The main gas shutoff valve is located on the southwest corner of the home's exterior. Use a wrench to turn the lever until it's perpendicular to the pipe. Do not turn it back on yourself - contact Kansas Gas Service to turn it back on safely and properly.



### Utility Contact Information

- Electricity and Water
  - Kansas City Board of Public Utilities – Account number 2395242  
540 Minnesota Ave, Kansas City, KS 66101  
(913) 573-9000  
BPU.com
- Gas
  - Kansas Gas Service – Account number 512919860101332300  
7421 W. 129th Street, Overland Park, KS 66213  
(800) 794-4780  
<https://www.kansasgasservice.com/>

# EVACUATION DIAGRAM



**KEY**

-  = Door exit
-  = Egress window exit





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

SP2025-078

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 SP2025-078, commonly known as 2918 West 46th Avenue, Kansas City, Kansas, legally described as:

PLAZA ADD, S34, T11, R25, ACRES 0.140000, L5, located at 2918 West 46th Avenue.

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

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

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

6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468

- through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
  17. The Special Use Permit shall be valid for 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 \_\_\_\_\_, 2026.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** **Special Use Permit Petition SP2025-081**

## GENERAL INFORMATION

### Applicant Information:

Tatum Philip  
701 Berkley Parkway, Apt. 2142  
Kansas City, Missouri 64106

### Subject Property:

809 Central Avenue  
Kansas City, Kansas 66101

### Requested Action and Purpose:

Renewal of a Special Use Permit to operate a Short-Term Rental (Non-Owner Occupied) which expires on December 19, 2025.

### Commission Districts:

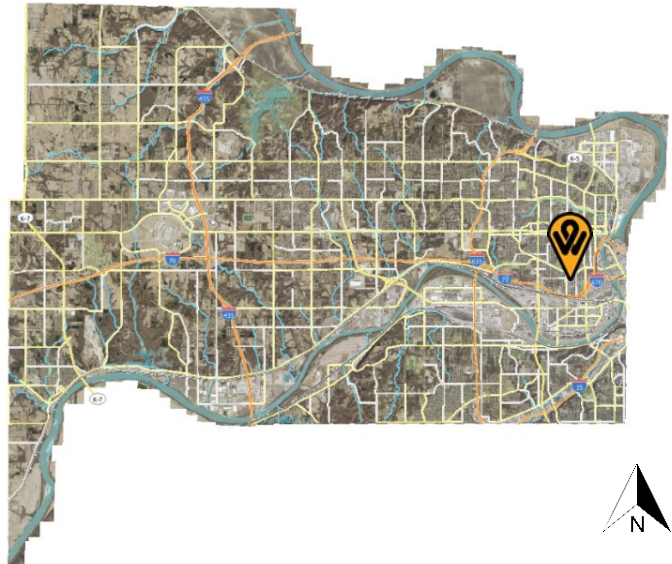
Commissioner At-Large District #2:  
Andrew Kump  
District #2 Commissioner:  
William (Bill) Burns

### Existing Zoning District(s):

R-1(B) Single Family District

### Plan Area:

Central Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-2(B) Two Family District	Duplex
<b>South</b>	R-1(B) Single Family District	Single-family residence
<b>East</b>	R-1(B) Single Family District	Single-family residence
<b>West</b>	R-1(B) Single Family District	Single-family residence

**Total Tract Size:** 0.09 Acre

**Comprehensive Plan Designation:** The Central Area Plan designates this property as Urban Density, which allows for single-family homes, attached residences like townhomes and duplexes, and institutions like churches, schools, and libraries.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Central Avenue as a Major Collector.

**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. There is not a tree provided on-site.

**Advertisement:** The Wyandotte Echo – November 13, 2025  
Letters to Property Owners – November 14, 2025

**Public Hearing(s):** December 8, 2025 and January 8, 2026

**Public Support:** None to date.

**Public Opposition:** None to date

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, Tatum Phillip, is requesting a Special Use Permit to continue to operate a short-term rental at 809 Central Avenue. This is not the owner's primary residence. This remains the only permitted short-term rental on the 800 block of Central Avenue.

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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### Noise or Disturbance Complaints:

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

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

1. 2024 – ENV24-2468 – Environmental – Trash and Debris

### Outstanding or Related Permit and Cases:

1. 2023: RES23-0471: Egress Window Installation for basement bedroom (expired – incomplete)

### Previous Planning Actions:

1. Approval of a Special Use Permit (SP2024-111) for a short-term rental on June 19, 2025.
2. Approval of a Variance (BOZA2024-039) for rear-yard open space December 11, 2023.
3. Approval of a Special Use Permit (SP2023-061) for a short-term rental on July 28, 2023.

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## FACTORS TO BE CONSIDERED

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

The subject property is within the Riverview Statistical Neighborhood, Central Avenue Betterment Association (CABA) Neighborhood Business Group, Spring Valley Neighborhood Group, Census Block Group #0452003. The neighborhood consists of a mix of townhouses, garden-style apartments, and single-family residences, along the predominately commercial Central Avenue corridor.

### **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) and R-2(B) 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.

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

Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates this property as Urban Density, which allows for single-family homes, attached residences like townhomes and duplexes, and institutions like churches, schools, and libraries. The proposed use conforms to the Area Plan 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 Central Avenue, a major arterial, 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 common issues that are related to short-term rentals. There have not been any noise complaints to date with the current applicant. Dust is not an issue typically related to the use of a residential property as a short-term rental in an urban area and ostensibly not considered to be a problem for nearby property.

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

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

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing single-family residence in a built-out mixed-use 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 will not 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 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.

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## NEIGHBORHOOD MEETING INFORMATION

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The applicant held a neighborhood meeting in-person at 809 Central Avenue on November 24, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## KEY ISSUES

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Home Inspection Report  
Overcrowding and Undue Concentrations of Population  
Parking

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-081**, for two (2) years, subject to:

1. **All major concerns from the Home Inspection report dated August 1, 2023 must all be corrected prior to submitting a renewal application or a Trade Contractor must state in writing that the items in the Home Inspection Report from August 1, 2023, are in good standing. The Applicant must provide an up-to-date total home inspection report with their renewal application;**
2. **Maximum number of guests shall be six (6);**
3. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](http://www.hostcompliance.com/tips) (website);**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
11. **If approved, occupying businesses must file and maintain a current**

business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);

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

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-081** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
Aerial Image  
Zoning Map  
Land Use Map  
Short-Term Rental Map  
Neighborhood Meeting Affidavit  
Neighborhood Meeting Minutes  
Floor Plan  
Home Inspection Report  
Roof Quality Statement from Home Inspector  
Insurance Policy  
Guestbook  
Egress Window Confirmation Purchase  
Egress Window Installation  
Images of Property Submitted by Applicant  
Last Two (2) Images of the Property Taken by Staff on November 19, 2025

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	December 8, 2025 Approval	January 8, 2026

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-081** 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 **SP2025-081**, 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.

**December 8, 2025, City Planning Commission Minutes:**  
**Hearing starts at 8:40:**

**SP2025-081 - TATUM PHILIP**

**Synopsis:** Special Use Permit (Renewal of SP2024-111, expires 12/19/2024) for continuation of a short-term rental at 809 Central Avenue. *Detailed Outline of Requested Action:* The applicant, Tatum Phillip, is requesting a Special Use Permit to continue to operate a short-term rental at 809 Central Avenue. This is not the owner's primary residence. This remains the only permitted short-term rental on the 800 block of Central Avenue.

**Present in Support:**

- Tatum Philip, Applicant, 809 Central Avenue, Kansas City, Kansas 66101

The Planning Commission directed questions to the Applicant.

**Present in Opposition:**

➤ No one appeared

**Staff Recommendation starts at 12:17:** Lead Planner Byron Toy stated that Staff recommends approval with conditions outlined in the staff report.

**Motion starts at 12:33:**

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-081 for two (2) years:**

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

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

**Subject to:**

- 1. All major concerns from the Home Inspection report dated August 1, 2023 must all be corrected prior to submitting a renewal application or a Trade Contractor must state in writing that the items in the Home Inspection Report from August 1, 2023, are in good standing. The Applicant must provide an up-to-date total home inspection report with their renewal application;**
- 2. Maximum number of guests shall be six (6);**
- 3. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
- 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
- 6. Applicant is to maintain liability insurance;**
- 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;**
- 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
- 9. Must provide a manual/welcome packet that lists all rules, including "No**

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

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

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

18. The Special Use Permit shall be valid for 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.

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# ATTACHMENTS

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## AERIAL IMAGERY

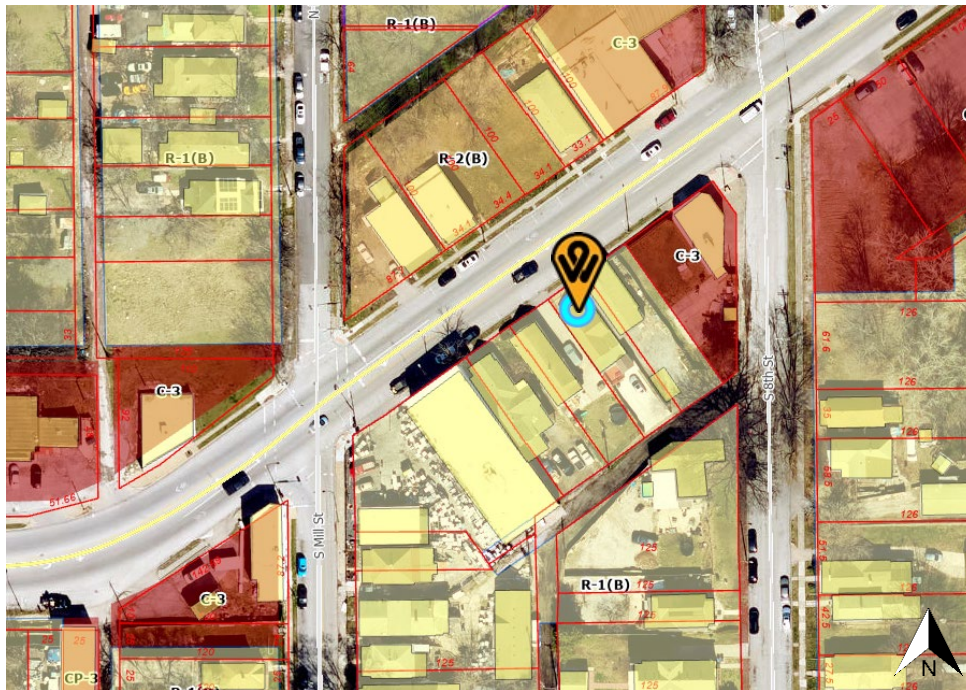
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## ZONING MAP

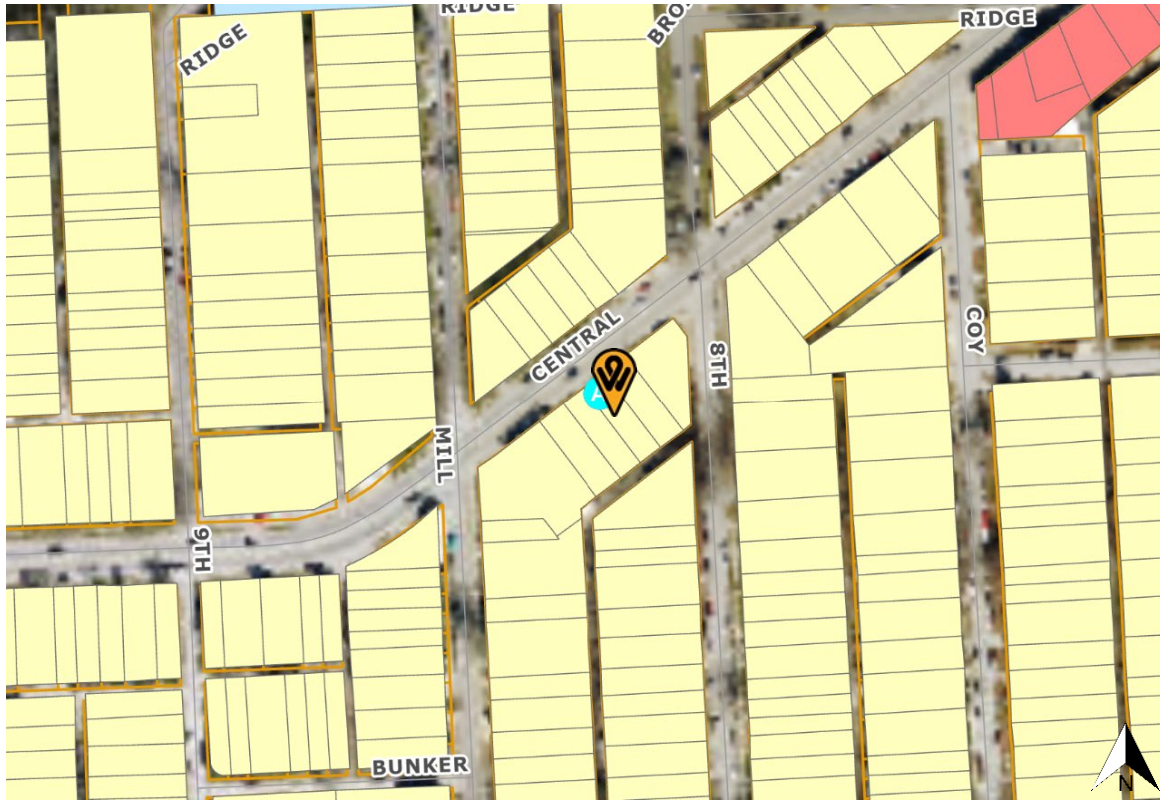
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## LAND USE MAP

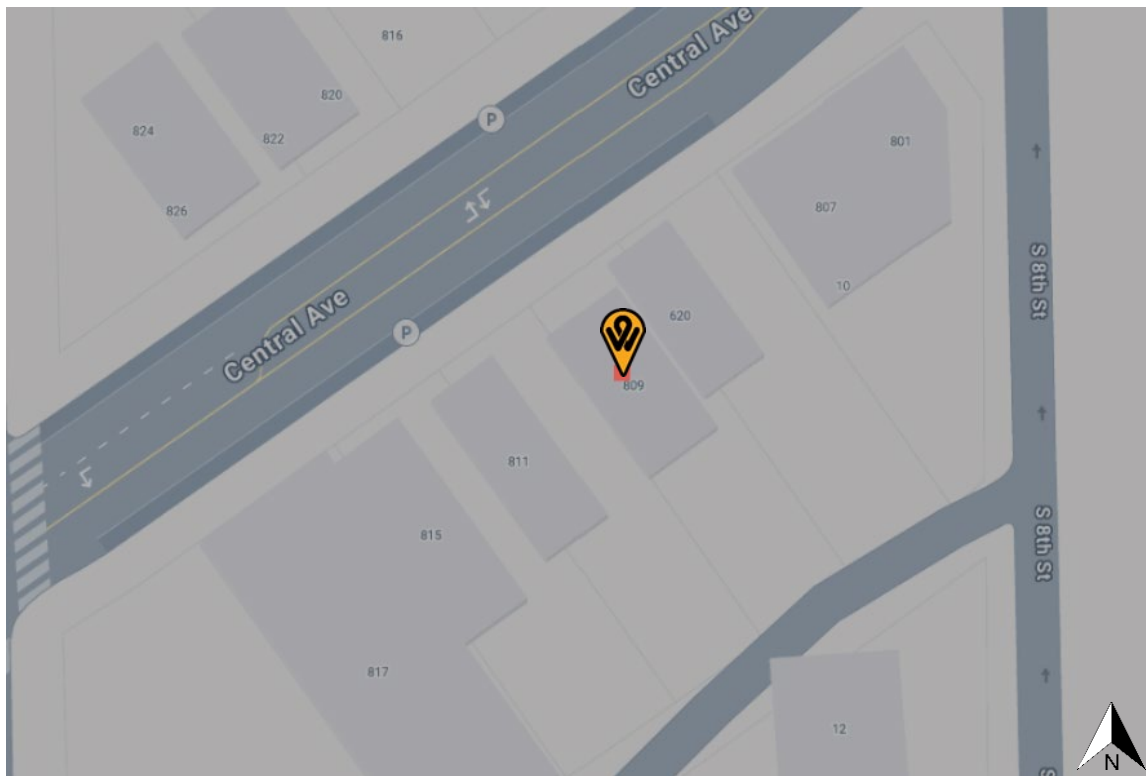
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## SHORT-TERM RENTAL MAP

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## ADDITIONAL ATTACHMENTS

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# MINUTES:

Application Number: SP2025-081

Date and Location: 11/24/25  
809 Central Ave, Kansas City, KS 66101

Meeting called to order at: 6:00 pm

Names of people in attendance:

Pat and Lester Lawson - St Joseph neighborhood association

Introductions:

Presentation by applicant and/or team:

I explained the use of the home, gave them a tour, and answered any questions they had. They loved the home and said they were in favor of it. They have lived down the street on 7th street since 1993.

Questions and answers (include the following):

They asked about parking and I showed them the driveway space.

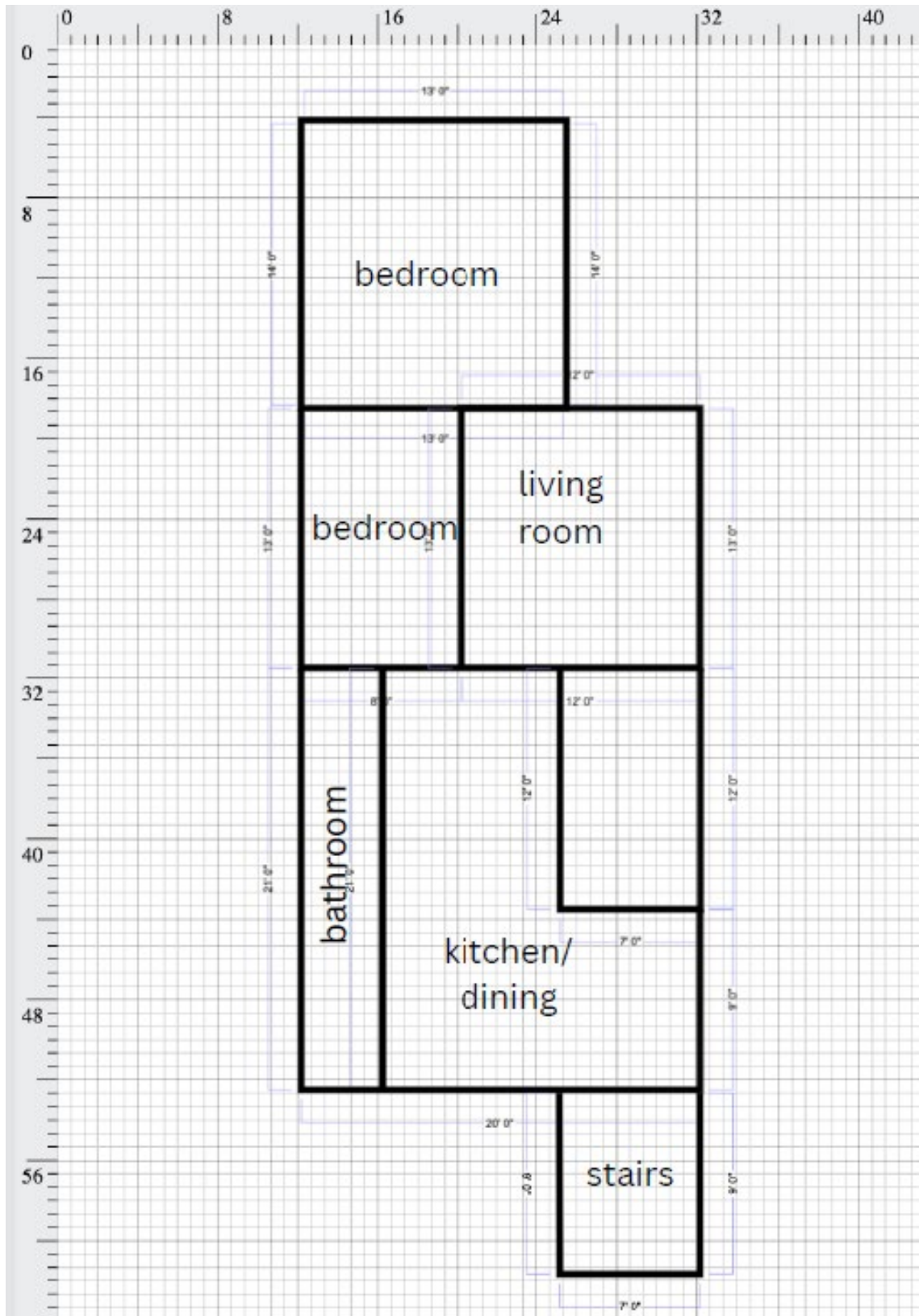
They asked if guests were from Kansas City or out of town, and I told them it's a mix of both, but mainly people from out of town.

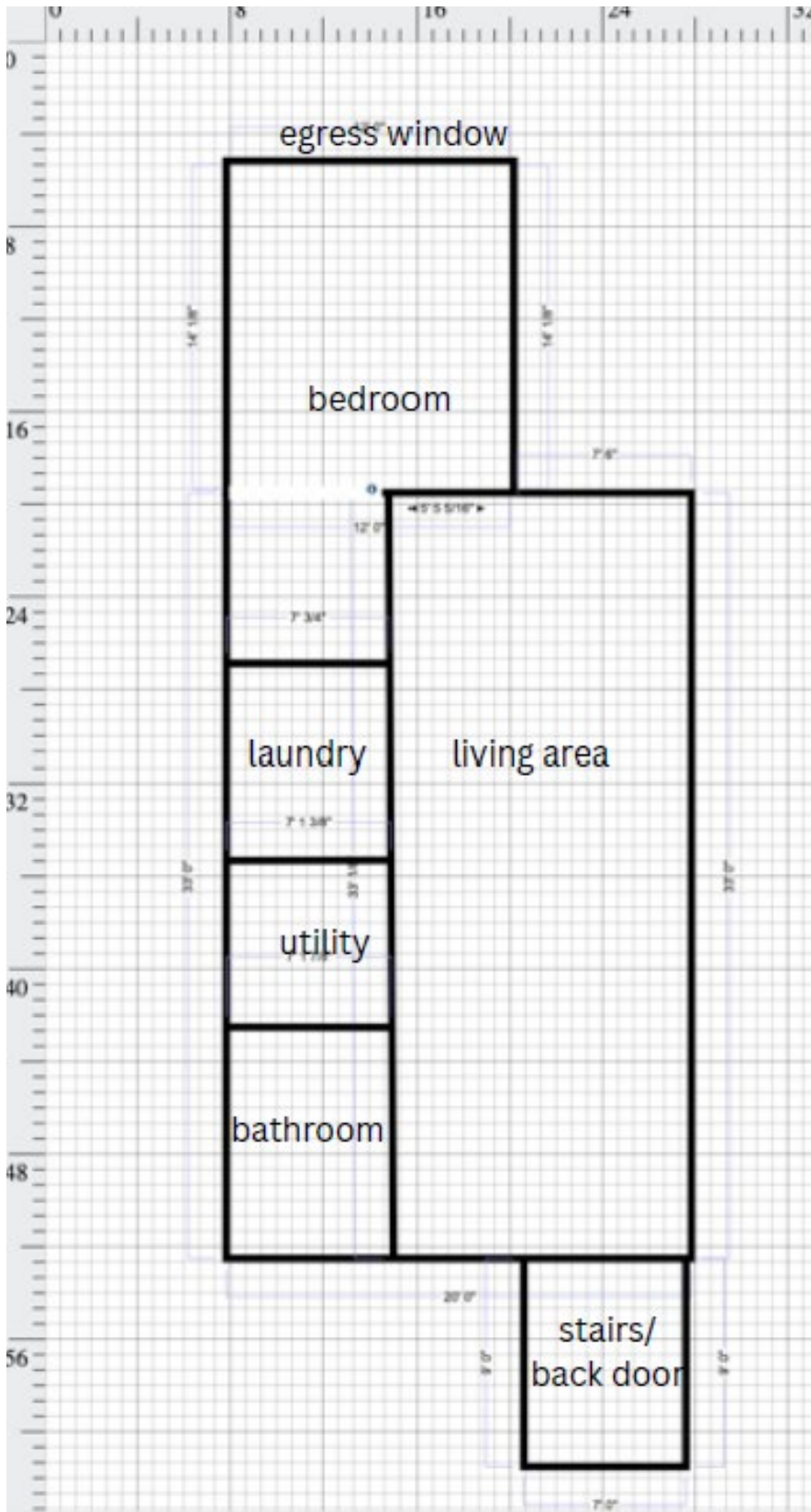
They didn't have many questions, but they thought the home was very beautiful and well kept.

Meeting adjourned at: 11:00 pm

Minutes taken by: Tatum Philip







These items were selected in accordance with prevailing real estate purchase agreements and should receive prompt attention. It is the responsibility of the buyer to decide if any of the items should be addressed, not the inspector.

The second section includes "Minor Concerns". These were items that do not necessarily affect the habitability of the home and may be for information purposes. Please reference the entire inspection report for more detailed information and pictures pertaining to this inspection.

## MAJOR CONCERNS

### EXTERIOR

#### WALLS & SIDING:

##### 2.2 CONDITION:

Sealant between the siding and the windows was insufficient. In addition, the EIFS window sills had no slope, which allows water to sit on the sill. Active moisture present at the interior wall below bathroom window and window off the entryway. Active moisture also present at the sheathing behind the EIFS. Intrusive repairs behind the EIFS may be necessary. All windows should be checked for similar conditions. Consult a siding contractor familiar with EIFS siding for further evaluation and repairs as needed.

### ROOF SYSTEM

#### ATTIC SPACE:

##### 4.6 VENTILATION: TYPE & CONDITION:

No attic ventilation was provided. Installation of intake air vents at the soffits and exhaust air vents at the roof peak is necessary for proper ventilation to conform to building standards. Correct attic ventilation will reduce heat build-up in the attic, lower cooling costs and reduce overall wear on roofing shingles.

#### ROOF:

##### 4.9 CONDITION:

Significant granular loss present at the flat roof at the rear side. Replacement of the affected roof covering is recommended. Consult a qualified roofing contractor for further evaluation and repair or improvement as needed.

### PLUMBING

#### FUEL SYSTEM:

##### 5.10 METER/TANK LOCATION-CONDITION:

A gas leak was present at the interior, in basement near furnace, identified with blue tape. See attached pictures for locations. Repair or improvement is recommended for safety purposes. Contact the gas utility company for further evaluation and contact plumber for all necessary repairs or improvements as necessary. It is recommended that either the gas company or our team return after repairs are completed to verify no gas leaks remains, as our experience proves many times, gas leaks are overlooked and/or not repaired fully.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

Other minor items are also noted in the report and are listed below. They should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear.

OID # 136109

This confidential Inspection Report was prepared exclusively for Tatum Phillip,  
by Blake Lynn InspectorNick.com, LC

## MINOR CONCERNS OR INFORMATIONAL ITEMS

### EXTERIOR

#### WALLS & SIDING:

##### *2.2 CONDITION:*

The exterior siding was in contact with the concrete at the walkway. This area is vulnerable to infestation of wood destroying insects and moisture damage. Periodically monitor the condition of this area. Keep the siding well sealed as good maintenance. Consider improvement to provide clearance.

There is no flashing installed between the EIFS siding and the AMSV siding. This area must remain sealed to prevent moisture entry. Consult a qualified siding contractor or general contractor for repair or improvement as necessary. The lower edge of the EIFS siding is damaged at the west side. Repair is recommended. Consult a qualified siding contractor or general contractor for repair or improvement as necessary.

Sealant around siding penetrations (Example -A/C lines, gas supply piping, light fixtures, etc) was insufficient resulting in potential for moisture and pest intrusion. Application of sealant as part of regular maintenance is needed.

#### EAVES, SOFFITS, FASCIA & TRIM:

##### *2.3 MATERIAL AND CONDITION:*

Gap present at front soffit. Recommend sealing gap to prevent pest entry. Consult a qualified exterior siding contractor for repair or improvement as necessary.

Gap present at fascia above the front entrance and at rear side. Repair is recommended to prevent pest entry. Consult a qualified exterior siding contractor for repair or improvement as necessary.

### FOUNDATION:

#### BASEMENT:

##### *3.2 FLOOR: TYPE AND CONDITION*

Small cracks were observed on the basement concrete floor due to shrinkage during the curing process or normal settlement. These cracks appeared to be within normal tolerance.

##### *3.4 WALLS: TYPE AND CONDITION*

Efflorescence (A growth of salt crystals on a surface caused by evaporation of salt-laden water) was present on the SE and west interior wall of foundation, due to improper terracing and saturation of foundation wall.

##### *3.9 OTHER OBSERVATIONS:*

Evidence of prior termite infestation was observed at floor joist in the basement. Traces of termite shelter tubes were observed. Due to the hidden nature of termite infestation, additional areas may be present.

No emergency egress was provided in the basement. There was only one exit from the finished basement. The basement should not be used for sleeping. In the event of fire, an alternate emergency exit is required when sleeping in the basement. Install an additional exit, such as an egress window or full size door to the exterior, if the basement is used as a sleeping area.

### ROOF SYSTEM

#### GUTTERS & DOWNSPOUTS:

##### *4.11 TYPE & CONDITION:*

There is a downspout that empties water run-off onto a walkway or driveway and can present a slip and fall condition in freezing weather and voids under slab due to water migration under slab. Rerouting is recommended in order to keep the water from discharging onto or near walkway/driveway slabs. Installation of buried sub-surface downspout maybe needed and should be considered.

The gutters on the rear side are damaged. The damage does not appear to affect the slope of the gutter. Repair may be desired.

### PLUMBING

#### MAIN WATER SERVICE PIPE:

##### *5.1 TYPE & CONDITION:*

The inspector was unable to locate the main water shut off valve. Consult with the owner as to the location of the main water shut off valve.

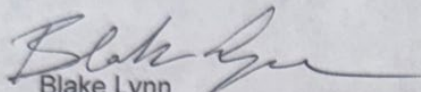
#### WASTE WATER PIPES:

##### *5.3 TYPE & CONDITION:*

Sometimes older underground drain pipes can become clogged with roots or other debris or be damaged and may need to be cleaned periodically or replaced. These conditions may not be evident at the time of inspection and only show up after occupancy and usage by a new owner. Replacement/Repair of underground waste line is expensive and should be considered a major concern. A sewer drain camera inspection is recommended. Call our office to schedule a sewer scope.

To Whom It May Concern,

In regard to the roof at 809 Central Ave, Kansas City, KS 66101, the overall condition of the roof is in serviceable condition. The area of roof mentioned in the original report is only a small section of the roof. This section did have granule loss present but I would estimate it still has a few years of life remaining. No immediate repairs or replacement is needed, as no evidence of leakage exists.

 11/30/25  
Blake Lynn  
Certified Home Inspector  
816-519-4358

State Farm Fire and Casualty Company  
A Stock Company With Home Offices in Bloomington, Illinois  
PO Box 2356  
Bloomington IL 61702-2356



PHILIP, TATUM  
809 CENTRAL AVE  
KANSAS CITY KS 66101-3503

## RENEWAL DECLARATIONS

**AMOUNT DUE:** None  
**Payment is due by TO BE PAID BY MORTGAGEE**

**Policy Number:** [REDACTED]

**Policy Period:** 12 Months  
**Effective Dates:** AUG 01 2025 to AUG 01 2026  
The policy period begins and ends at 12:01 am standard time at the residence premises.

**Your State Farm Agent**  
HOUSTON RICHARDS  
15441 E US HIGHWAY 24  
INDEPENDENCE MO 64050-2217

**Phone:** (816) 796 9111

**Roof Material:** Composition Shingle  
**Roof Installation Year:** 2023

### Homeowners Policy

#### Location of Residence Premises

732 EVERETT AVE  
KANSAS CITY KS  
66101-2005

**Construction:** Frame  
**Year Built:** 2023

#### Automatic Renewal

If the **POLICY PERIOD** is shown as **12 MONTHS**, this policy will be renewed automatically subject to the premiums, rules, and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

### IMPORTANT MESSAGES

Please help us update the data used to determine your premium. Contact your agent with the year each of your home's utilities (heating/cooling, plumbing, or electrical) and roof were last updated.

#### PREMIUM

Annual Premium	\$1,374.00
<i>Your premium has already been adjusted by the following:</i>	
Utility Rating Credit	Home/Auto Discount
Claim Record Discount	Loyal Customer

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<b>Total Premium</b>	<b>\$1,374.00</b>
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## check-out instructions

THANK YOU SO MUCH FOR STAYING!


CHECK-OUT IS AT 11 AM ON  
THE DAY OF DEPARTURE

PLEASE:

- LEAVE USED BEDS UNMADE
- PLACE ALL USED TOWELS IN WASHER, BUT PLEASE DO NOT START LOAD
- PLACE ALL TRASH IN OUTDOOR TRASH BIN
- MAKE SURE ALL WINDOWS AND DOORS ARE SHUT AND LOCKED
- TURN OFF ALL LIGHTS AND FANS
- IN COLD MONTHS: SET HEAT TO 68
- IN HOT MONTHS: SET HEAT TO 76
- SET ALARM IN AWAY MODE
- LOCK FRONT DOOR ON THE WAY OUT

## house information

 *wifi* NETWORK: 809 CENTRAL  
PASSWORD: BESTCBCNB (NO CAPS)


 *location* 809 CENTRAL AVENUE,  
KANSAS CITY, KS 66101


 *contact* AIRBNB APP OR  
TEXT 816-645-3670

 *house rules*


- NO PETS
- NO PARTIES
- NO SMOKING INSIDE
- ONLY USE BLACK TOWELS TO REMOVE MAKEUP
- NO TAPE FOR DECOR (RIPS OFF PAINT)

## house information

 *wifi* NETWORK: 809 CENTRAL  
PASSWORD: BESTCBCNB (NO CAPS)

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- NO TAPE FOR DECOR (RIPS OFF PAINT)



### Transaction Details



**Midwest Foundation Supply LLC**

**\$1,186.12**

● Pending transaction

#### Transaction Details

Type Sale

Transaction date Nov 21, 2025

5616 Raytown Rd,  
Raytown, MO 64133

(816) 527-8511

Description LS MIDWEST FOUNDATION

Merchant type Hardware stores

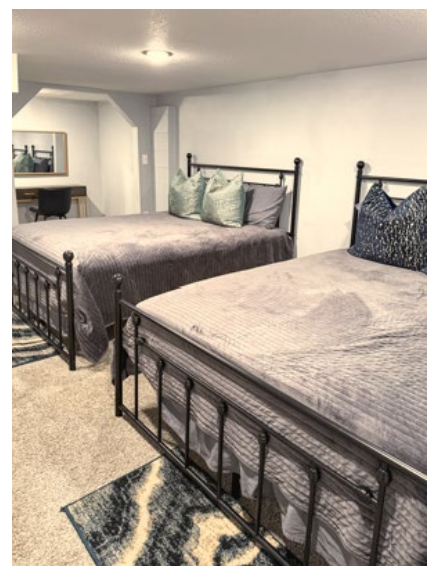
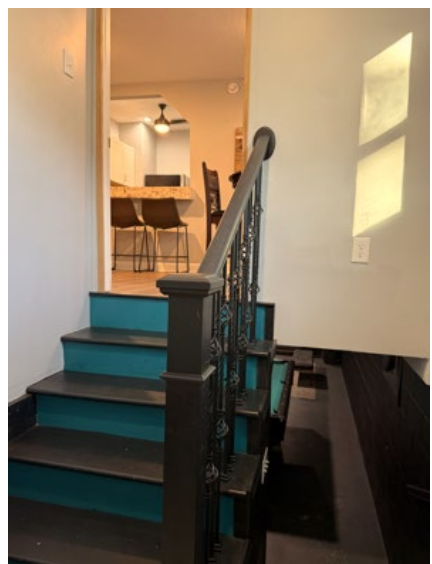
Method Online, mail or phone

Card number (...5044)

**Keep in mind:** These details may change once the merchant finishes processing the transaction, which typically takes 2 to 3 business days.











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

SP2025-081

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 SP2025-081, commonly known as 809 Central Avenue, Kansas City, Kansas, legally described as:

RIVERVIEW B30-35, S15, T11, R25, ACRES 0.09, B35 W 1/2 L5, located at 809 Central Avenue.

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

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

- 1. All major concerns from the Home Inspection report dated August 1, 2023 must all be corrected prior to submitting a renewal application or a Trade Contractor must state in writing that the items in the Home Inspection Report from August 1, 2023, are in good standing. The Applicant must provide an up-to-date total home inspection report with their renewal application;**
- 2. Maximum number of guests shall be six (6);**
- 3. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**

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

property may also be subject to enforcement actions and administrative citations;

16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for 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 \_\_\_\_\_, 2026.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** **Special Use Permit Petition SP2025-082**

## GENERAL INFORMATION

### Applicant Information:

Jaime Garcia  
1809 North 7<sup>th</sup> Street Trafficway  
Kansas City, Kansas 66101

### Subject Property:

1809 North 7<sup>th</sup> Street Trafficway  
Kansas City, Kansas 66101

### Requested Action and Purpose:

Approval of a Special Use Permit for  
used automotive sales.

### Commission Districts:

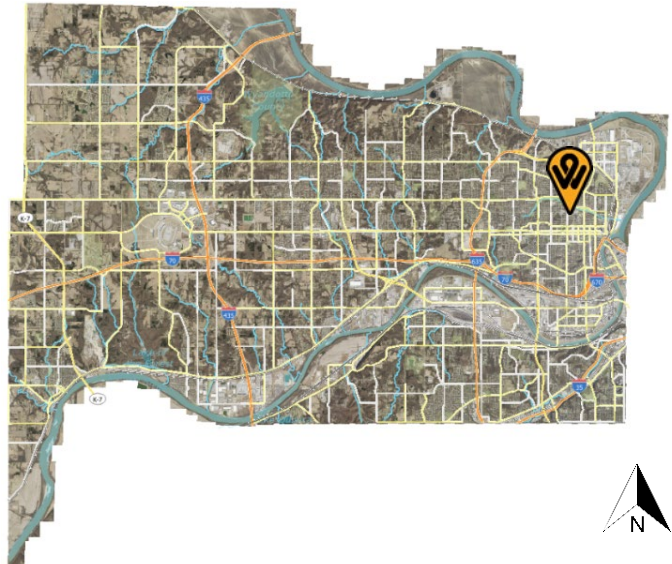
Commissioner At-Large District #1:  
Melissa Bynum  
District #1 Commissioner:  
Jermaine Howard

### Existing Zoning District(s):

M-3 Heavy Industrial District

### Plan Area:

Northeast Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	M-3 Heavy Industrial District	Jersey Creek Park East
<b>South</b>	R-1 Single Family and RP-5 Planned Apartment Districts	Single-family homes
<b>East</b>	R-1(B) Single Family District	Residential home
<b>West</b>	M-2 General Industrial District	Jacobs Property Management

**Total Tract Size:** 2.49 Acres

**Comprehensive Plan Designation:** The Northeast Area Plan designates the subject property as Lower-Medium Density Residential, which allows single-family homes, townhouses and duplexes and Neighborhood Mixed Use, which allows for a mix of single-family houses, apartment buildings, small commercial buildings, and mixed-use buildings.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates North 7<sup>th</sup> Street Trafficway as a Minor Arterial.

**Parking Requirement:** Section 27-470(f) states that one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet.

**Landscaping Requirement:** Section 27-470(h) states that 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 – November 13, 2025  
Letters to Property Owners – November 14, 2025

**Public Hearing(s):** December 8, 2025 and January 8, 2026

**Public Support:** None to date.

**Public Opposition:** None to date

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## PROPOSAL

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Detailed Outline of Requested Action: The applicant, Jaime Garcia, is requesting a Special Use Permit to operate a used automotive sales dealership at 1809 North 7<sup>th</sup> Street.

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

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## RELATED ENFORCEMENT AND ACTION ITEMS

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### Noise or Disturbance Complaints:

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

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

1. 19220-00611 – Graffiti – October 15, 2019 – Completed.

### Outstanding or Related Permit and Cases:

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

### Previous Planning Actions:

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

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## FACTORS TO BE CONSIDERED

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

The subject property is located within the Northeast Statistical Neighborhood, Groundworks Neighborhood Business Group, and Census Block Group #0411002. The neighborhood consists of M-3 Heavy Industrial District to the north, M-2 General Industrial District to the west and residential homes to the south and east of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the M-3 Heavy Industrial District, M-2 General industrial District, R-1 Single-Family District and R-1(B) Single-Family District. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property. The removal of restrictions could detrimentally affect nearby property.

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

The property has been vacant since May 2025.

- 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 the subject property as Lower-Medium Density Residential, which allows single-family homes, townhouses and duplexes and Neighborhood Mixed Use, which allows for a mix of single-family houses, apartment buildings, small commercial buildings, and mixed-use buildings. The proposed use conforms to the Northeast Area Plan designation.

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

The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 7<sup>th</sup> Street Trafficway, a Minor Arterial to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public because the property is right next to a residential home to the south. Loud noise, light, vibration, and traffic could cause potential problems. The proposed use could affect the use, 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.***

Noise, vibration, and illumination could potentially be expected to occur in durations or intensities to create issues with nearby properties. This could occur from vehicles being brought to the property at hours not normally associated with "typical" business hours from 8:00 AM to 6:00 PM because the property is zoned M-3, and there are no operating restrictions unless set forth by the

governing body for this Special Use Permit.

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

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

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted 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. 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 M-3 Heavy Industrial 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, however, given the shape of the property, the southeast corner of the site, abutting New Jersey Avenue appears to be the locale for additional inventory of vehicles on the property.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 1809 North 7<sup>th</sup> Street on November 21, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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Noise  
Lights  
Vibration

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-082**, for two (2) years, subject to:

- 1. Hours of operation are Mondays – Saturdays, 9:00 AM – 6:00 PM;**
- 2. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 3. Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
- 4. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
- 5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;**
- 6. 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](mailto:businesslicense@wycokck.org);**
- 7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
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) 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;

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.

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-082** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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December 8, 2025 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Neighborhood Meeting Documents  
Site Plan  
Floor Plan  
Images Submitted by Applicant  
Images Taken by Staff on November 19, 2025

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## PUBLIC HEARING SCHEDULE

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

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-082** 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 **SP2025-082**, 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.

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

**Hearing starts at 28:21:**

**SP2025-082 - JAIME GARCIA**

**Synopsis:** Special Use Permit for automobile sales at 1809 North 7th Street. Detailed Outline of Requested Action: The applicant, Jaime Garcia, is requesting a Special Use Permit to operate a used automotive sales dealership at 1809 North 7<sup>th</sup> Street.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Easterwood attended the neighborhood meeting.

**Present in Support:**

- Jaime Garcia, Applicant, 1809 North 7<sup>th</sup> Street, Kansas City, Kansas 66101
- Stevie Wakes, 533 Oakland Avenue, Kansas City, Kansas 66101

The Planning Commission directed questions to the Applicant.

**Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 31:21:** Lead Planner Byron Toy stated that the applicant will pave and restripe the parking lot. Repair of vehicles is not allowed on site. Staff recommends approval with conditions.

**Motion starts at 32:04:**

On motion by Commissioner Easterwood, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-082 for two (2) years:**

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

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

**Subject to:**

- 1. Hours of operation are Mondays – Saturdays, 9:00 AM – 6:00 PM;**
- 2. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 3. Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
- 4. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where**

- such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process;
  6. 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](mailto:businesslicense@wycokck.org);
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  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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
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- 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) 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;
  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.

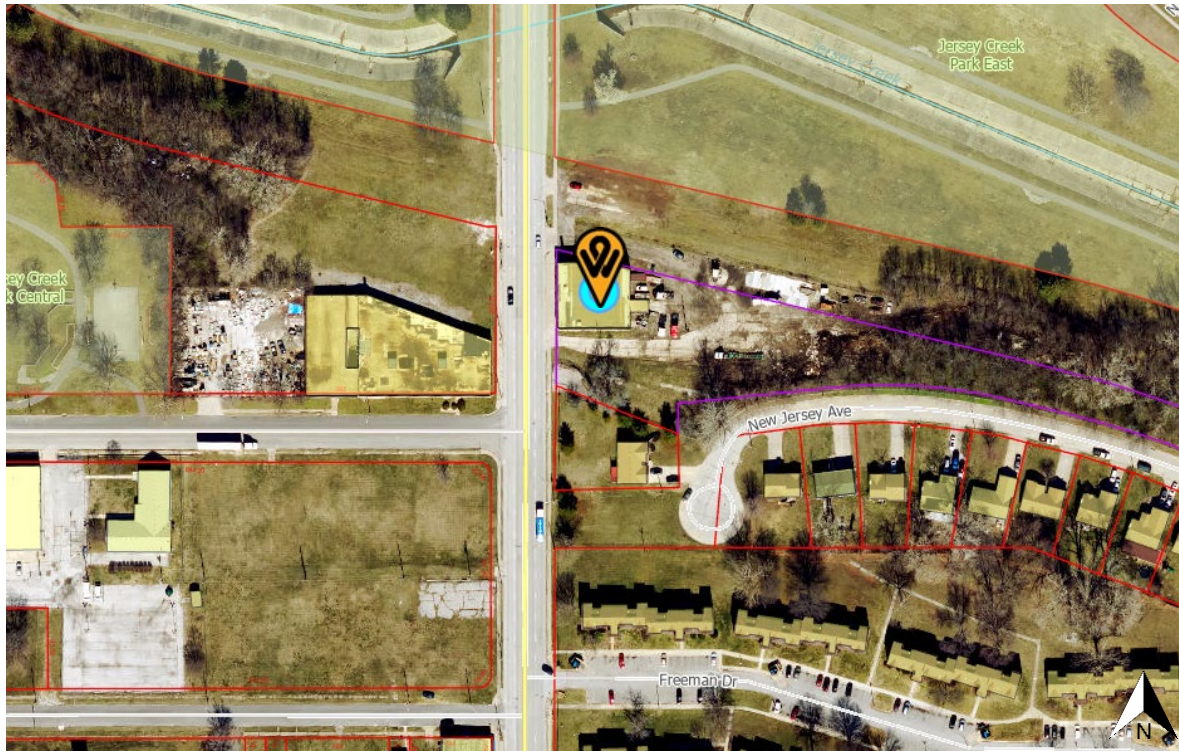
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# ATTACHMENTS

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## AERIAL IMAGERY

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## ZONING MAP

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# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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Special Use Permit Application – Vehicle Dealership

Application No.: SP2025-082

Location: 1809 N 7th Street, Kansas City, KS 66101

Date of Meeting: 11/21/2025

Start Time: 5:30 PM

End Time: 6:20 PM

### Neighborhood Meeting Minutes

#### 1. Meeting Purpose

The purpose of the meeting was to inform surrounding residents about the proposed vehicle dealership at 1809 N 7th Street and to gather community feedback, questions, and concerns regarding Special Permit Application SP2025-082.

#### 2. Attendance

A total of 8 neighborhood residents attended the meeting. All attendees reside within the surrounding area of the project site.

#### 3. Overview of Proposed Project

The applicant provided an overview of the planned small vehicle dealership operation, including the intended use of the property, improvements to the site, and commitments to meet Unified Government requirements.

#### 4. Questions, Comments, and Discussions

The following topics and concerns were raised by neighbors during the meeting:

##### A. 6-Foot Privacy Wall

- Residents asked whether a 6-foot privacy wall would be constructed.
- Discussion included potential benefits to community appearance, noise reduction, and property separation.

#### B. Community Benefits

- Attendees asked what benefits the dealership would provide to the community.
- Suggestions included supporting neighborhood youth, improving the site's appearance, and contributing to local safety.

#### C. Expectations of Community Benefits Proposal

- Neighbors requested clarification on any formal community benefit proposals, including engagement or outreach plans.

#### D. Distance to Adjacent Residence

- A resident noted that a family home, specifically a grandmother's residence, is approximately 200 feet away from the site and expressed interest in ensuring respectful operations.

#### E. Mechanical Work

- Neighbors asked whether mechanical repairs or auto shop activities would occur on-site.
- The applicant clarified intended operations and limits on repair work.

#### F. Youth Opportunities & Redirection

- Residents discussed potential opportunities for young people, including mentorship, job exposure, or positive engagement.

#### G. Real Estate Concerns

- Individuals involved in real estate expressed interest in how the dealership could impact property values, traffic, and neighborhood character.

#### H. Community Connection

- Attendees emphasized the importance of knowing who is operating businesses in the community and maintaining open communication.

#### I. Hours of Operation

- Questions were raised regarding the proposed business hours for the vehicle dealership and how late operations would continue.

#### J. Cleanliness & Site Maintenance

- Neighbors emphasized the importance of maintaining a clean, orderly, and well-kept space, free from debris, excessive vehicles, or clutter.

#### 5. Meeting Conclusion

The applicant thanked all attendees for their input and affirmed a commitment to addressing neighborhood concerns while improving the property. Residents were encouraged to continue communication throughout the permitting process.

The meeting adjourned at 6:20 PM.

# MEETING MINUTES

Application Number: SP2025-077

Date and Location: November 24, 2025 @ 5:30pm

Meeting called to order at: 5:30 PM

Names of people in attendance:

1. JUAN MARCADO
2. KARIA PEREZ
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.

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):

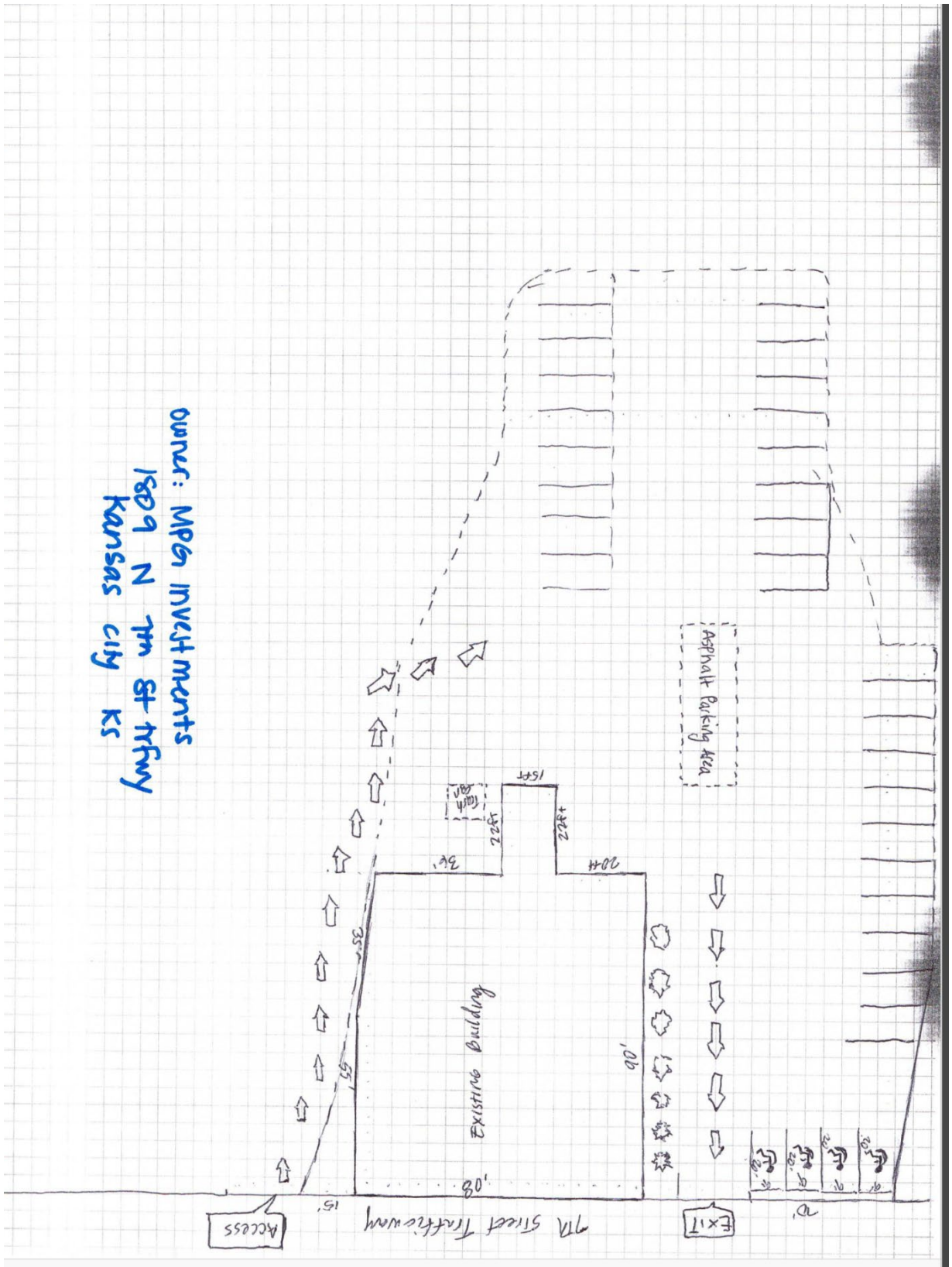
- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

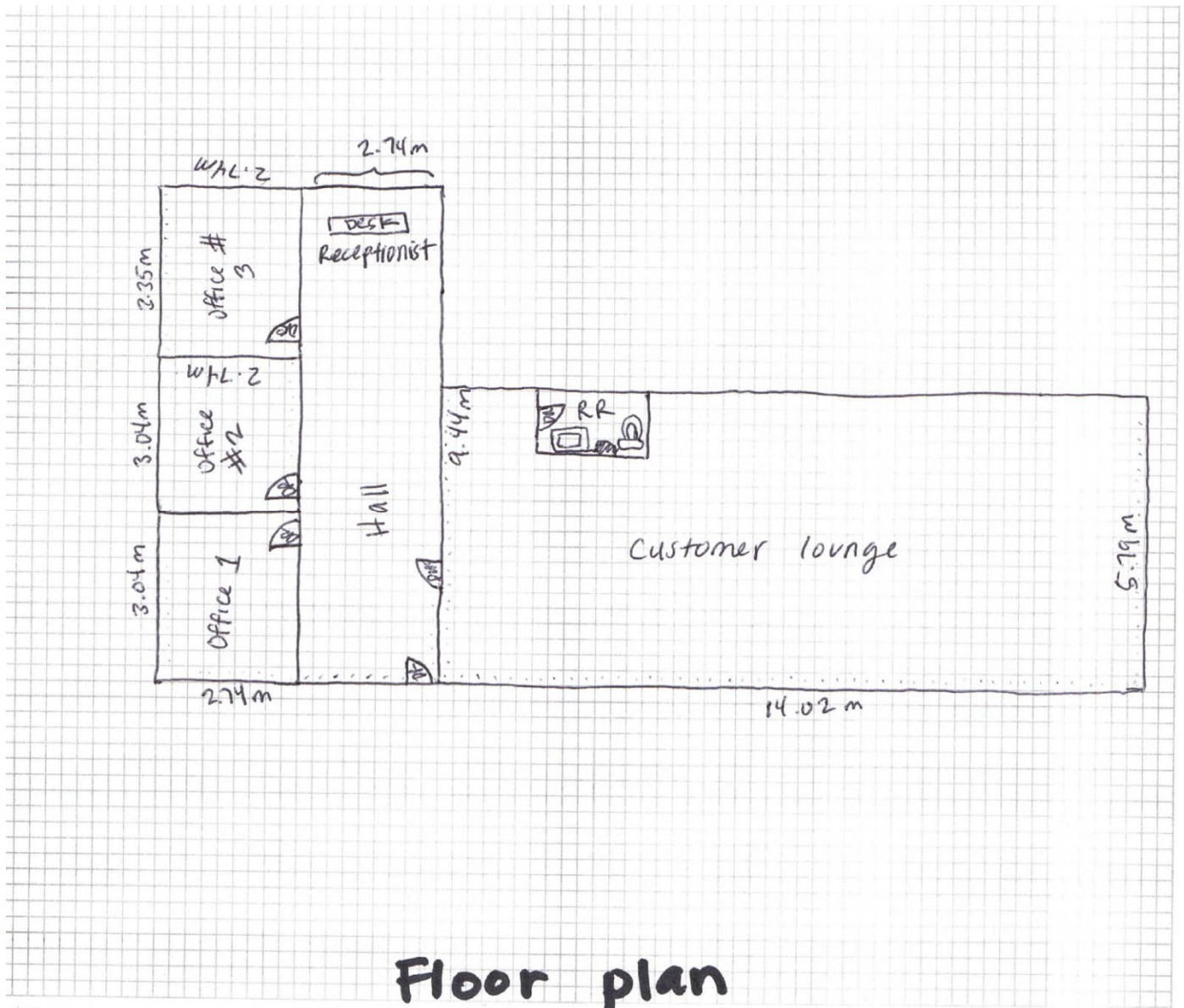
Meeting adjourned at:

Minutes taken by: THAI WILLIAMS



owner: MP6 Investments  
1809 N 7th St Trfy  
Kansas City KS





**Floor plan**









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

SP2025-082

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 SP2025-082, commonly known as 1809 North 7th Street, Kansas City, Kansas, legally described as:

9041, S3, T11, R25, ACRES 2.49, BEG 546FT S OF NE COR SW1/4; W 145.68FT, NWLY CUR RT-119.83FT, N64W-298.56FT, NWLY CUR LT-355.29FT, N79W-65FT, WLY CUR LT-209.68FT, S82W-188.15FT, S 36.65FT, N71W-160.29FT, N 165.65FT, S79E-567.69FT, SELY CUR RT-505.88FT, S64E-185.3FT, SELY CUR LT-293.45FT TO POB CONTG 2.5AC M/L, located at 1809 North 7th Street.

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

**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 Mondays – Saturdays, 9:00 AM – 6:00 PM;**
2. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
3. **Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or**

buffering may be required to soften the visual impact of parking or unsightly areas;

4. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
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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. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
- 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) 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;**
- 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 \_\_\_\_\_, 2026.

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

Attest:

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

APPROVED AS TO FORM:

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



# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** Preliminary Plan Petition PR2025-034

## GENERAL INFORMATION

### Applicant Information:

USD 500 Kansas City, Kansas Public Schools  
Representative  
Brian Hochstein with MKEC Engineering  
11827 West 112<sup>th</sup> Street, Suite 200  
Overland Park, Kansas 66210

### Subject Property:

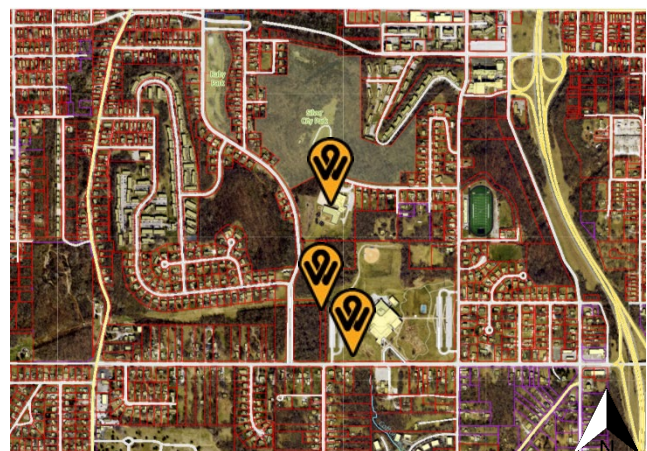
1919 South 26<sup>th</sup> Street, 2515  
Lawrence Avenue, 2400 Steele  
Road, 2015 Haas Drive and 2025  
Haas Drive, Kansas City, Kansas  
66106

### Requested Action and Purpose:

Approval of a Preliminary  
Development Plan to build a  
elementary and middle school  
totaling 141,139 square foot.

### Commission Districts:

Commissioner At-Large, District #2:  
Andrew Kump  
District #3 Commissioner:  
Christian Ramirez



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

**Plan Area:** PlanKCK Comprehensive Plan

	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	<b>R-1(B) Single Family District</b>	<b>Single-family homes and Silver City Park</b>
<b>South</b>	<b>R-1 Single and R-2 Two Family Districts</b>	<b>Single-family homes and Living Stone Family Worship Center</b>
<b>East</b>	<b>R-1 and R-1(B) Single Family Districts</b>	<b>Single-family homes</b>
<b>West</b>	<b>R-1 and R-1(B) Single Family Districts</b>	<b>Single-family homes and wooded, undeveloped land</b>

**Total Tract Size:** 60.57 Acres

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public/Institutional, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Steele Road as a Major Collector, and Haas Drive and Lawrence Avenue as Local Streets.

**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.

**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 7,000 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. 377 trees are provided.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – Not Required Letters to Property Owners – November 14, 2025
<b>Public Hearings:</b>	December 8, 2025 and January 8, 2026
<b>Public Support:</b>	None to date.
<b>Public Opposition:</b>	There was one (1) person present at the December 8, 2025 City Planning Commission with concerns about traffic and loitering.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Doug Clements with USD 500 Kansas City Kansas Public Schools, is requesting a Preliminary Development Plan to create one (1) lot and to build an elementary and middle school totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26<sup>th</sup> Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive and 2025 Haas Drive.

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.

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## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

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

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

1. ENV24-2016 – 2024 – Code-Environment – Low hanging tree limbs.
2. CMP24-2619 – 2024 – Enforcement Complaint – Noxious weeds and trees grown into the power lines. Closed.
3. CMP21-2329 – 2021 – Enforcement Complaint – Tree compliant. No violations found.

4. 16220-00596 – 2016 – Graffiti – Graffiti on storage building. Closed.

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

1. Between 2002 – 2014, there have been numerous electrical, commercial, mechanical, plumbing, DRC, elevator certificate and fire suppression permits at the subject property.

### **Previous Planning Actions:**

1. 2016 – PR-2016-23 – Final Development Plan for futsal courts – Approved.
2. 2016 – PR-2016-2 – Final Development Plan for futsal courts – Approved.

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## **FACTORS TO BE CONSIDERED**

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

The site is 60.57 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 Steele Road and Lawrence Avenue via Haas Drive. As part of this development, platted right-of-way from 1925 is proposed to be vacated.

The Traffic Impact Study is being reviewed by a third party on behalf of Public Works and Traffic Engineering. Comments will be sent directly from Public Works to the applicant's representative.

### ***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 Harmon High School is in the 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 PlanKCK Comprehensive Plan Public/Semi-Public/Institutional land use designation, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions and Low-Density Residential land use designation, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

Additionally, the proposed use conforms to the Subdivision Code, goDotte Countywide Strategic Mobility Plan, which requires sidewalks on Lawrence Avenue, Haas Drive and Steele Road.

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

The property is accessed from Lawrence Avenue, Steele Road, and Haas Drive. No additional right-of-way is proposed to be dedicated as part of the development.

**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 conventional (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 South Patrol, District #331.

**e. Fire**

Fire service is provided by Station #7, located at South 27<sup>th</sup> Street and Strong Avenue, which is one-half (½) mile from the subject property.

**f. Transit**

Kansas City ATA provides transit service along Central Avenue, Route #102.

**g. Schools**

Public Education is provided by Silver City Elementary School, Argentine Middle School, and Harmon High School, under Kansas City Kansas USD 500.

**h. Streets**

The subject property is accessed off Steele Road, a Major Collector, and Haas Drive and Lawrence Avenue, as a Local Streets.

**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), 60.57-acre lot for the development of Silver City Elementary School and Argentine 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 elementary and 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 Argentine area and is infill development south of Silver City Park. As part of the development, existing sanitary and storm sewers will need to be relocated.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 2400 Steele Road, Kansas City, KS 66106 (JC Harmon High School) on November 19, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## KEY ISSUES

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Vacation of Existing Right-of-Way  
Landscaping and Screening  
Traffic  
Pedestrian Circulation  
Lighting

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## PLANNING COMMISSION RECOMMENDATION

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **PR2025-034**, 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: Existing right-of-way will be vacated by instrument of the plat;
4. 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;
5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
6. 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;
7. 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;
8. 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;
9. 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 on the east and north sides of the middle school and parking lot, and the south

- of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
10. 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;
  11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process.
    - a. Pole and pylon signs are prohibited in the Sign Ordinance;
  12. All landscaping shall be irrigated;
  13. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
  14. 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);
  15. 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;
  16. 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;
  17. 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;

18. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by [info@wycokck.org](mailto:info@wycokck.org) to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
22. 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;
23. 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,
24. 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](mailto:info@wycokck.org) prior to construction to arrange this meeting.
25. When filing for a Final Plan Review, options to close the Lawrence Avenue entrance during non-school hours to prevent people coming in through the access drive will be explored (Added by the City Planning Commission).

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## STAFF COMMENTS AND SUGGESTIONS

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Staff concurs with the recommendation of the City Planning Commission.

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## STAFF RECOMMENDATION AND CONDITIONS

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Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **PR2025-034** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

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## ATTACHMENTS

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

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	December 8, 2025 Approval	January 8, 2026
Preliminary Plat	December 8, 2025 Approved	Not Required

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**STAFF CONTACT:**

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

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## MOTIONS

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I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2025-034** 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 **PR2025-034**, 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.

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

#### **Hearing starts at 33:03:**

#### **PLAT2025-034 - DOUG CLEMENTS**

**Synopsis:** Preliminary Plat for the construction of a new Silver City/Argentine Elementary/Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 and 2025 Haas Drive (in conjunction with PR2025-034). 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 elementary and middle school totaling 65,396 and 117,695 square feet, respectively, new parking lots, playground, athletic field, walking paths and detention facilities at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 Haas Drive and 2025 Haas Drive.

#### **PR2025-034 - DOUG CLEMENTS**

**Synopsis:** Preliminary Plan Review for the construction of a new Silver City/Argentine Elementary/Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015 and 2025 Haas Drive (in conjunction with PLAT2025-034).

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 59<sup>th</sup> Street, Kansas City, Kansas 66104
- Brian Hochstein, Project Engineer at MKEC Engineering, 11827 West 111<sup>th</sup> Street, Suite 200, Overland Park, Kansas 66210

The Planning Commission directed questions to the Applicant.

**Present in Opposition:**

- Richard Ortiz, 2425 Lawrence Avenue, Kansas City, Kansas 66106, concerns about traffic

**Staff Recommendation starts at 49:38:** Lead Planner Byron Toy stated that to address the neighbor’s concerns that a stipulation can be added that during the Final Plan Review the school district and their design professionals work out options to close the Lawrence Avenue entrance during non-school hours to prevent people coming in through the access drive. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

**Motion starts at 51:33:**

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2025-034, adding additional stipulation #25:**

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

**Motion to recommend APPROVAL 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: Existing right-of-way will be vacated by instrument of the plat;**
- 4. 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;
5. For the Final Development Plan: Adhere to comments generated by the Public Works Department and the County Traffic Engineer as a result of analysis of the traffic study;
6. 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;
7. 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;
8. 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;
9. 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 on the east and north sides of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development;
10. 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;
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or [signpermits@wycokck.org](mailto:signpermits@wycokck.org) to begin this process.
  - a. Pole and pylon signs are prohibited in the Sign Ordinance;
12. All landscaping shall be irrigated;
13. All deciduous and shade trees shall be at least two (2) inch caliper when planted;
14. 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);
15. 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;
16. 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;
17. 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;
18. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or [businesslicense@wycokck.org](mailto:businesslicense@wycokck.org);
19. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by [buildinginspection@wycokck.org](mailto:buildinginspection@wycokck.org) to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
20. All existing and future driveways must feature curb cuts that are constructed to UG standards;
21. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by [info@wycokck.org](mailto:info@wycokck.org) to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
22. 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;
23. 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,

24. 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](mailto:info@wycokck.org) prior to construction to arrange this meeting.
25. When filing for a Final Plan Review, options to close the Lawrence Avenue entrance during non-school hours to prevent people coming in through the access drive will be explored **(Added by the City Planning Commission).**

**Motion starts at 53:11:**

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of PR2025-034:**

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

**Motion to recommend APPROVAL passed: 7 to 0**  
**Subject to the above conditions.**

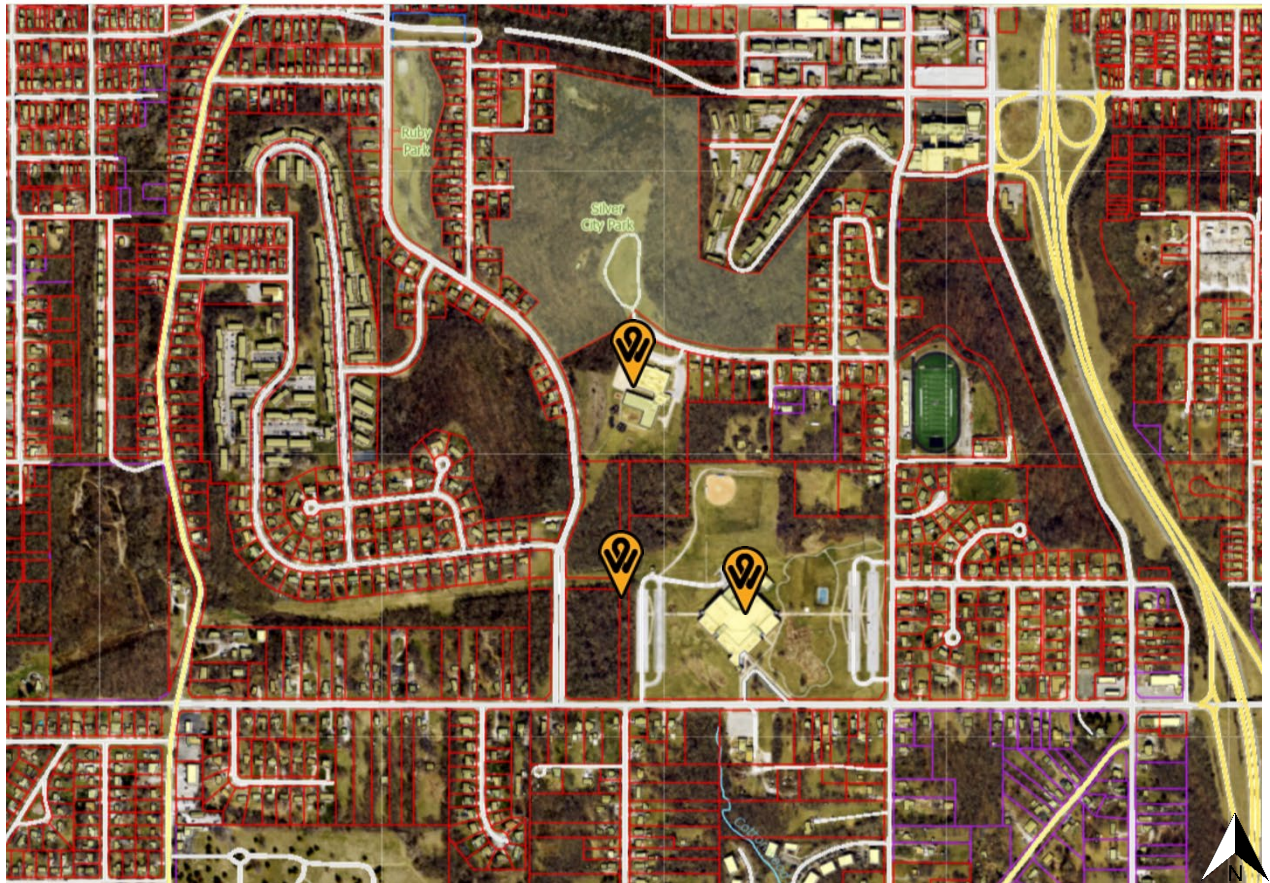
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## ATTACHMENTS

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### AERIAL IMAGERY

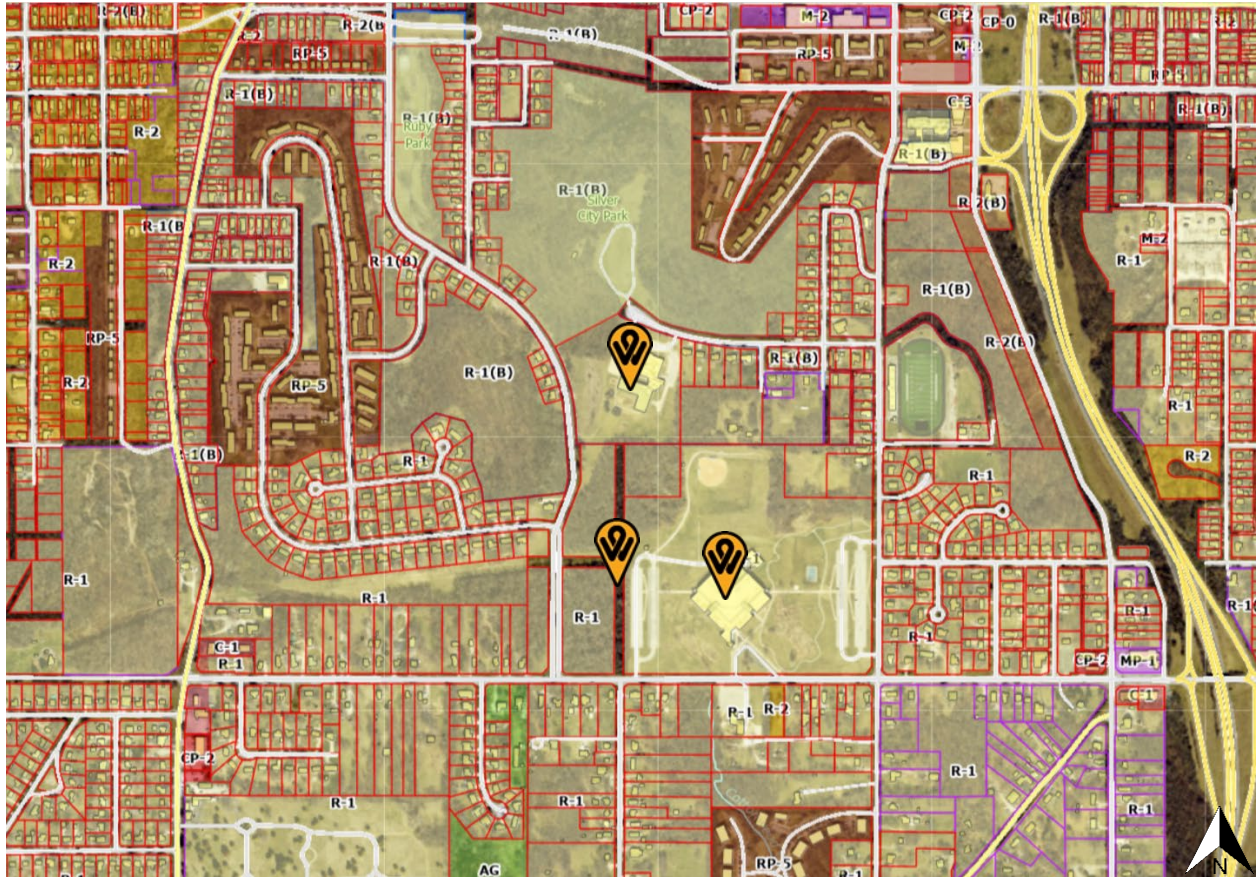
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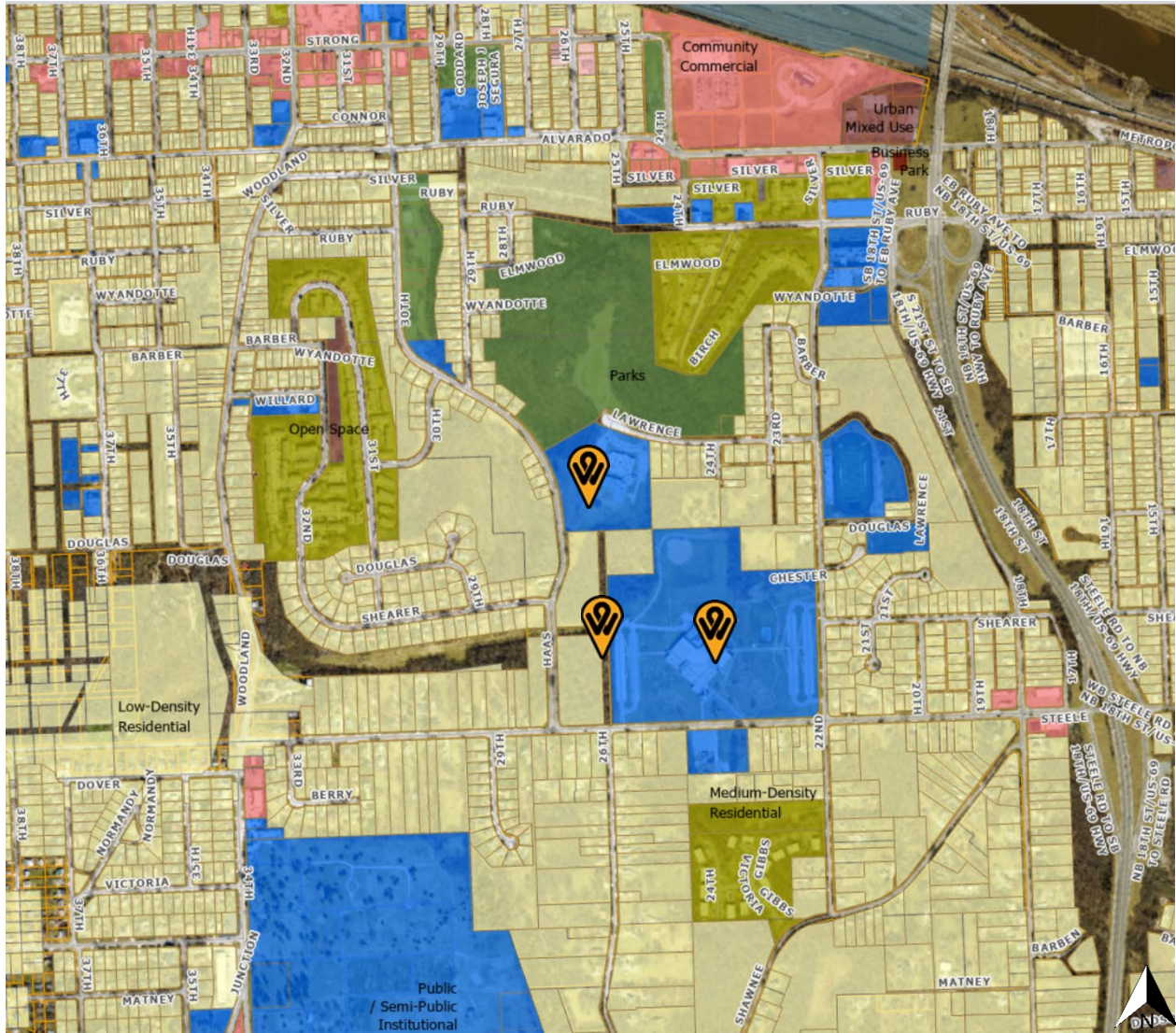
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### ZONING MAP

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# LAND USE MAP



## ADDITIONAL ATTACHMENTS



November 24, 2025

Unified Government of Wyandotte County  
Department of Planning + Urban Design  
701 N 7<sup>th</sup> Street, Suite 423  
Kansas City, Kansas 66101

REFERENCE: Preliminary Plan Petition PR2025-034 & USD 500 Campus Preliminary Plat  
PLAT2025-034  
Responses to November 17, 2025 Review Comments

Dear Mr. Byron Toy,

The following are our responses to the City of Kansas City, Kansas comments provided November 17, 2025.

**Planning & Urban Design:**

1. What are the square footages of the elementary school and middle school?

***Response: Argentine Middle School – 117,695 SQ. FT., KCK New Elementary School – 65,396 SQ. FT.***

2. 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.***

3. 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: A four-foot sidewalk will be added along Haas Drive for connectivity and walkability. Connections through the proposed Middle School site will provide neighborhood connectivity and walkability. Other sidewalks are not planned.***

4. For the Final Plat: Existing right-of-way will be vacated by instrument of the plat.

***Response: Comment acknowledged.***

11827 W. 112th St., Ste. 200 • Overland Park, KS 66210 • T 913.317.9390 • F 913.317.9385 • MKEC.COM



5. 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.**

**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 except for the storm shelter.

**Response: Comment acknowledged.**

**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 east and north side of the middle school and parking lot, and the south of the bus loop and parking lot need (across Steele Road) to be screened from the overall development.

**Response: (10) Ten Black Hills Spruce have been added to the plan to create additional screening. There is a 10' grade change from single family to parking lots and existing landscape material exists and will remain to assist in screening.**

**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. Pole and pylon signs are prohibited in the Sign Ordinance.

***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.***

**General Engineering:**

1. Insert plat in plan set and show in Sheet Index.

***Response: Preliminary Plat added to Preliminary Development Plan Set.***

2. Provide 10-foot utility easements around the out-boundary lot lines of the plat. Easement not required when utilities exist and not required to be extended.

***Response: Utility easements will be provided with the Final Plat.***

**Erosion Control:**

1. Note work shall conform to requirement of the Unified Government of Wyandotte County / Kansas City, Kansas (the UF) Specification Section 2150 – Erosion and Sediment Control.

***Response: Note added to the Erosion Control Plan.***

2. Add a “good housekeeping” note, i.e., “Good housekeeping, including spill response shall be performed in accordance with UG Specification Section 2150 – Erosion and Sediment Control.”

***Response: Note added to the Erosion Control Plan.***

3. Indicate limits of disturbance.

***Response: Limits of disturbance will be added to the final development plans.***

4. On the erosion control plan, indicate location of temporary material stockpile or onsite waste area(s) in the case that excavated material, or topsoil needs to be temporarily stored or wasted on site, and provide downstream erosion control protection.

***Response: Temporary material stockpile will be added to the final development plans.***

5. Personnel responsible for direction installation and maintenance of erosion control measures shall have completed within the previous 24 months a minimum of 7 hours (or 14 hours lifetime) of training in construction site erosion and sediment control.

***Response: Comment acknowledged.***

6. On the erosion control plan add note:  
“All work in public easements and right-of-way and all erosion control must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte Count / 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.”

***Response: Note added to the Erosion Control Plan.***

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

***Response: Note added to the Erosion Control Plan.***

8. Add a note regarding the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed, or reference the pre-construction plan, i.e., construction entrance, silt fence perimeter control, inlet protection, etc.

**Response: Note added to the Erosion Control Plan. Construction sequencing will be added to the final development plans.**

9. Provide a rock construction access on all phases prior to completion of paved surfaces on the site to reduce the tracking or flowing of sediment onto paved roadways. (or other impervious surfaces).

**Response: Rock construction access will be added to the final development plans.**

10. Provide a concrete washout tank on all phases with concrete deliveries to site.

**Response: Concrete washout will be added to the final development plans.**

11. Add a note regarding additional measures, i.e., The contractor shall be responsible for providing additional erosion control measures or modifications when the plan fails to substantially control erosion or offsite sedimentation.

**Response: Note added to the Erosion Control Plan.**

12. Add a note regarding temporary seeding, i.e., The Contractor shall temporarily see, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has ceased for a period of fourteen (14) calendar days.

**Response: Note added to the Erosion Control Plan.**

13. Add a note regarding 70% vegetation, i.e., The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.

**Response: Note added to the Erosion Control Plan.**

14. Add a note the contractor shall inspect erosion control devices every 7 days and within 24 hours of ½-inch rain. The contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, or as soon as practicable after inspection.

**Response: Note added to the Erosion Control Plan.**

15. Show vegetation type and location on final stabilization plan. Stabilization shall be installed within 14 days of final grading. Indicate a thickness for proposed topsoil replacement.

**Response: Final stabilization information will be added to the final development plans.**

**Sanitary Sewer:**

1. Provide memo with slope, installation, material and flow estimate.

***Response: Sanitary sewer memo will be provided with final development plans.***

All comments have been addressed. Please contact us with any questions.

Sincerely,

**MKEC ENGINEERING, INC.**

A handwritten signature in black ink, appearing to read "B. Hochstein", with a long horizontal flourish extending to the right.

Brian Hochstein, PLA, ASLA, MBA

USD 500 Campus Neighborhood Meeting – November 19, 2025  
Sign-In Sheet



Name	Address	Email
Jim + Cindy Hosenfeld	2305 S. 14th St	cdhosenfeld@gmail.com
Arturo Mora	1424 S. 37th	NA
Rhonda Gavel	Noble Prentis	rhonda.gavel@kckps.org
Bernardino Garcia-Castillo	Noble Prentis	bernardino.garcia-castillo@kckps.org
Maria Garcia-Vela	McKinley Elm.	maria.garcia-vela@kckps.org
Chris DeConey	2218 Steele Rd	cadeconey@gmail.com
Jessica Babcock	1928 S. 15th St	jessandbill2016@gmail.com
Sonya Scott	2106 Chester Ct	ssvnyaa@shcglbal.net
Rickardo ORTIZ	2475 LAWRENCE AVE	DKORTZ43@AOL.COM
Hope ORTIZ	2425 LAWRENCE AVE	
Lizbeth Ferrnald	3412 Silver AVE	lizbeth055@gmail.com
Rodolfo Valladares	4140 S. Minnie st.	Rodolfo.valladares@gmail.com
Trini Murguia	1414 S. 27th St.	trini.najera@gmail.com
Amanda Delkries-Sabille	1230 S. 35th St	adsebilla@gmail.com
Charles Preston Cheryl Smith	2305 Steele Rd	quiltladychenyl@yahoo.com
Paul Loya	1800 Haas DR	PaulloyaKC@yahoo.com
Scott Thompson	2105 SHEARER RD	smtc4994@yahoo.com

Christina Ojeda 3031 Silver Ave

USD 500 Campus Neighborhood Meeting – November 19, 2025  
Sign-In Sheet



Name	Address	Email
Dr Mark Yulich	2102 Chester Ct	mryulich@earthlink.net
Denise Yulich	2102 Chester Ct	mryulich@earthlink.net
Norm & Jeanne CRUSE	2701 Steele Rd 2611 Steele Rd	jeannecruse@gmail.com
Mary Farrar	2801 Steele Rd <sup>KCK</sup>	mhfarrar@gmail.com
DAVID GUDINO-CHAUISE	1625 WOODLAND BLVD	D.GUDINO7440@GMAIL.COM
ELISABETH & RICHARD LUCERO	2801 SHEARER RD	lucerofamily@hotmail.com
Kristy Ramirez	1047 Metropolitan Ave.	ksarmien@gmail.com
Melissa Cantu	2014 S. 10th Terrace	masacantu@gmail.com
Zaneta Botes	—————	zaneta.botes@kckps.org
Odalys Sarabia	2221 Steele Rd	odalys.sarabia@kckps.org
Carice Glin	—————	Carice.Glin@KCKPS.org
MIGUELA CERUANES	1945 S. 22ND ST	MIGUEL@MIGUELACERUANES.COM
MIGUEL A CERUANES II	2113 S 22ND ST	MIGU3L.CERUANES@yahoo.com
David Palma	67 S 19th kck	David.Palma@kckps.org
Yael Moncada	818-516-4593	moncada.yael@67.com
Aldy Sandra Diaz	816 399 5248	sandra.diazromans@eam
Andrea Madrigal	913 645 0732	missmad98@hotmail.com

USD 500 Campus Neighborhood Meeting – November 19, 2025  
Sign-In Sheet



Name	Address	Email
Jennifer Spears	KCK	juben01-2000@yahoo.com
Heather Quaas	KCK 66106	queathalynn@gmail.com
Christina Ojeda	3021 Silver Ave KCKs	mschristina13@gmail
Paula Blevins	1927 S. 29th St. KCKs 66106	Paulablevins94@gmail.
Miguel Martin	USD 500	miguel.martin@kekps.org
Diane Clark	KCK	clark.diane@hotmail.com
Megan Burrow	MKEC	
Brian Hill	MKEC	
Brian Hochstein	MKEC	
Harriet Grindel	Multistudio	
David Reid	Multistudio	
Doug Huer	Multistudio	
Doug Clements	USD 500	
Megan Barnes	Hollis + Miller	
Vatsal Patel	Hollis + Miller	



## **USD 500 Campus – Kansas City Kansas Public Schools**

### **Neighborhood Meeting Minutes:**

Application Number: PR2025-034 and PLAT2025-034

Date and Location: November 19<sup>th</sup>, 2025, at JC Harmon High School

Attendance Sheet included with meeting minutes.

Meeting called to order at approximately 6:05 PM.

Doug Clements representing the KCK Public Schools introduced the design teams of MKEC Engineering, Inc., Hollis and Miller Architects, and Multistudio. He briefly introduced the proposed middle school and elementary school projects.

Brian Hochstien with MKEC Engineering gave instructions regarding order of operations for the night. MKEC would first give a brief presentation about the overall campus improvements and then answer any questions regarding the site. After, Multistudio would present on one side of the commons about the Elementary School and Hollis and Miller would present on the other side of the commons about the Middle School.

Megan Burrow with MKEC Engineering gave a brief presentation about the proposed site improvements and the proximity to the overall property.

Design Team Members answering questions and taking notes: Doug Clements, KCKPS; Miguel Martin, KCKPS; Brian Hochstien, MKEC; Megan Burrow, MKEC; Brian Hill, MKEC; Harriet Grindel, Multistudio; Doug Hurt, Multistudio; David Reid, Multistudio; Megan Barnes, Hollis and Miller; Vatsal Patel, Hollis and Miller

### **Multistudio Meeting Notes:**

- Q: Where along Haas Dr is entry drive?
  - A: across from Shearer Rd
- Q: Where are buses entering site?
  - A: as shown on overall site plan – Elementary buses enter from Steel Rd, Middle school buses will enter from Lawrence Ave. The time for pickup/drop off for each school is offset from the others.
- Q: Will Play areas be open to the community?
  - A: School Board indicated they would like to figure out a way to keep the playgrounds accessible to the community.
- Comment: Field area at the end of Lawrence Ave dead-end will continue to create congestion. We have issues with squatters – creates a nuisance issue. Problems with allowance of cars parking on both sides of the street (Lawrence Ave). Traffic is a mess; we are trusting the district to make traffic concerns better.
  - A: Only buses & delivery trucks should be using Lawrence Ave in the future plan. Parent drop-off will no longer occur off of Lawrence Ave.

- Q: What will happen to the existing Argentine Middle School. Is the building on the historic register?
  - A: No decision has been made yet on the future use of the existing building. It is not currently on the historic register.
- Q: What is timeline for construction?
  - A: targeting opening middle school fall of 2028 and elementary school potentially a little earlier
- Q: What is the student capacity @ elementary?
  - A: not defined completely – only decided on Silver City and Noble Prentis thus far, w/all 3 schools approx. 550 – up to 600 students at a max, also making an addition to Emerson to take some of the students from \_\_\_\_school? Currently
- Q: How is this being paid for and will this impact our taxes?
  - A: paid for via a bond that has already passed, School Board is very sensitive to not raising taxes.
- Q: When the bond passed, this was not the land/site location for the elementary school. Is this the final site for the school?
  - A: Not final until the land purchase is finalized and the Unified Government approves this plan.
- Comment: Frustration is coming from the switch of sites. New schools don't have enough storage; students don't have everything they need.
- Comment: Have security concerns w/all of these kids & drivers in one concentrated area. We are not Mill Valley or Blue Valley; we are an inner urban school. It's not the same. Will the SRO oversee the entire campus?
- Comment: I live 3 doors down from Noble Prentis, I was happy with this plan, was hoping the project would get us on city sanitary system versus the septic system that exists now. I don't want to see Noble Prentis sit vacant.
- Comment: Sad to see wooded area going away, we see foxes & wildlife. Are the stairs coming down from Silver City to remain?
  - A: Our goal is to keep trees on the embankment between the new schools and hope to reestablish trees after mass grading. The existing stairs will remain.
- Comment: Water pressure in the area is low. Will this be addressed?
  - A: We need to study w/our MEP engineers to make sure we get adequate pressure.
- Q: What are the next key decision points?
  - A: City planning review, decision by the board on final acquisition of property and final board approval of construction costs.
- Q: How do we prevent special needs students from eloping?
  - A: fencing will be provided around the courtyard.
- Comment: Biggest concern is traffic – will a 4-way stop, or signal be provided at Haas & Steele?
  - A: the UG requires a traffic study for the site, and it is currently under way.
- Comment: There are no streetlights on Steel Road, need proposer lighting for kids walking to school.

- Q: Are boundaries going to be changed?
  - A: No decision has been made on this yet.
- Q: What is the ratio of car riders compared to bus riders. Will we be able to see this information?
  - A: Middle school bus ridership will remain the same
  - Silver City bus ridership is a percentage of the student population.
  - Noble Prentis all students will be eligible for bus riding.
  - Currently all traffic cars and buses enter and exit toward Silver City at same place, in future plan bus traffic and car traffic will be separated.
- Q: What is the student teacher ratio for the elementary school
  - A: Up to 27 students per teacher. We have been asked to design a 4-section school. This is our current standard so it's not going up: k-2<sup>nd</sup> grade is 1:23, 3<sup>rd</sup> - 5<sup>th</sup> are 1:27. If the numbers are exceeded an assistant is provided.
- Q: When will the vote for New Stanley be?
  - A: December 9
- Comment: keeping a green space between the two schools will be good, J.C. Harmon students walk to Haas along a path between the two schools.
- Q: Can you explain the bus route to High School:
  - A: currently all in the existing west parking lot. Plan is to build a new drive on west side of J.C. Harmon and exit through west parking lot.
- Q: Who will the general contractors be?
  - A: elementary – Newkirk Novak, Middle School – McCown Gordon
- Q/C: As a Noble Prentis parent I love this plan. Our streets are too narrow and winding – can't handle more traffic. I don't have any issue w/my children going to Harmon site on a bus but lots of concern if buses had to come to Noble Prentis site. I'm very happy about this plan, the streets around Harmon are much wider.

**Hollis + Miller Meeting Notes:**

- Attendees: re: Sign-In Sheets
- Notes:
  - Question on entrance location from Haas Drive (exact location)
    - MKEC/Megan Bu noted this is at Shearer Rd
  - Question on staggered school start times
    - MKEC/Megan Bu noted there is a stagger and they will not overlap on a regular basis
  - Question on play area location and use by community for new buildings
    - KCKPS/Doug C noted the district allows for community use of their play structures and areas

- Question on traffic at dead end on Lawrence with field being added to north of new MS; Concern on green space
  - KCKPS/Doug C noted traffic should reduce on Lawrence
- Commentary on traffic and safety concerns for games at Harmon and new MS practice field
  - KCKPS/Doug C noted there will be KCKPD presence at HS/MS and on campus and they will follow up on planned security measures
  - Noted there will be traffic reduction on Lawrence as currently planned
  - Miguel added to convo and thanked community members and noted that they hear the concerns about traffic
  - Noted district is working to manage traffic and concerns.
- Question on what is happening with Old Argentine; Commentary on not wanting it to be demolished and lose the history
  - Miguel noted that nothing has been decided about old Argentine yet.
- Question on # of Kids at ES
  - Miguel noted TBD based on boundary discussions but likely 500-600
  - Patron noted they have heard other numbers and felt like something was missing in communication from district
- Question on ES, MS and HS enrollment all being on one campus; Commentary about 1,200 + 600+600 students being a concern.
  - KCKPS/Doug C noted HS traffic likely wont change as a result of either new building but the staggered arrival/departures should help the situation.
- Question on possibly adding on to Emerson
  - Doug C noted that is not currently part of planned Bond dollars/budget
- Question on campus security
  - See responses above
- Comment from Noble Prentis neighbor about liking the new location and noted the issues that would have occurred with septic/infrastructure on Noble site.
- Question on how these new builds are being funded?
  - Doug C noted these are being funded by the 2024 Bond issue that passed by the community

- Question on if the plans have been approved for the 2 new builds on this campus?
  - Doug C noted that BOE has approved moving forward with this site for new ES and MS. Next step is UG approval through the planning and permitting process.
- Question on the sites for rebuilds changing post-bond?
  - Doug noted that based on additional studies and the land becoming available that moving both schools to this site is the most economical and best option for both schools and the community.
- Commentary on whether there is ES capacity to absorb kids without building the new elementary?
  - Doug noted that the boundary committee is working on recommendations currently, but that the need exists in the district to build this elementary school.
- Question on how we are protecting SPED kids from elopement, etc. with new ES site so close to Steele Rd?
  - Doug C noted that could be addressed by Multistudio during breakout sessions – refer to MKEC/Multistudio notes
- Commentary/Question from Elementary student on why New Stanley is being destroyed and that he wants to keep the building.
  - Doug noted no decisions have been made yet on boundary adjustments.
- Question on KCKPS or KCK/UG installing any traffic control devices.
  - Noted that traffic study has been submitted to UG for further review/recommendations
- Question/Comment about need for better street/sidewalk lighting on Steele Rd.
- Question on stairs from Haas Rd to current Silver City remaining?
  - MKEC noted they are not currently planned to be modified and will remain as is.
- Question on water main pressure on-site
  - Doug C noted design team will review/follow-up on this
- Question on student to teacher ratios
  - Harriet G and ES Exec Director noted that current plans are for 1:27 student to teacher ratio and this is the current district guidance on this. (not changing for new builds)

**MKEC Meeting Notes:**

- Q: Will the sewer for the houses south of Steele be impacted by the proposed improvements? (On septic)
  - A: No, the elementary school will be pumping their sanitary sewer to the existing UG sanitary sewer main.
- C: For fire drills, students at JC Harmon out to the west side of Harmon (where the proposed bus drive will be)
- C: Student walk into JC Harmon on the south side of the building. There will need to be a walking path from Steele to Harmon if the parking improvements are completed.
- Q: What route with trucks take to drop off at the service area at Argentine Middle School?
  - A: Drivers will come from the south off Haas Drive, take the service road west of the building, and exit to the north along Lawrence Ave

Meeting adjourned at approximately 7:40 PM.

Additional comments received by phone or email:

Email:

-----Original Message-----

From: Diane Clark <[clark.diane@hotmail.com](mailto:clark.diane@hotmail.com)>

Sent: Monday, November 17, 2025 4:46 PM

To: Brian Hochstein <[bhochstein@Mkec.com](mailto:bhochstein@Mkec.com)>

Subject: School Meeting at JC Harmon High School

[You don't often get email from [clark.diane@hotmail.com](mailto:clark.diane@hotmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of MKEC Engineering, Inc. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Hochstein,

Thank you for notification of the meeting at J. C. Harmon on Wednesday evening, November 19th at 6 pm. We are trying to make arrangements with our work schedules so that we may attend but we work evenings and not yet sure if we will be able to make it.

Do you have an agenda or information that you will be covering that you can send to me. Who has been invited to this meeting? Do you anticipate a large crowd? Will their be photos or models of the layouts of the schools?

If we are not able to attend, is it possible to get a review or summary of the meeting?

We look forward to hearing from you and hearing about the plans.

Thank you,  
Diane Clark

Email: [Clark.diane@hotmail.com](mailto:Clark.diane@hotmail.com)

- Response:

Diane,

Good evening.

Our team will be presenting all the improvements to the Harmon campus, which includes newly acquired property west and north of the High School. We will present an overall site plan including a new elementary school in the southwest corner of the campus and a new middle school, New Argentine, replacing Silver City in the northwest corner.

This information will be shared on printed boards, and we will discuss the road connections, improvements to the site, and how the campus will be developed. We will hold a brief question-and-answer session regarding the overall site. We will then break out into separate discussion groups for either the new elementary or New Argentine.

Following the breakout, we will then give short presentations on each individual school, sharing site plans and exterior 3D images. We will host a question-and-answer session to gain feedback from the community for each school.

We have invited all neighbors per the requirements of the Unified Government, and the School District has advertised generally to the public and school populations. While attendance varies at each community meeting, we strongly encourage all community members to attend, as your opinions are vital to this process.

If you cannot attend in person, we can provide the meeting minutes, a Q&A summary, and the overall site plan for your review. It typically takes us a couple of days to assemble everything, but we must submit these to the UG for the planning process and can forward them on to you. If you have any additional questions, please contact me.

Thank you for your interest in these school projects. We look forward to working with the community to collectively design the best schools possible.

- Diane was able to attend the meeting. No further correspondence.

Phone:

- ALEX GHADYANI called on 11/19/25 and spoke with Brian Hill, MKEC
  - Question: Received the letter in the mail – is the meeting mandatory?
    - Answer: No the meeting is not mandatory
  - Comment: In support of proposed project.

Following the breakout, we will then give short presentations on each individual school, sharing site plans and exterior 3D images. We will host a question-and-answer session to gain feedback from the community for each school.

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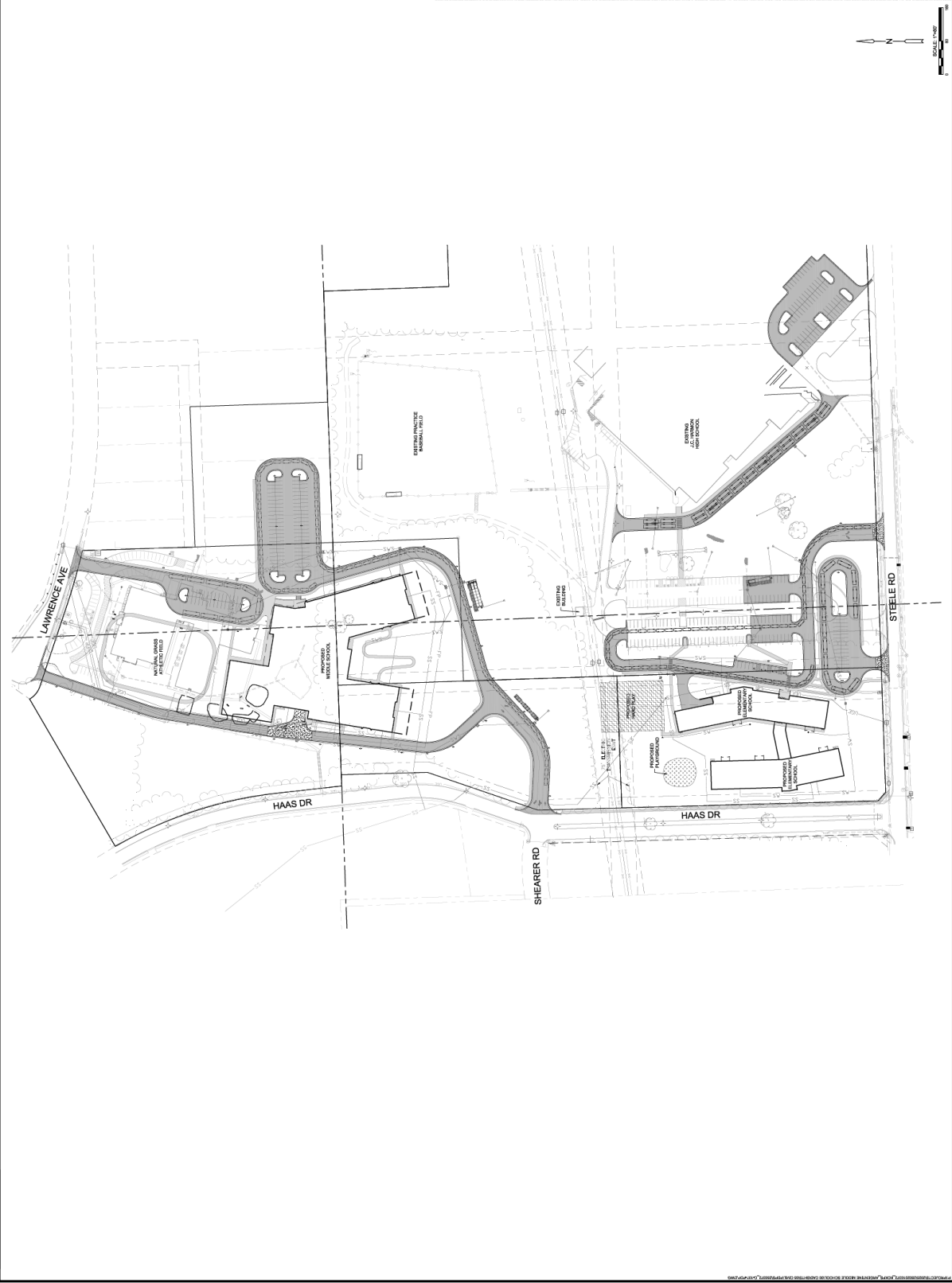




**USD 500 CAMPUS**  
 PRELIMINARY DEVELOPMENT PLAN FOR

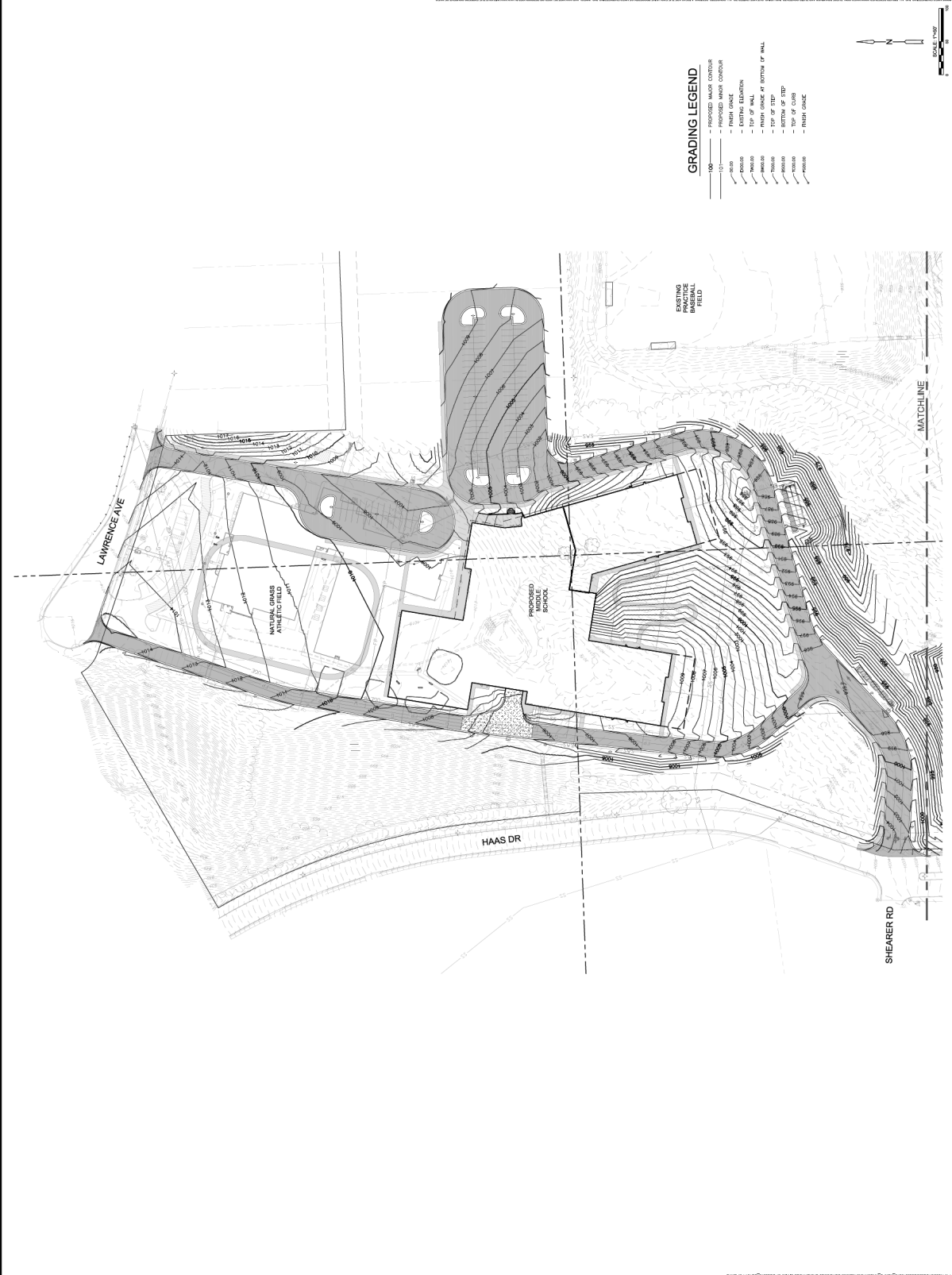
KANSAS CITY, KS 66108

PROJECT NO.	200010372
DATE	11-18-82
DRAWN	WILLIAM DICKSON
CHECKED	JANE
APPROVED	BOB
SHEET NO.	1 OF 2
SHEET NO.	C07

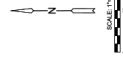




GRADING PLAN	
PROJECT NO.	2500103172
SCALE	1" = 50'
DATE	05/20/2025
DESIGNED BY	JAS
CHECKED BY	JAS
DATE	05/20/2025
PROJECT NO.	2500103172
SHEET NO.	C-10

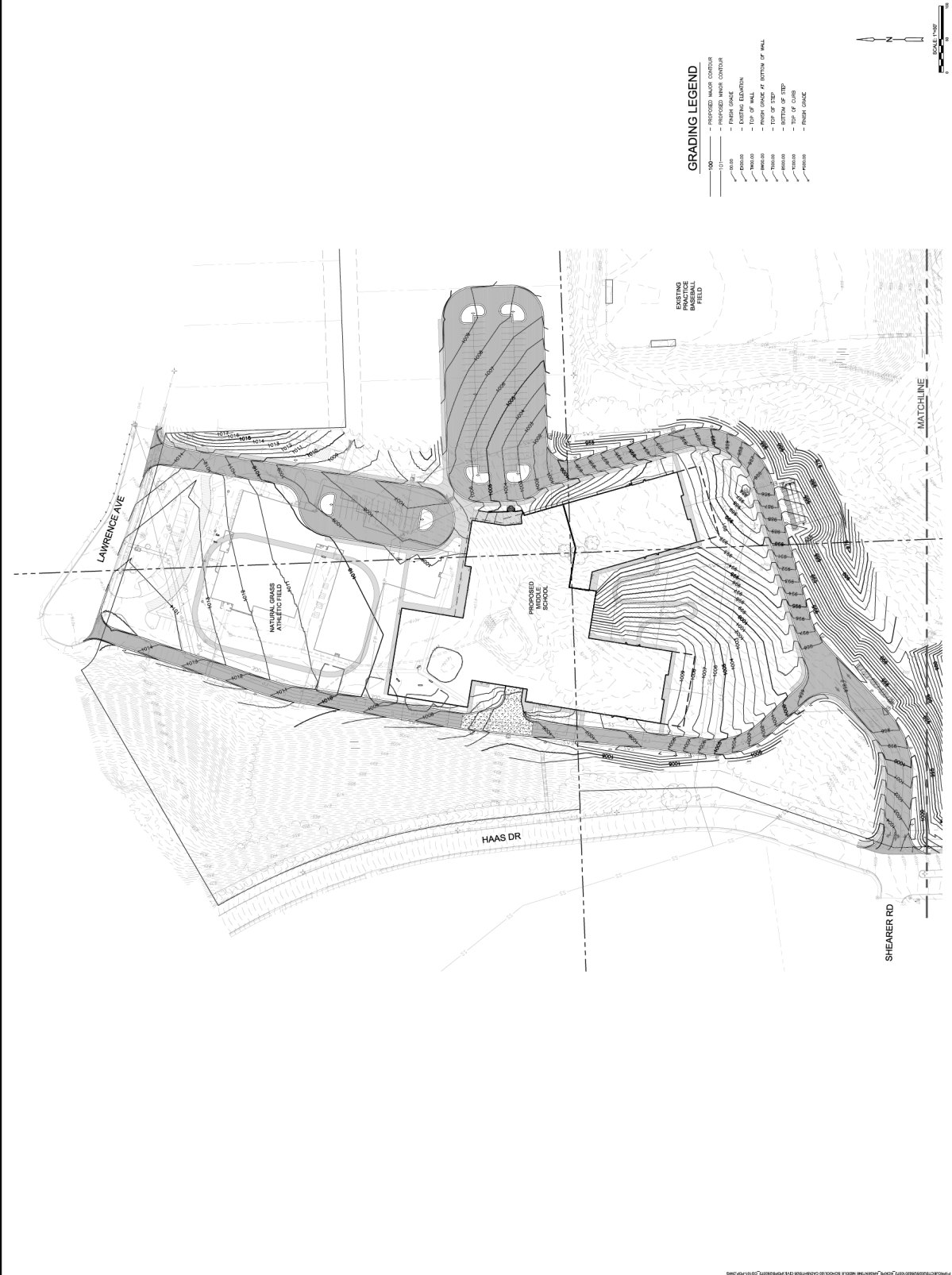


- GRADING LEGEND**
- 100' — PROPOSED MAJOR CONTOUR
  - 10' — PROPOSED MINOR CONTOUR
  - FINISH GRADE
  - EXISTING ELEVATION
  - POINT OF CHANGE AT BOTTOM OF WALL
  - TOP OF STEP
  - BOTTOM OF STEP
  - TOP OF CURB
  - FINISH GRADE





PROJECT NO.	2002010072
DATE	11-20-09
DRAWN	UNDESIGNED
CHECKED	JAS
DATE	JAS
SCALE	1" = 50'
SHEET NO.	C-10



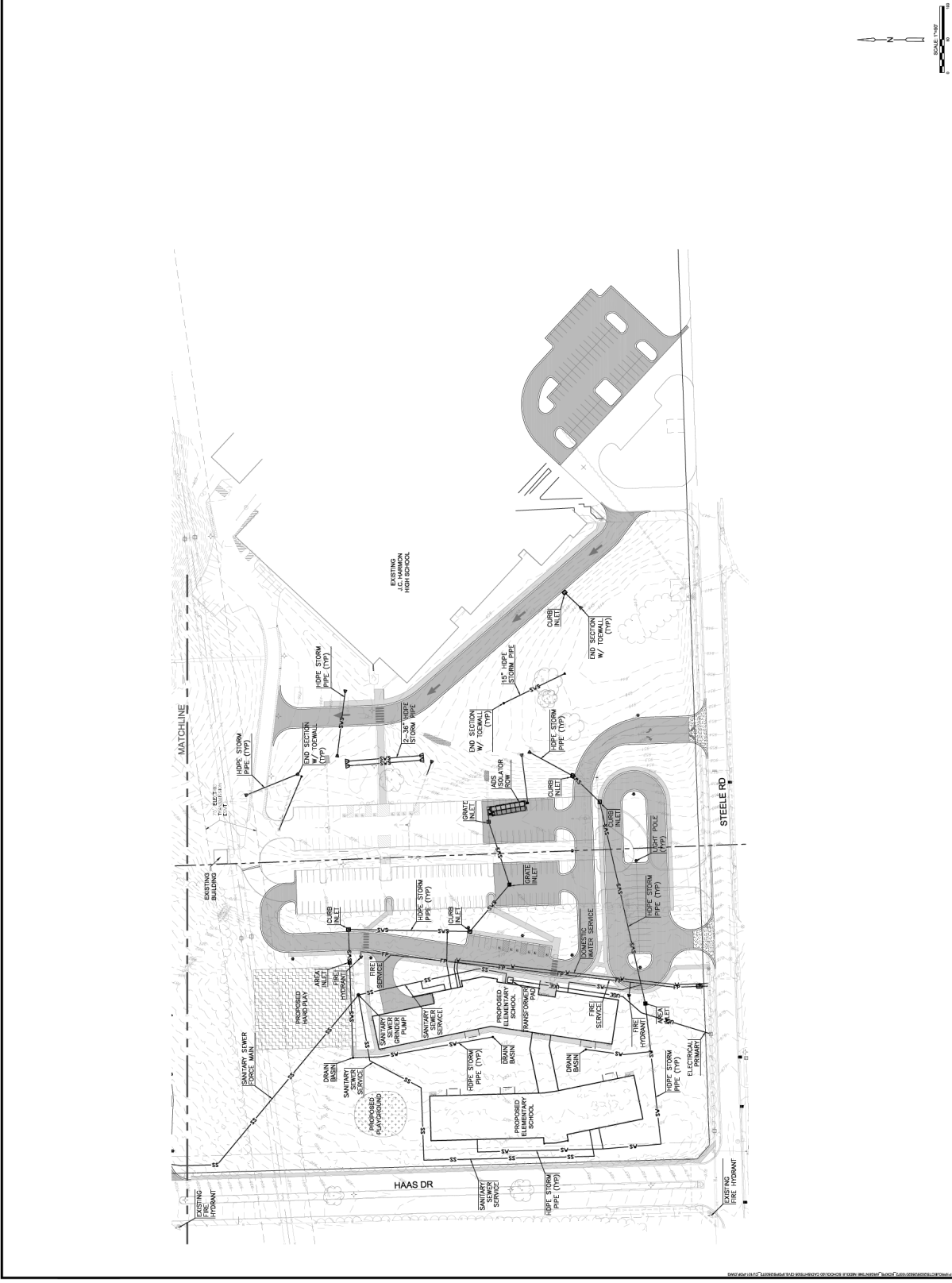






PRELIMINARY DEVELOPMENT PLAN FOR  
**USD 500 CAMPUS**  
 KANSAS CITY, KS 66108

UTILITY PLAN	DATE
2/20/21	
PROJECT NO.	2002010372
SCALE	1" = 30'
DRAWN	REVIEWED
JAS	JAS
MMB	MMB
DATE	
NO.	
BY	
CHECKED	
DATE	
PROJECT	USD 500 CAMPUS
SHEET NO.	C17





PRELIMINARY DEVELOPMENT PLAN FOR  
**USD 500 CAMPUS**  
 KANSAS CITY, KS 66108

LANDSCAPE PLAN

PROJECT NO. 2020010372

DATE 11.16.20

DESIGNER MCM

CLIENT MCM

NO. 1

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

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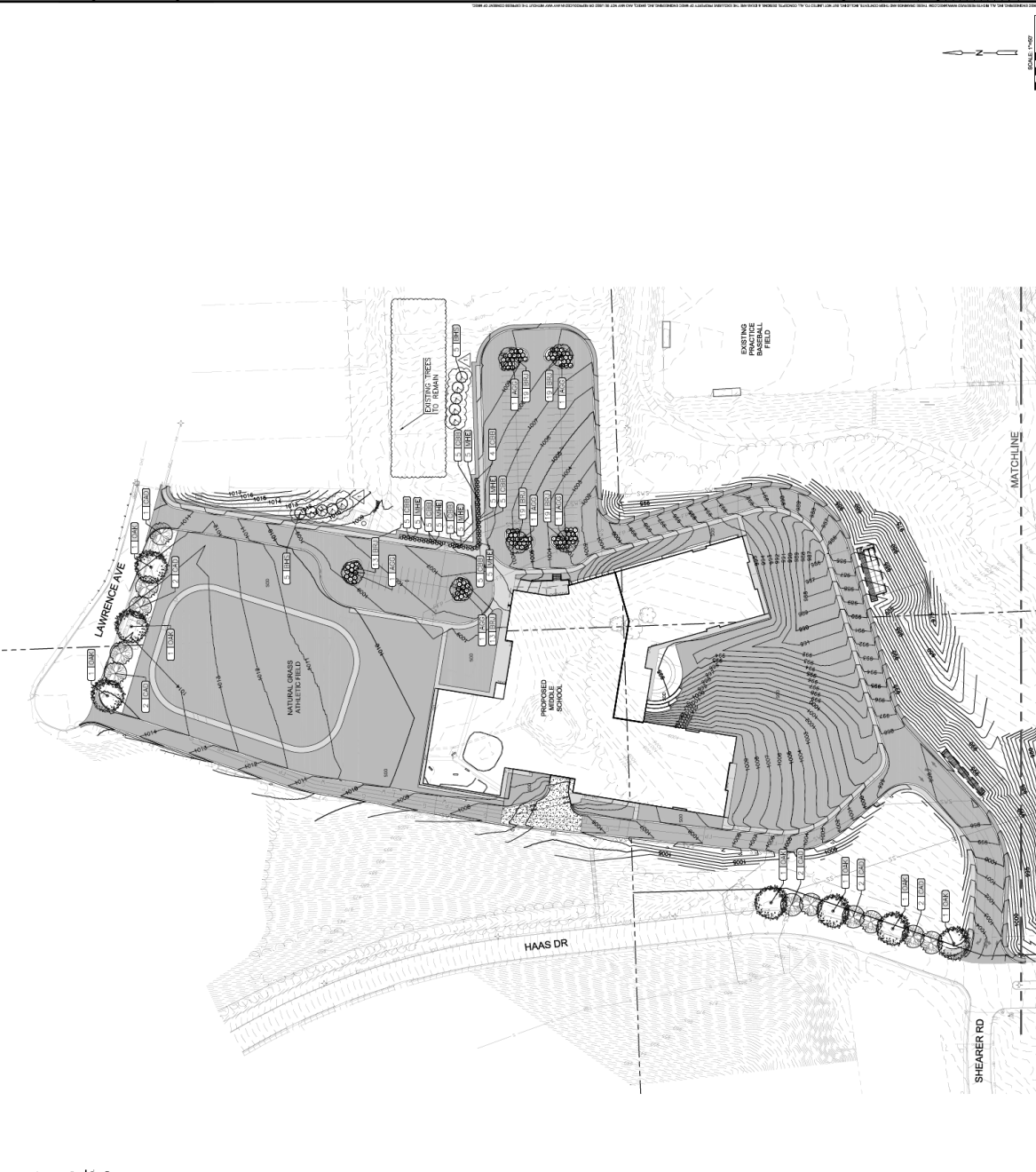
NO.

DATE

NO.

DATE

NO.



- UG LANDSCAPE REQUIREMENTS**
1. THE SITE AREA IS 10,791 SQ. FT. APPROX. 2.7 ACRES. THE TOTAL AREA OF THE SITE IS APPROX. 2.7 ACRES. THE TOTAL AREA OF THE SITE IS APPROX. 2.7 ACRES. THE TOTAL AREA OF THE SITE IS APPROX. 2.7 ACRES.
  2. THE SITE IS TO BE DEVELOPED AS A MIDDLE SCHOOL CAMPUS. THE SITE IS TO BE DEVELOPED AS A MIDDLE SCHOOL CAMPUS. THE SITE IS TO BE DEVELOPED AS A MIDDLE SCHOOL CAMPUS.
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# Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

**To:** Unified Government Board of Commissioners

**From:** Planning and Urban Design Staff

**Date:** January 8, 2026

**Re:** **Redevelopment Project Plan for Buc-ee's Family Travel Center Redevelopment District (the "Project Plan") – Finding of Conformance with the Prairie Delaware Piper Area Plan**

## GENERAL INFORMATION

### Applicant Information:

Unified Government of Wyandotte County/Kansas City, Kansas ("UG"),  
701 North 7<sup>th</sup> Street, Kansas City,  
Kansas 66101

### Requested Action and Purpose:

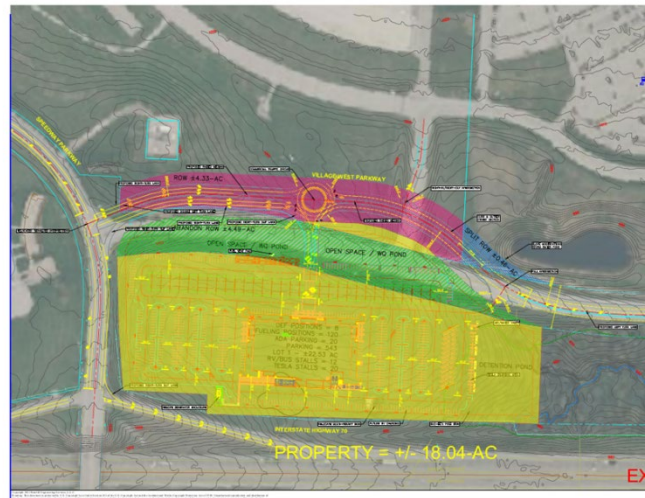
Finding by the City Planning Commission that the Project Plan is consistent with intent of the Prairie Delaware Piper Area Plan.

### Property Location:

Approximately 25 acres of real property generally located at 601 Village West Parkway, Kansas City, Kansas (the "Property").

### Public Hearing(s):

December 8, 2025 and January 8, 2026



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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (the "TIF Act"), requires the City Planning Commission to find that the Project Plan conforms to the Prairie Delaware Piper Area Plan before the UG Commission can consider adopting the Project Plan.

The Project Plan contemplates the redevelopment of the Buc-ee's Family Travel Center Redevelopment District (the "District"), which consists of the Property, to include a prototypical Buc-ee's Family Travel Center comprised of an approximately 74,000 square-foot building, approximately 120 gas pumps, approximately 12 electric charging stations, site amenities, and other related infrastructure (collectively, the "Project").

---

## **KEY ISSUES**

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On November 7, 2024, the UG Commission approved the Development Agreement (Buc-ee's Family Travel Center) between the UG and CSMS Management, LLC, as amended by that certain Amendment to Development Agreement (Buc-ee's Family Travel Center) dated as of July 31, 2025, and as assigned to Buc-ee's Kansas City, LLC ("Developer") by that certain Assignment and Assumption of Development Agreement (Buc-ee's Family Travel Center) dated as of August 12, 2025. On October 30, 2025, the UG Commission passed Ordinance No. O-      -25 to establish the District.

On October 14, 2024, the City Planning Commission approved MPL2024-008 to amend the Prairie Delaware Piper Area Plan designation for the Property from Entertainment (allowing for areas that have significant capital investment in infrastructure that entertains visitors) to Commercial (allowing convenience retail such as full-size grocery stores, pharmacy, and other related retail and service establishments, and major retail uses, including restaurants and hotels, big box centers and stores that serve large populations). On October 30, 2024, the UG Commission passed Ordinance No. O-      -24 to approve MPL2024-008. The Project presents an opportunity to advance the approved amendment to the Prairie Delaware Piper Area Plan.

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## **STAFF RECOMMENDATION**

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Staff recommends the Board of Commissioners find that the proposed Project Plan conforms to the Prairie Delaware Piper Area Plan, as amended.

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## **ATTACHMENT**

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December 8, 2025 City Planning Commission Minutes  
Project Plan

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**PUBLIC HEARING SCHEDULE**

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Master Plan Conformance	December 8, 2025 Approval	January 8, 2026

**STAFF CONTACT:**            **Rodney Lucas**  
   [rlucas@wycokck.org](mailto:rlucas@wycokck.org)

---

**MOTIONS**

I move the Board of Commissioners **APPROVE** the **Redevelopment Project Plan for Buc-ee’s Family Travel Center Redevelopment District** 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 Board of Commissioners **DENY** the **Redevelopment Project Plan for Buc-ee’s Family Travel Center Redevelopment District**, 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.

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

**Hearing starts at 54:25:**

**REDEVELOPMENT PROJECT PLAN FOR BUC-EE’S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT**

**Synopsis:** The Kansas Tax Increment Financing Act, as amended (the "TIF Act"), requires the City Planning Commission to find that the Project Plan conforms to the Prairie Delaware Piper Area Plan before the UG Commission can consider adopting the Project Plan for Buc-ee’s Family Travel Center Redevelopment District.

**Staff Recommendation starts at 55:02:** Lead Planner Byron Toy stated that this request is brought forward by the Economic Development Department, TIF Districts have to be found to conform to the Master Plan for the area before the project plan can

be adopted. The project does conform to the Prairie Delaware Piper Area Plan, thus Staff recommends approval.

The Planning Commission directed questions to Toy.

**Motion starts at 58:05:**

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

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

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

**REDEVELOPMENT PROJECT PLAN  
FOR BUC-EE'S FAMILY TRAVEL CENTER REDEVELOPMENT DISTRICT**

**SUBMITTED PURSUANT TO  
K.S.A. 12-1770 *et seq.*, as amended**

**Submitted: November [ ], 2025**

This Redevelopment Project Plan was prepared in consultation with the Unified Government of Wyandotte County/Kansas City, Kansas and the Planning Commission thereof.

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## I. INTRODUCTION

### A) Redevelopment District

Pursuant to the Kansas Tax Increment Financing Act, K.S.A. 12-1770 *et seq.*, as amended (“**TIF Act**”), Kansas municipalities are authorized to establish a redevelopment district and Tax Increment Financing (“**TIF**”) redevelopment project plans for property within their jurisdiction. Redevelopment districts may be created based upon certain findings by the municipality, including that property is located within a designated enterprise zone (as defined by the TIF Act).

On October 30, 2025, the Unified Government of Wyandotte County/Kansas City, Kansas (the “**UG**”), passed Ordinance No. O-\_\_-25 (the “**Ordinance**”, a copy of which is attached hereto as Exhibit A), which created the Buc-ee’s Family Travel Center Redevelopment District within Kansas City, Kansas, the boundaries of which were defined in said Ordinance and are generally shown on the map attached hereto as Exhibit B-1 and legally described on Exhibit B-2 (the “**District**”). The District consists of one (1) redevelopment project area, which is identical with the boundaries of the District (the “**Project Area**”) as generally depicted on Exhibit B-1 and legally described on Exhibit B-2.

### B) Redevelopment Project

If approved, this Redevelopment Project Plan for the Buc-ee’s Family Travel Center Redevelopment District (the “**Redevelopment Plan**”) shall not exceed fifteen (15) years and shall commence upon the effective date of the ordinance passed by the UG’s governing body approving the same (the “**TIF Collection Period**”).

This Redevelopment Plan contemplates the redevelopment of the District, which is comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas. The redevelopment project contemplates the redevelopment of the District to become a prototypical Buc-ee’s Family Travel Center comprised of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure (collectively, the “**Project**”). A site plan depicting the general development concept of the Project is attached hereto as Exhibit C.

It is important to note, however, that this description of uses contained in the Redevelopment Plan is not intended to be inflexible. This Redevelopment Plan contemplates reasonable variations from the descriptions above. The intent is to develop the District to promote the general and economic welfare of the UG. This Redevelopment Plan is premised on the need for a combination of public and private financing to reach the mutual goals of the UG and the Developer (as defined in Section II below) in developing the Project.

This Redevelopment Plan proposes to reimburse the Developer for TIF Eligible Expenses (as defined in Section III.D.2 below) by capturing a portion of the allowable sales taxes generated within the District in the amount of (i) 50% of the “**Incremental City Sales Tax**” (as defined in the Agreement, defined below), which includes sales and use taxes generated within the District which are imposed pursuant to K.S.A. 12-187 *et seq.*, limited to 1% of the current City of Kansas City sales tax rate of 1.625% (excluding the 0.25% UG EMS sales tax and the 0.375% UG public

safety and neighborhood infrastructure tax) collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance; and (ii) 25% of the “**Incremental County Sales Tax**” (as defined in the Agreement), which includes UG’s share of the current Wyandotte County 1% sales tax, which is currently 93.84%, collected in excess of the amount of such sales taxes collected for the preceding 12 months before the publication of the Ordinance (collectively, the “**TIF Revenues**”).

For the avoidance of doubt, no ad valorem taxes will be captured by the District.

As shown on **Exhibit D**, based on projections of real property values within the Project Area over the TIF Collection Period, it is estimated that the Project Area will generate gross TIF Revenues of approximately \$[\_\_\_\_\_]. As permitted by the TIF Act, such TIF Revenues may be utilized to pay for TIF Eligible Expenses (including interest on TIF Eligible Expenses). Any ad valorem property taxes not captured by the District will be distributed to all taxing jurisdictions in accordance with their respective mill levies pursuant to State law.

## **II. PROJECT DEVELOPMENT TEAM**

- The UG
- CSMS MANAGEMENT, LLC (the “**Developer**”)

## **III. REDEVELOPMENT PROJECT PLAN**

### **A) The Property**

The Project Area and the District are comprised of approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, the boundaries of which are generally shown on the map attached hereto as **Exhibit B-1** and legally described on **Exhibit B-2**.

### **B) Established Redevelopment District**

The Project Area is entirely within an established District approved by the UG on October 30, 2025, pursuant to the Ordinance. The proposed Redevelopment Plan is consistent with the stated purpose and intent of the approved District.

### **C) Description of the Proposed Project**

The Redevelopment Plan provides for the redevelopment of the District/Project Area to include a prototypical Buc-ee’s Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, site amenities and other related infrastructure, all as set forth in Section I.B and generally depicted on **Exhibit C**.

### **D) Feasibility Study**

As required by the TIF Act, a study has been prepared to determine whether the Project’s

estimated benefits and tax increment revenues are expected to exceed or be sufficient to pay for the Project’s estimated costs. This effort involved utilization of consultants with experience and expertise in the actual design, development, financing, management, and leasing of projects of similar scope and nature. Further, outside resources were consulted to compare and verify cost and revenue projections including outside industry sources and actual taxing jurisdiction data where available. The results of this study are as follows:

1. **Project Costs**

As set out on **Exhibit E**, total estimated cost to complete the Project, including land acquisition, site development, building construction and soft costs (not including financing costs), is approximately \$94,753,438.

2. **Eligible Costs**

“**TIF Eligible Expenses**” shall consist of all costs eligible for TIF financing and reimbursement under the TIF Act, including the costs of public infrastructure within the District. The Redevelopment Plan contemplates that, to the full extent permissible under the TIF Act and as further set forth in the Development Agreement dated as of March 27, 2025 between the UG and the Developer (collectively, as may be supplemented and amended, the “**Agreement**”), 50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

3. **Financing Method**

It is anticipated that TIF Eligible Expenses will be reimbursed to the Developer under this Redevelopment Plan on a “pay-as-you-go” method. There will be no bonds or other obligations issued by the UG in order to reimburse any TIF Eligible Expenses or other costs of the Project.

4. **Project Revenues**

- a) No Ad Valorem Property Tax Increment Captured

No ad valorem property taxes will be captured by the District.

- b) Sales Tax Revenues Captured

50% of the Incremental City Sales Tax and 25% of the Incremental County Sales Tax will be made available to reimburse TIF Eligible Expenses previously paid by the Developer.

- c) Estimated Total TIF Revenues

TIF Eligible Expenses will be funded with certain sales tax revenue generated within the Project Area as detailed above, *i.e.*, the TIF Revenues. The TIF Revenues generated over the TIF Collection Period are estimated to be \$[\_\_\_\_\_], based on the assumptions described in **Exhibit D**.

5. **Significant Contribution to Economic Development of the City**

The development contemplated in this Redevelopment Plan will provide significant economic development for the UG by, among other things, providing increased tax revenues to the UG, creating a development that will draw additional consumers from both inside and outside the UG, and increasing employment opportunities and general commerce for area residents. The feasibility study demonstrates that the benefits and tax increment revenue and other available revenues derived from the development contemplated in this Redevelopment Plan will exceed the costs and be sufficient to pay the costs of the Project.

6. **Sufficiency of TIF Revenues Compared to Projects Costs**

The total of the TIF Eligible Expenses that can be financed under the TIF Act are limited by the amount of TIF Revenues actually generated and subject to the TIF Cap (as defined in the Agreement). Based on the Redevelopment Plan's estimates of (1) TIF Eligible Expenses and (2) TIF Revenues, the TIF Revenues are expected to be sufficient to pay for the TIF Eligible Expenses as contemplated under the TIF Act when combined with private debt and equity and other incentive revenues (e.g., community improvement district financing).

<b><u>Sources of Funds</u></b>	<b><u>Amount</u></b>
TIF Revenues	\$3,347,127
Community Improvement District Revenues	\$10,041,382
Developer Debt/Equity	\$81,364,928
<b>ESTIMATED PROJECT COSTS</b>	<b>\$94,753,438*</b>

\*Does not include interest or finance costs.

There is no anticipated effect on special obligation bonds payable from revenues described in K.S.A. 12-1774(a)(1)(D) because no such special obligation bonds are outstanding or planned to be issued to finance the Project.

E) **Relocation Assistance Plan**

The UG and Developer have determined pursuant to K.S.A. 12-1777 that no relocation assistance plan is required for the Project.

**IV. CONCLUSION**

Based on the foregoing, this Redevelopment Plan proposes to utilize portions of the ad valorem tax increment, certain sales tax revenue, and certain other funds described herein to finance the costs of the Project. The UG hereby submits this Redevelopment Plan for public hearing and due consideration.

**V. EXHIBITS**

[Exhibits Follow]

**Exhibit A**

Redevelopment District Ordinance No. O-\_\_-25

[To be attached.]

**Exhibit B-1**

Map of Redevelopment District/Project Area



**Exhibit B-2**

Legal Description of Redevelopment District/Project Area

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard.

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a

subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

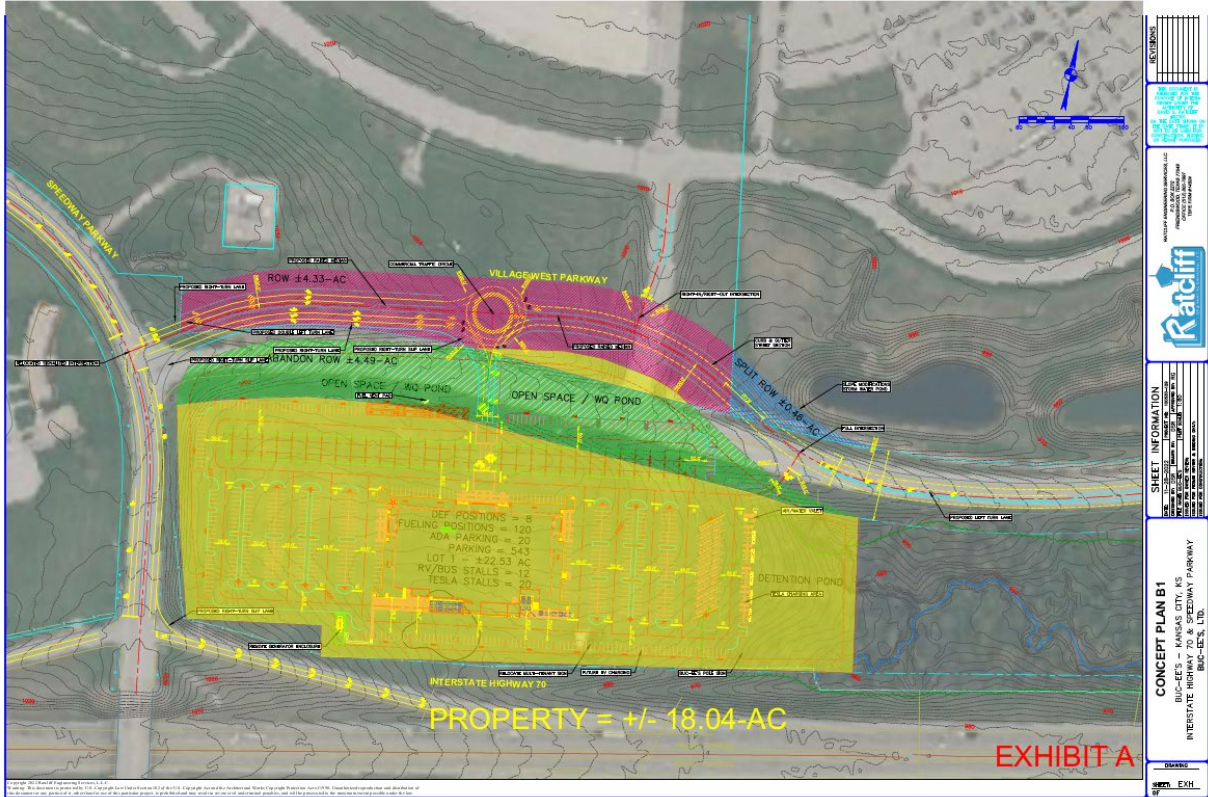
(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded

plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South  $80^{\circ} 28' 22''$  East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South  $83^{\circ} 47' 09''$  East, and a chord distance of 255.64 feet; Thence South  $02^{\circ} 54' 05''$  West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North  $83^{\circ} 47' 09''$  West, and a chord distance of 274.14 feet; Thence North  $80^{\circ} 28' 22''$  West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South  $89^{\circ} 39' 09''$  West, and a chord distance of 534.04 feet; Thence South  $79^{\circ} 46' 40''$  West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North  $02^{\circ} 42' 33''$  West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North  $79^{\circ} 46' 40''$  East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North  $89^{\circ} 39' 09''$  East, and a chord distance of 588.91 feet; Thence South  $80^{\circ} 28' 22''$  East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

# Exhibit C

## Proposed Site Plan



**Exhibit D**

TIF Revenue Projections



## Exhibit E

### Estimated Project Costs

#### BUC-EE'S KCK

#### ESTIMATED PROJECT COSTS

#### PRELIM SUMMARY SHEET

ITEM/DESCRIPTION	TOTAL BUDGET	TIF REIMBURSED	CID REIMBURSED	NON REIMBURSED
	100%	3.53%	10.60%	85.87%
Land Purchase	5,888,000	-	-	5,888,000
Closing Costs	58,880	-	-	58,880
<b>Subtotal</b>	<b>5,946,880</b>	<b>-</b>	<b>-</b>	<b>5,946,880</b>
<b>Hard Costs - Site Development</b>				
Village West Parkway (VWP) Relocation	6,393,799	1,598,450	4,795,349	-
VWP Waterline Relocation	700,500	175,125	525,375	-
VWP Electrical Relocation	4,145,880	1,036,470	3,109,410	-
Sanitary Sewer Extension	536,820	134,205	402,615	-
I-70 Interchange Improvements	1,611,510	402,878	1,208,633	-
Site Subtotal	<b>13,388,509</b>	<b>3,347,127</b>	<b>10,041,382</b>	<b>-</b>
<b>Hard Costs - Building</b>				
GC Contract	62,537,493	-	-	62,537,493
Buc-ee's Provided	7,317,556	-	-	7,317,556
Bldg Subtotal	<b>69,855,048</b>	<b>-</b>	<b>-</b>	<b>69,855,048</b>
<b>Hard Costs Site and Building</b>	<b>83,243,558</b>	<b>3,347,127</b>	<b>10,041,382</b>	<b>69,855,048</b>
<b>Soft Costs</b>				
Architecture and Engineering	1,500,000	-	-	1,500,000
Legal, Accounting, Insurance	253,000	-	-	253,000
Third Party Reports	140,000	-	-	140,000
Construction Loan Fees	285,000	-	-	285,000
Impact/Service Fees	760,000	-	-	760,000
Community Benefit Contribution	250,000	-	-	250,000
UG Administrative Fees	375,000	-	-	375,000
Project Contingency	2,000,000	-	-	2,000,000
<b>Soft Costs Subtotal</b>	<b>5,563,000</b>	<b>-</b>	<b>-</b>	<b>5,563,000</b>
<b>TOTAL PROJECT COST</b>	<b>94,753,438</b>	<b>3,347,127</b>	<b>10,041,382</b>	<b>81,364,928</b>
	100%	3.53%	10.60%	85.87%

Unified Government of Wyandotte County and Kansas City, Kansas



## BOARD OF COMMISSIONERS

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

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***Mayor Tyrone Garner***

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

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### **MINUTES**

**Thursday, October 30, 2025**

**7:00 PM – 10:33 PM**

**Attendance:**

**Commissioner's Present:**

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

**Commissioner's Absent:**

- Commissioner Hill (Absence memo provided)

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)

- Michael Farley (Legal Department)
- Alyssa Marcy (Urban Planning & Design)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Chelsea Chism (Economic Development Director)
- Rocki Mayes (Building & Logistics)
- Diana Miles (Solid Waste/Recycling Manager)
- Jeff Miles (Environmental Services)
- Kressa Anderson (Environmental Compliance Manager, Public Works)

### **1. Call to Order**

Mayor Garner called the meeting to order at 7:00 PM. Chaplain Stella Ruiz of Oak Grove Christian Church led the invocation, followed by the Pledge of Allegiance.

### **4. Revisions to Agenda**

No revisions to the agenda were reported.

### **5. Mayor's Agenda**

#### **Item No. 5.1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 4:35)**

Five healthcare organizations were recognized:

- Mercy & Truth Healthcare Ministry (**Discussion Begins 5:55**)
- Providence Medical Center (**Discussion Begins 8:37**)
- Swope Health (**Discussion Begins 11:05**)
- The University of Kansas Health System (**Discussion Begins 14:11**)
- Vibrant Health. (**Discussion Begins 17:10**)

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

#### **Item No. 5.2 - PRESENTATION: AWARDS FROM THE NATIONAL ASSOCIATION OF CLEAN WATER AGENCIES (Discussion Begins 22:35)**

Jeff Miles, Director of Environmental Services, presented achievements of the Environmental Services team. The department recently received four Peak Performance Awards from the National Association of Clean Water Agencies, honoring excellence in wastewater treatment and permit compliance. In addition, six members of the Environmental Services Construction team

recently competed in the APWA Metro Area Roadeo, finishing strong against other cities across the metro.

This item was read into the record of the meeting, and no commission action was required.

**Item No. 5.3 - PRESENTATION: COUNTY-WIDE CLEAN UP ACTIVITIES (Discussion Begins 34:40)**

Rocki Mays, Building and Logistics, presented the detailed breakdown of the cleanup efforts, showing maps, discussing the number of sites cleaned, and outlining future plans for addressing illegal dumping in Wyandotte County. Since September 8th, the team from Building and Logistics, Parks and Recreation, and Public Works has:

- Cleaned 50 different sites (7 sites multiple times)
- Collected 105 dump truck loads of waste
- Removed 10 loads of brush
- Picked up nearly 1,000 tires

The team's future goals are to maintain public right-of-way areas. Focusing on weeds in the spring. Installing more signage at dumping sites. Deploying \$100,000 worth of cameras with license plate readers and connecting cameras to the real-time crime lab.

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

**Item No. 5.4 - UPDATE: WARMING SHELTER (Discussion Begins 1:08:15)**

Alan Howze, Assistant County Administrator, provided an update on the warming shelter for the 2025-2026 cold weather season. The shelter will be located at the Willa Gill Center with \$250,000 appropriated funding (\$225,000 CDBG funds and \$25,000 general fund).

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

**Item No. 5.5 - PROCLAMATION: NATIONAL FIRST RESPONDERS DAY (Discussion Begins 1:10:04)**

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

This item was read into the record of the meeting, and no commission action was required.

**Item No. 5.6 - PROCLAMATION: WYANDOTTE COUNTY PARKS AND RECREATION DAY (Discussion Begins 1:17:38)**

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

This item was read into the record of the meeting, and no commission action was required.

**Item No. 5.7 - PROCLAMATION: BREAST CANCER AWARENESS MONTH (Discussion Begins 1:10:19)**

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

This item was read into the record of the meeting, and no commission action was required.

**Item No. 5.8 - PROCLAMATION: DOMESTIC VIOLENCE AWARENESS MONTH (Discussion Begins 1:10:42)**

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

This item was read into the record of the meeting, and no commission action was required.

**6. Clerk's Statement (Statement Read 1:24:48)**

**7. Planning and Zoning Consent Agenda (Discussion Begins 1:30:31)**

**7.1. CHANGE OF ZONE APPLICATIONS**

1. COZ2025-024 - RICHARD HAWKINS

**7.2. SPECIAL USE PERMIT APPLICATIONS**

1. SP2025-056 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING LLC
2. SP2025-057 - LARRY AND KRISTI PRIDY
3. SP2025-058 - ADAM REYNOLDS
4. SP2025-059 - TITA LAGRIMAS
5. SP2025-061 - JESSICA BETTS

**7.3. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)**

1. A resolution adoption of the identified Vision, Mission, and Goals of the Wyandotte County Vision Zero Action Plan, through the goDotte Countywide Strategic Mobility Plan in order for the Unified Government to be eligible for additional funding opportunities

- 2.. AN ORDINANCE amending portions of the Unified Government Sign Code by expanding the number and types of signs that are permitted in commercial, industrial, and mixed-use zoning districts
3. AN ORDINANCE amending the definition and requirements of a home occupation to operate as an accessory use and designating additional home occupation uses as requiring a Special Use Permit
4. AN ORDINANCE rezoning property at 1135 North 134th Street (COZ2025-015) from of C-1 Local Business District (WYCO) to R-1 Single Family District
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-036) for a short-term rental at 4512 Cambridge Street
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-042) for the continuation of a daycare at 2605 West 39th Avenue
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-046) Temporary Use of Land to keep a shipping container at 1424 South 80th Street

Commissioner Burns made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

## **8. Planning & Zoning Non-consent Agenda (Discussion Begins 1:35:42)**

### **8.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 1:35:42)**

1. COZ2025-022 - DARYL RAKOSKI

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

#### **Public Comments in Opposition to Item:**

- Neil Palmer (Kansas City, Kansas) **(Comment Begins 1:39:34)**

Commissioner Ramirez made a motion to send back to the Planning Commission. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

## **8.2. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 1:52:47)**

### 1. SP2025-041 - BHAVESH PATEL

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Burroughs made a motion to approve. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

## **8.3. PLAN REVIEW APPLICATION(S) (Discussion Begins 2:02:09)**

### 1. PR2025-028 - MICHAEL RHODES

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Public comments were received. The public hearing was closed.

#### **Public Comments in Favor of Item:**

- Greg Kindle (Kansas City, Kansas) **(Comment Begins 2:07:16)**

#### **Public Comments in Opposition to Item:**

- Dave Spice (No Residency Stated) **(Comment Begins 2:10:53)**
- Paul Aller (Kansas City, Kansas) **(Comment Begins 2:15:26)**
- Artell Harris (Kansas City, Kansas) **(Comment Begins 2:22:17)**
- Becky Aller (Kansas City, Kansas) **(Comment Begins 2:26:29)**
- Hannah Lang (Kansas City, Kansas) **(Comment Begins 2:29:02)**

- Anthony Lazley (Kansas City, Kansas) (**Comment Begins 2:32:53**)

Commissioner Kane made a motion to approve the Planning Commissions recommendation to deny the application for all the reasons: roads can't take it, kids being down there, and the go karts. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

#### **8.4. MISCELLANEOUS (Discussion Begins 2:46:25)**

1. 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

Commissioner Bynum made a motion to move item to the November 6, 2025 Board of Commissioners meeting. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/1

- Ayes: Burns, Ramirez, Kane, Lopez, Davis, Bynum, Burroughs, Townsend
- Nays: Stites
- Absent: Hill

#### **9. Regular Consent Agenda (Discussion Begins 2:48:05)**

##### **Item No. 1 – MINUTES**

##### **Item No. 2 – WEEKLY BUSINESS**

Commissioner Bynum made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

## **10. Public Hearing Agenda**

### **Item No. 1 – PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 2:48:45)**

Chelsee Chism, Economic Development Director, presented the Buc-ee's Tax Increment Financing (TIF) district. She explained that the TIF involves 50% of incremental city sales tax and 25% of county sales tax, with a cap of \$3.3 million for up to 15 years but expected to reach its cap in 5 years or less. There are no property tax abatements. Generates new revenue for the community from a currently non-productive site.

Multiple residents spoke during the public form. Public Comments:

- Eva Garcia (Kansas City, Kansas) **(Comment Begins 2:50:46)**
- Greg Kindle (Kansas City, Kansas) **(Comment Begins 2:52:16)**
- Carrie McCarthy (Kansas City, Kansas) **(Comment Begins 2:54:24)**
- Steve Sessions (Kansas City, Kansas) **(Comment Begins 2:56:17)**

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

### **Item No. 2 – PUBLIC HEARING AND ORDINANCE: THE ESTABLISHMENT OF A COMMUNITY IMPROVEMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 3:30:20)**

Chelsee Chism, Economic Development Director, presented the Buc-ee's Community Improvement District (CID). She explained it is a 1% sales tax within the district boundaries, with a \$10 million cap, set for 20 years. The CID will fund infrastructure improvements like the roundabout and street realignment.

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

**12. Administrator’s Agenda**

**Item No. 1 - RESOLUTION: INTENT TO ISSUE INDUSTRIAL REVENUE BONDS FOR BUC-EE'S PROJECT (Discussion Begins 3:33:20)**

Chelsee Chism presented the Buc-ee's industrial revenue bonds (IRB). She explained that the IRB is for \$43 million, covering land acquisition, construction costs, and machinery and equipment expenses. The total project cost is closer to \$95 million.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

**15. Adjournment: (Discussion Begins 3:33:55)**

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

The meeting adjourned at 10:33 PM.

**MAYOR GARNER**  
**ADJOURNED THE MEETING AT 10:33 P.M.**  
**October 30, 2025**

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Monica L. Sparks, CMC  
Unified Government Clerk

Unified Government of Wyandotte County and Kansas City, Kansas



## BOARD OF COMMISSIONERS

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

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***Mayor Tyrone Garner***

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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 4, 2025**

**7:06 PM – 12:56 AM**

**Attendance:**

**Commissioners Present:**

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane (joined at 9:46 PM)
- Commissioner Burns
- Commissioner Townsend
- Commissioner Ramirez
- Commissioner Hill

**Commissioners Absent:**

- None

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Alyssa Marcy (Planning Department)
- Troy Shaw (Public Works Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Rodney Lucas (Interim Director for Planning & Urban Design)
- Osiris Espinoza (Planning Department)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Chelsee Chism (Economic Development Director)

**1. Call to Order**

Mayor Garner called the meeting to order at 7:00 PM. Chaplain Stella Ruiz of Oak Grove Christian Church led the invocation, followed by the Pledge of Allegiance.

**4. Revisions to Agenda (Discussion Begins 4:05)**

The order of the agenda was changed; all consent items would be heard first, Item no. 8.7 was added to the Regular Consent Agenda, and documents were added to Item no. 8.4 on the Consent Agenda and Item no. 12.3 of the Administrator's Agenda.

**Commissioner Ramirez made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 4:30)**

Vote: Motion carries 9/0

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

## **5. Land Bank Board of Trustees Agenda (Discussion Begins 5:13)**

### **Item No. 1: LAND BANK OPTIONS**

### **Item No. 2: LAND BANK PROPERTY TRANSFERS**

Commissioner Burroughs made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

**Commissioner Ramirez made a motion to adjourn as Land Bank Board of Trustees' and reconvene as the Board of Commissioners. The motion was seconded by Commissioner Burroughs. (Discussion Begins 5:44)**

Vote: Motion carries 9/0

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

## **6. Clerk's Statement (Statement Read 6:20)**

## **7. Planning and Zoning Consent Agenda (Discussion Begins 10:26)**

Clerk Monica Sparks read all items on the Planning and Zoning consent agenda, including:

### **7.1. CHANGE OF ZONE APPLICATIONS**

7.1.1: COZ2025-022 - DARYL RAKOSKI

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

7.1.3: COZ2025-025 - ROBERT FRECKS

7.1.4: COZ2025-026 - CASSANDRA JAQUEZ

7.1.6: COZ2025-028 - BRITNI ANDREASSEN

### **7.2. SPECIAL USE PERMIT APPLICATIONS**

7.2.1: SP2025-051 - MARK MASTER

7.2.2: SP2025-055 - CARRIE DEPEW

7.2.4: SP2025-065 - JACE AND AMY LARSEN

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

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

7.2.7: SP2025-068 - DAVID DICKEY WITH DICKEY LLC

7.2.8: SP2025-069 - ANDREA RYAN AND DENISE WHITEMAN

7.2.9: SP2025-070 - PATRICIA SOTO

7.2.10: SP2025-071 - NORTHWOOD LIQUOR

7.2.12: SP2025-073 - JOHN O'DWYER

7.2.13: SP2025-074 - SARAH BELARDE

### **7.3. VACATION APPLICATION**

7.3.1: VAC2025-003 - ROSA MAINOR

### **7.4. PLAN REVIEW APPLICATION**

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

Commissioner Ramirez made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted except the items set aside. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

#### Set Aside Items:

**7.1.5: COZ2025-027 - PHILIP BOUTWELL (Discussion Begins 24:35)**

Commissioner Burroughs requested to set aside 7.1.5 (COZ 2025-027).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Burns made a motion to approve the item. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 9/0

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

### **7.2.3: SP2025-062 - TAMARA MCCONNELL (Discussion Begins 38:39)**

Mayor Garner and the Organization for Community Preservation requested to set aside 7.2.3 (SP 2025-062).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing.

#### Public Comments:

- Candy Leonard Caldwell (Wyandotte County, Kansas) (**Comment Begins 42:49**)
- Elnora Jefferson (Kansas City, Kansas) (**Comment Begins 44:33**)
- Camille Caldwell (Kansas City, Kansas) (**Comment Begins 46:07**)

Commissioner Burns made a motion to approve the item presented. The motion failed for lack of a second.

Commissioner Townsend made a motion to deny the request for approval. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/1

- Ayes: Stites, Davis, Bynum, Townsend, Hill, Lopez, Ramirez, Burroughs
- Nays: Burns
- Absent: Kane

### **7.2.11: SP2025-072 - KURT RIETEMA (Discussion Begins 1:23:52)**

Commissioner Lopez requested to set aside 7.2.11 (SP 2025-072).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Ramirez made a motion to approve the item presented. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 9/0

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

#### **7.2.14: SP2025-075 - STEVEN MCCORD (Discussion Begins 1:30:20)**

Commissioner Townsend requested to set aside 7.2.14 (SP 2025-075).

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Townsend made a motion to approve the item presented with conditions: repair of the fence on the west and north side of the property, cars for sale limited to 10 on premises at any one time, any signage for the company be placed only on the 5<sup>th</sup> street side, any repairs that are to be done, be contained in the garage. The motion was seconded by Commissioner Bynum.

Commissioner Townsend added to her motion to have one more clarification to signage: no waving blow-up. The amended motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

### **8. Regular Consent Agenda (Discussion Begins 1:43:23)**

**Item No. 1 – RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF EDWARDSVILLE, KANSAS FOR SOLID WASTE SERVICES**

**Item No. 2 – RESOLUTION: INTERLOCAL AGREEMENTS WITH THE CITY OF BONNER SPRINGS, KANSAS FOR SOLID WASTE SERVICES**

**Item No. 3 – RESOLUTION: ADHERENCE TO RULES OF PROCEDURE AND CIVIL ENGAGEMENT**

**Item No. 4 – ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX (SUBSTITUTING DOCUMENT PER AGENDA UPDATE)**

**Item No. 5 – MINUTES**

**Item No. 6 – WEEKLY BUSINESS**

**Item No. 7 – RESOLUTION: AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES, LOCAL 3475 (ADDED PER AGENDA UPDATE)**

Commissioner Stites made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

**9. Mayor's Agenda (Discussion Begins 1:45:20)**

**Item No. 1 - PROCLAMATION: DISTRICT ATTORNEY DUPREE DAY (Discussion Begins 1:45:30)**

Mayor Garner presented extensive remarks honoring DA Mark Dupree as the first African American District Attorney elected in Kansas history.

This item was read into the record of the meeting, and no commission action was required.

**Item No. 2 - PRESENTATION: HONORING DISTRICT ATTORNEY MARK A. DUPREE, SR (Discussion Begins 2:02:02)**

Chief of Staff Irene Caudillo presented DA Dupree as a "Dotte Proud" honoree. A video message was presented from DA Dupree.

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

**Item No. 3 - PRESENTATION: WYANDOTTE BEHAVIORAL HEALTH NETWORK (Discussion Begins 2:22:13)**

Randy Callstrom, President/CEO of Wyandotte Behavioral Health, presented an update on services. The presentation covered their 70-year history, current services including RSI crisis center, mobile crisis response, and housing initiatives, including Eden Village.

Chief of Staff Irene Caudillo recognized Wyandotte Behavioral Health as a "Dotte Proud" honoree.

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

**Item No. 7 - RESOLUTION: SETTING PUBLIC HEARING REGARDING AMENDMENTS FOR 2025 AND 2026 CITY OF KANSAS CITY, KANSAS AND COUNTY OF WYANDOTTE BUDGETS (Discussion Begins 2:45:13)**

County Administrator David Johnson presented the need for budget amendments to support incoming Mayor Watson's staffing model. The request totals approximately \$277,000 for additional personnel and benefits.

Commissioner Burroughs made a motion to approve scheduling the public hearing. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

**Item No. 5 - RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING (Discussion Begins 3:05:48)**

County Administrator Johnson presented the annual CSO (Combined Sewer Overflow) project funding. Shelley Kneuvean, Chief Financial Officer, and Public Works Director Troy Shaw explained the \$39.5 million in projects required under the federal consent decree.

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

Vote: Motion carries 8/2

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Hill
- Nays: Lopez, Stites,

**Item No.6 - ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A (Discussion Begins 3:34:04)**

The item was also discussed with Item No. 5.

Commissioner Burns made a motion to adopt the resolution authorizing General Obligation Improvement Bond Series 2026-A. The motion was seconded by Commissioner Kane.

Vote: Motion carries 8/2

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Hill
- Nays: Lopez, Stites,

**Item No. 8 - COMMUNITY INPUT AND RECOMMENDATIONS (Discussion Begins 3:34:46)**

Mayor Garner opened community input.

Public Comments:

- James Bain (Kansas City, Kansas) (**Comment Begins 3:37:22**)
- Scott Harding (Wyandotte County, Kansas) (**Comment Begins 3:41:14**)
- Jordan Michael Mackey (Bonner Springs, Kansas) (**Comment Begins 3:44:31**)

**Item No. 4 - PROCLAMATION: LIVABLE NEIGHBORHOODS (Discussion Begins 3:48:00)**

This item was read into the record of the meeting, and no commission action was required.

**The Commission went into recess at 10:59 PM.**

**The meeting was reconvened at 11:00 PM.**

**12. Administrator's Agenda (Discussion Begins 3:51:15)**

**Item No.1 - ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins 3:51:15)**

Acting Chief Counsel Angela Lawson explained this was the publication of previously approved rezoning at 12304 Parallel Parkway from Agricultural to Planned Business Park District for the data center.

Commissioner Kane made a motion to approve. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/2

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Hill, Garner
- Nays: Lopez, Stites

**Item No. 2 - ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES LLC PROJECT) (Discussion Begins 3:57:17)**

Shelley Kneuvean, (CFO) presented authorization for issuance of taxable industrial revenue bonds for Ecovyst Catalyst Technology LLC project, not to exceed \$10 million for the Ecovyst project located at 1700 Kansas Avenue. The original development agreement began in 2013 with \$100 million total investment planned. The IRB provides tax exemption for up to 10 years, then it becomes fully taxable. Of their 32 buildings, three have tax exemptions with 25% pilot payments. They pay \$380,000 in BPU pilots annually and \$20,000 to go towards the community benefit fund. Dave Nadir from Ecovyst was present for questions.

Commissioner Burroughs made a motion to approve the ordinance. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

**Commissioner Bynum made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Ramirez.**

Vote: Motion carries 8/2

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Lopez
- Nays: Hill, Stites

**Item No. 3 - RESOLUTION: APPROVING FIRST AMENDMENT TO AMERICAN ROYAL AMENDED RESTATED DEVELOPMENT AGREEMENT (SUBSTITUTING DOCUMENT PER AGENDA UPDATE) (Discussion Begins 4:02:12)**

County Administrator David Johnson presented. Todd LaSala, Economic Development counsel, presented the First Amendment to the American Royal development agreement.

Key changes from the April agreement:

- Bond structure change from \$135 million private placement to \$93 million public bond issue (\$65 million from Plaza at Speedway, \$28 million for American Royal)
- Timeline: 60 days to recommence construction, 18 months to complete exhibition hall, extended completion date for full project from 2 to 3 years

Court Maxwell representing American Royal presented PowerPoint showing:

- 86 million annual economic impact
- Revenue study showing 1.5 million projected visits
- \$37 million net benefit to Unified Government
- Project financing prior: 56% private capital, 35% state funds, 9% Unified Government contribution, reduced to 1% after negotiations
- \$5 million upfront IRB payment to UG
- \$1.32 million annually to UG while bonds are outstanding

Commissioner Lopez stated, “to be on the record to retract the statement about PBR”.

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

Vote: Motion carries 8/1

- Ayes: Burns, Ramirez, Kane, Davis, Bynum, Burroughs, Townsend, Hill
- Nays: Lopez
- Recuse: Stites (due to conflict of interest)

#### Outgoing Commissioners' Final Remarks:

- Commissioner Kane: Thanked staff and community, mentioned the community center named after his mother
- Commissioner Townsend: Thanked staff, recognized appointees and neighborhood groups, shout out to Dotte Prouds, and gave special recognition to Janelle Monae as Dotte Proud
- Commissioner Burroughs: Thanked family, staff, and community for 30 years of service
- Mayor Garner: Thanked staff, commissioners, volunteers, and residents; encouraged support for incoming leadership
- Administrator David Johnston's Farewell video thanked outgoing officials for their service and welcomed incoming leadership.

**15. Adjournment: (Discussion Begins 5:48:55)**

Commissioner Stites made a motion to adjourn. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

- Ayes: Burns, Ramirez, Lopez, Stites, Bynum, Burroughs, Townsend, Hill
- Nays: None
- Not Voting: Davis (left meeting at 12:55 AM), Kane (left meeting at 12:55 AM)

**MAYOR GARNER**

**ADJOURNED THE MEETING AT 12:56 A.M.**

**December 4, 2025**

---

Monica L. Sparks, CMC  
Unified Government Clerk



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:** December 11, 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 December 5, 2025 – December 11, 2025

### 1. CLAIM FOR DAMAGES:

- Horace Brown Jr, Kansas City, KS, alleging damage to personal property.
- Glenn Davis, Kansas City, KS, alleging damage to personal property on 12/01/2025.

**Action:** Received and filed. Copies previously forwarded to Legal

### 2. APPLICATION FOR CMB LICENSE (PKG):

- Brotherhood LLC, Rosean Gurung, d/b/a Quick Stop #1, 1313 Quindaro Blvd, Kansas City, KS 66104.
- Central Fuel LLC, Maria Whitfield, d/b/a/Quick Shop, 7808 Splitlog Ave, Kansas City, KS 66112.
- El Padrino Soccer Inc, Raul Villegas-Rodriguez, d/b/a El Padrino Soccer, 916 Minnesota Ave, Kansas City, KS 66101.
- Himalayan Petro LLC, Rosan Gurung, d/b/a/Quick Shop #3, 5568 Leavenworth Rd, Kansas City, KS 66104.
- TAJ 1 LLC, William W Hutton, d/b/a Stop & Shop, 6433 State Ave, Kansas City, KS 66102.

**Action:** Referred to License.

### 3. APPLICATION FOR CMB LICENSE (OP):

- Daniela Randell, William W Hutton, d/b/a Italian Delight, 8145 State Ave, Kansas City, KS 66112.

**Action:** Referred to License.

### 4. APPLICATION FOR DRINK. EST./PUBLIC VENUE:

- Dancing Crab Inc, William W Hutton, d/b/a Dancing Crab, 1713 Village West Pkwy, Kansas City, KS 66111.

**Action:** Referred to License.

### 5. APPLICATION FOR CATERER/DRINK. EST/HOTEL:

- Beaumont Enterprises Inc, William Hutton, d/b/a Chateau Avalon, 701 Village West Pkwy, Kansas City, KS 66111.
- KE Service LLC, Evelyn Gardner, d/b/a Hollywood Casino at Kansas Speedway, 777 Hollywood Casino Blvd, Kansas City, KS 66111.

**Action:** Referred to License.



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

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

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

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** December 18, 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 December 12, 2025 – December 18, 2025

### 1. PUBLIC NOTICE:

- Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held a public auto auction on December 2, 2025, at Alandon Tow Service.

**Action:** Received and filed.

### 2. CLAIMS FOR DAMAGES:

- Christine Perez, Kansas City, KS, alleging personal injury on 09/24/2025.
- Carol Pierce, Kansas City, KS, alleging personal injury on 09/20/2025.
- Rainbow Mennonite Church, Kansas City, KS, alleging overcharging on wastewater back beyond three years.
- State Farm Insurance Co, alleging damage to personal vehicle on 02/18/2025.

**Action:** Received and filed. Copies previously forwarded to Legal

### 3. SUMMONS:

- Wayne Anthony Stewart v Jorge A. Dominicuis, et al, Civil Action No. 24-3058-JWB-ADM.

**Action:** Received and filed. Copies previously forwarded to Legal.

### 4. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Cartwright Tree Care
- GY6 Services LLC
- Loomis Armored US LLC
- Prosegur Service Group, Inc.
- Smoke N Seoul LLC

**Action:** Referred to License.

### 5. APPLICATION FOR CMB LICENSE (PKG):

- Khan Food and Petroleum, Zahid Mahmood Goraya, d/b/a Quick Stop #2, 2425 Metropolitan Ave, Kansas City, KS 66106.

**Action:** Referred to License.



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

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

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

## Memorandum

**To:** David Johnston  
County Administrator

**From:** Monica L. Sparks  
UG Clerk

**Date:** December 25, 2025

**Re:** Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

## Weekly Business Material for December 19, 2025 – December 25, 2025

### 1. CLAIMS FOR DAMAGES:

- Marilyn Alstrom, Kansas City, KS, alleging damage to personal property on 12/02/2025.
- Virginia Glassinger, Kansas City, KS, alleging damage to personal property on 09/24/2025.

**Action:** Received and filed. Copies previously forwarded to Legal

### 2. TRAVEL REQUESTS:

- Z. Blair, J. Westbrook, M. Steele, A. Johnson, R. Erickson, N. Faulkner, M. London, J. Lamas, and F. Calderon, Patrol Bureau, travel to Overland Park, KS, from 01/05/2026 through 03/18/2026, to attend Foundations of Frontline Leadership, Employee Training and Travel.
- Brandon Farrell, Fire Department, travel to Colorado Springs, CO, from 09/18/2025 through 09/21/2025, to attend Fallen Fire Fighters Memorial, Employee Training and Travel.
- Bryan Kloiber, Fire Suppression, travel to Midway, AR, from 12/05/2025 through 12/08/2025, for Strategies and Tactics, Employee Training and Travel.
- Kirk Roland, Public Works/Environmental Services/Collection, travel to Indianapolis, IN, from 02/17/2026 to 02/20/2026, to attend WWETT Show 2026, Employee Training and Travel.
- Ryan Teel, Parks and Recreation/Park Maintenance, travel to Wheeling, WV, from 01/25/2026 to 01/30/2026, to attend NRPA Maintenance Management School, Employee Training and Travel.

**Action:** Approved by Administrator's Office and received and filed.

### 3. APPLICATION FOR CMB LICENSE (PKG):

- Mi Pueblito Meat Market, Alonso Villasenor, d/b/a Mi Pueblito Meat Market, 1311 Minnesota Ave, Kansas City, KS 66102.
- Wyandot Barbeque Inc, Mike Strohschein, d/b/a Wyandot Barbeque, 8441 State Ave, Kansas City, KS 66112.

**Action:** Referred to License.

### 4. APPLICATION FOR CMB LICENSE (OP):

- Josefina Saenz, W. Fredrick Zimmerman, d/b/a El Pirata, 1031 Central Ave, Kansas City, KS 66102.
- Mi Pueblito Meat Market, Alonso Villasenor, d/b/a Mi Pueblito Meat Market, 1311 Minnesota Ave, Kansas City, KS 66102.
- Micheladas Culiacan LLC, Janeth E Barraza Soto, d/b/a Micheladas Culiacan, 1618 Central Ave, Kansas City, KS 66102.

- Wyandot Barbeque Inc, Mike Strohschein, d/b/a Wyandot Barbeque, 8441 State Ave, Kansas City, KS 66112.

**Action:** Referred to License.

**5. APPLICATIONS FOR PRIVATE SECURITY:**

- Weiser Security Services, Inc., d/b/a Weiser Security Services, Inc., 3939 Tulane Ave., Ste. 300, New Orleans, LA 70119.

**Action:** Referred to License.



Unified Government of Wyandotte  
County/Kansas City Kansas

Christal E. Watson, Mayor/CEO

701 North 7<sup>th</sup> St., Suite 945  
Kansas City, Kansas 66101-3064  
Phone: (913) 573-5010

**NOTICE OF PENDING APPOINTMENT**

January 8, 2026

BOARD POSITION: Quindaro Ruins Archaeological Park Task Force

INCUMBENT REPLACED: n/a

APPOINTING COMMISSIONER: Mayor Watson

**REQUEST FOR APPOINTMENT**

NAME OF NEW APPOINTMENT: Broderick Henderson

TERM OF OFFICE: January 8, 2026 through June 30, 2026

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**SIGNATURE OF APPOINTING COMMISSION MEMBER**

\* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



Unified Government of Wyandotte  
County/Kansas City Kansas

Christal E. Watson, Mayor/CEO

701 North 7<sup>th</sup> St., Suite 945  
Kansas City, Kansas 66101-3064  
Phone: (913) 573-5010

**NOTICE OF PENDING APPOINTMENT**

January 8, 2026

BOARD POSITION: Quindaro Ruins Archaeological Park Task Force

INCUMBENT REPLACED: n/a

APPOINTING COMMISSIONER: Mayor Watson

**REQUEST FOR APPOINTMENT**

NAME OF NEW APPOINTMENT: Gordon Criswell

TERM OF OFFICE: January 8, 2026 through June 30, 2026

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**SIGNATURE OF APPOINTING COMMISSION MEMBER**

\* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



Report to  
Board of Commissioners and Planning & Zoning Commission

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Wendy Green, Assistant Counsel</div> wmgreen@wycokck.org x5679	Legal
AGENDA ITEM #8.1.		
ORDINANCE: AMENDING RULES OF PROCEDURE		
BACKGROUND		
<p>An ordinance amending the Unified Government Commission Rules of Procedure, Sections 107 and 518, of the Unified Government Code of Ordinances to change the start time for commission meetings to commence at 5:30 p.m. and the closing of agendas on Friday immediately preceding the Thursday of the full commission meeting.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Ordinance for Amendments to Appendix C_Rules 107_518_v1_redlined		

Approved by Mayor/Administrator to add to agenda.

**Published:** \_\_\_\_\_

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

**AN ORDINANCE** relating to Appendix C, Unified Government Commission Rules of Procedure, amending Article I, Section 107 and Article V, Section 518 of the Unified Government Code of Ordinances.

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

**Section 1.** That Appendix C, Unified Government Commission Rules of Procedure, Article I, Section 107 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

**Sec. 107. Time of regular meetings and planning and zoning meetings; matters considered.**

- a. At the first regular meeting after new commissioners are sworn in following an election, the commission shall adopt a schedule of meetings for the next two years. In general, regular meetings of the commission shall be held on the first and third Thursdays of each month, and meetings limited to planning and zoning matters shall be held on the last Thursday of each month. When holidays fall on or near the general meeting date or when the last Thursday is less than 14 days after the preceding planning commission meeting, the commission may change the meeting from the first, third, or last Thursday to another day.
- b. If it is known that a quorum will not be present at a particular meeting, the commission may vote to reschedule or cancel the meeting.
- c. Unless these rules are temporarily suspended and another time is designated, commission meetings shall commence at ~~7:00~~ 5:30 p.m. and, unless otherwise authorized by a majority vote of the commissioners present, shall adjourn at 12:00 a.m.
- d. The mayor's agenda, consent agenda, the public hearing agenda, the standing committees' agenda, the administrator's agenda, the commissioners' agenda, and the land bank agenda, if applicable, shall be considered at each regular full commission meeting held on the first and third Thursday of the month.
- e. Non-planning and zoning matters may be considered at the meeting held on the last Thursday of the month upon approval of the mayor.

**Section 2.** That Appendix C, Unified Government Commission Rules of Procedure, Article V, Section 518 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas, be amended to read as follows:

**Sec. 518. Closing of agendas.**

All agendas shall be closed at 12:00 p.m. on the ~~Tuesday~~ ~~Friday~~ immediately preceding the Thursday of the full commission meeting, and the agendas shall be furnished to each member of the commission on that ~~Tuesday~~ ~~Friday~~ evening.

**Section 3.** This ordinance and resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS \_\_\_\_ DAY OF \_\_\_\_ 2026.**

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**Christal E. Watson, Mayor/CEO**

**Attest:**

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**Unified Government Clerk**

**Approved as to Form:**

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**Wendy M. Green, Deputy Chief Counsel**