

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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**AGENDA**

**Thursday, February 26, 2026**

**5:30 PM**

1. **CALL TO ORDER/ROLL CALL**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **REVISIONS TO WEEKDAY FEBRUARY 26, 2026 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 Special Use Permit Application(s)**

**6.1.A SP2025-088 - SELENA UMANA**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-047, expired 12/19/2025) for an event space with live entertainment at 6000 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 211486

**6.1.B SP2025-096 - TIFFANY CLARK**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-006, expired January 17, 2026) for a Non-Owner Occupied

Short-Term Rental at 1127 Southwest Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 2162

**6.1.C SP2025-099 - TYLER SHIRK**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Short-Term Rental in seven (7) two-bedroom apartments in Mission Manor at 2912, 4122, 4124, 4125, and 4127 South Thompson Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0 FOR 1 YEAR.

Tracking #: 2164

**6.2 Plan Review Application**

**6.2.A PR2025-045 - RAJ BHATIA**

Synopsis: Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 2160

**6.3 MINUTES**

**6.3.A Minutes**

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on April 25 and June 27, 2024.

Tracking #: MINUTES

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

**7.1 Miscellaneous**

**7.1.A A RESOLUTION PLACING A MORATORIUM ON PENAL AND CORRECTIONAL INSTITUTIONS FOR TWO YEARS**

Synopsis: A two-year moratorium on the reception and processing of special use permit applications for all penal or correctional institutions, RECOMMENDED FOR APPROVAL BY A VOTE OF 4 TO 2.

Tracking #: 2182

**REGULAR COMMISSION**

**8. MAYOR'S AGENDA**

**9. REGULAR CONSENT AGENDA**

**10. PUBLIC HEARING AGENDA**

**11. STANDING COMMITTEES' AGENDA**

**12. ADMINISTRATOR'S AGENDA**

**13. COMMISSIONERS' AGENDA**

**15. ADJOURN**

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The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling [UGclerkrequest@wycokck.org](mailto:UGclerkrequest@wycokck.org) or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

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

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

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# 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:** February 26, 2026

**Re:** **Special Use Permit Petition SP2025-088**

## GENERAL INFORMATION

### Applicant Information:

Selena Umana  
Representative  
The Red Circle, LLC  
6000 Leavenworth Road, Suite M  
Kansas City, Kansas 66104

### Subject Property:

6000 Leavenworth Road, Suite M  
Kansas City, Kansas 66104

### Requested Action and Purpose:

Approval of a Renewal Special Use Permit to continue operating an event center with live entertainment

### Commission Districts:

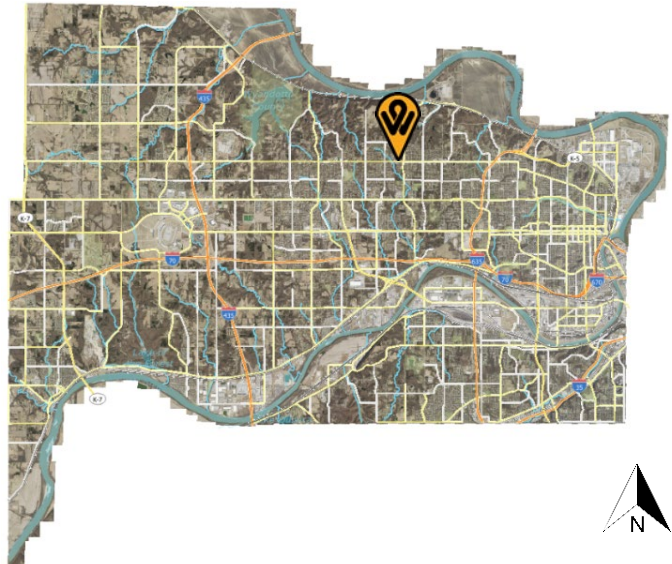
At-Large Commissioner, District #1:  
Melissa Bynum  
District #8 Commissioner:  
Andrew Davis

### Existing Zoning District(s):

CP-1 Planned Limited Business District

### Plan Area:

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	CP-1 Planned Limited Business District	Single-Family Homes
<b>South</b>	CP-1 Planned Limited Business District	Strip Center
<b>East</b>	CP-1 Planned Limited Business District	Vacant Commercial Lot
<b>West</b>	CP-1 Planned Limited Business District	Apartments

**Total Tract Size:** 1.14 Acres

**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 Plan designates Leavenworth Road as a Minor Arterial.

**Parking Requirement:** Sec 27-464(e) states that uses in this district require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building.

The structure is 9,512 square feet, which requires 38 spaces. The property only provides 10 parking spaces, a deficit of 28 spaces. Applicant has provided a parking agreement for the remaining 28 parking spaces.

**Landscaping Requirement:** Section 27-464(g) states that trees are required at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

**Advertisement:** The Wyandotte Echo – December 18, 2025  
Letters to Property Owners – December 19, 2025 and January 5, 2026

**Public Hearing(s):** February 9, 2026 and February 26, 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, Selena Umana with The Red Circle LLC, is requesting a Special Use Permit (Renewal) to continue operating an event space with live entertainment at 6000 Leavenworth Road.

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. ABT22-1457 – Abatement – June 07, 2022 – Closed – Weeds and Trash – Previous Property Owner.
2. 20225-02230 – Abatement – August 18, 2020 – Closed – Weeds and Junk – Weeds and Trash – Previous Property Owner.
3. 20200-00503 – Environment – February 05, 2020 – Complete – Overflowing Dumpster – Weeds and Trash – Previous Property Owner.
4. 19225-02948 – Abatement – July 11, 2019 – Complete – Grass and Weeds – Weeds and Trash – Previous Property Owner.
5. 17395-00251 – Stop Work Order – December 13, 2017 – Complete – Unpermitted Construction – Weeds and Trash – Previous Property Owner.
6. 14201-00086 – Structural – March 26, 2014 – Complete – Potholes – Weeds and Trash – Previous Property Owner.
7. 10200-02005 – Environment – May 26, 2010 – Completed – Potholes – Weeds and Trash – Previous Property Owner.
8. 06220-00965 – Graffiti – September 21, 2006 – Completed – Weeds and Trash – Previous Property Owner.

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

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

## **Previous Planning Actions:**

1. SP2024-047 – Special use Permit – June 28, 2024 – Approved – Special Use Permit for an Event Space with Live Entertainment.
2. 16430-00182 – Sign Permit – December 29, 2016 – Issued – Wall Sign to the West – Previous Property Owner.
3. 16430-00183 – Sign Permit – December 29, 2016 – Incidental Sign to the West – Previous Property Owner.
4. 16430-00184 – Sign Permit – December 29, 2016 – Incidental Sign to the East – Previous Property Owner.

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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 Bethel-Welborn Statistical Neighborhood, The Field of Dreams Neighborhood Group, and the Leavenworth Road Association. The neighborhood consists of a mix of smaller-scale commercial uses, drive-through commercial uses, as well as a mix of single-family residences and multi-family. The property is located along the Leavenworth Road corridor, a mixed-use corridor, which spans from North 51<sup>st</sup> Street to North 63<sup>rd</sup> Street. Leavenworth Road extends from western Wyandotte County (K-7 Highway) to Northeast KCK (North 38<sup>th</sup> Street).

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

The zoning and uses are set out above. The subject property is surrounded by the CP-1 Planned Limited Business District as well as the R-1 Single-Family and RP-5 Planned Apartment District. While the use is directly surrounded by small-scale commercial businesses, there are also single-family residences within earshot of this proposed use, which may create conflicts if not properly addressed.

### ***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, however, if not managed properly, issues such as noise and illumination may impact nearby residences. The removal of restrictions will not detrimentally affect nearby property as long as all conditions of approval are adhered to from SP2024-047.

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

The property is not vacant, but it was vacant prior to 2024 for three (3) years.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Community Commercial, which allows for medium-scale commercial development to provide goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms 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 does have the potential to increase vehicular traffic, and should not exceed the capacity of Leavenworth Road, 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 but does provide a gathering space for groups. As long as the proposed use abides by the conditions of approval, and takes steps to mitigate the issues, such as noise and illumination, the use is not expected to impact the use, quality, and 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 are expected to occur in durations as to create issues with nearby properties. These are not expected to be major issues for nearby property, however, as long as windows and doors are closed during performances, there are no outdoor speakers, and outdoor lighting is affixed with 90-degree cut-offs. Dust is not expected to be an issue with this type of use.

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

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

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

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

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

The relative gain to public health, safety and welfare is minimal. If denied, the property owner may not use the property for an event space, however, they can still use the property for a variety of commercial purposes.

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

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

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

The proposed use could potentially result in both the overcrowding of land and undue concentrations of population. These issues may arise due to the nature of event spaces, which often attract larger groups of individuals and vehicles. If managed properly, these items should not be a major concern.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 6000 Leavenworth Road on December 29, 2025. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

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## **KEY ISSUES**

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Parking  
Noise  
Overcrowding  
Safety and Security

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-088**, for two (2) years, subject to:

- 1. Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property;**
- 2. Alcohol must not be provided on the subject property until the event space has proper licensure. Any third party vendors must also have proper**

licensure;

3. At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a third party;
4. All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit;
5. A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle;
6. All third party vendors must be licensed in Wyandotte County;
7. The provided security plan must be maintained throughout the duration of this Special Use Permit;
8. The provided parking plan must be maintained throughout the duration of this Special Use Permit;
9. All entertainment must cease by at least 1:00AM;
10. Doors and windows must stay closed during any entertainment performance;
11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
12. 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;
13. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
14. 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. 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;
17. 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;

18. 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;
19. 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 C&R of the plat or subdivision within which the subject property is located;
20. 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;
21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
22. 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 **SP2025-088** 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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February 9, 2026 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Applicant Response Letter  
Neighborhood Meeting Affidavit  
Business Plan  
Site Plan  
Floor Plan  
Parking Agreement  
Images of the Property Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026 Approval	February 26, 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 **SP2025-088** 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 **SP2025-088**, 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.

### **February 9, 2026, City Planning Commission Minutes:**

#### **[Hearing starts at 6:25:](#)**

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

### **CONSIDERATION OF THE JANUARY 12, 2026 CITY PLANNING COMMISSION MINUTES.**

#### **SP2025-088 - SELENA UMANA**

**Synopsis:** Special Use Permit (Renewal of SP2024-047, expired 12/19/2025) for an event space with live entertainment at 6000 Leavenworth Road. *Detailed Outline of Requested Action*: The applicant, Selena Umana with The Red Circle LLC, is requesting a Special Use Permit (Renewal) to continue operating an event space with live entertainment at 6000 Leavenworth Road.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? 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 February 9, 2026;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

**Motion starts at 10:38:**

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

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

**Motion to recommend APPROVAL passed: 6 to 0**

**Subject to:**

**SP2025-088:**

1. **Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property;**
2. **Alcohol must not be provided on the subject property until the event space has proper licensure. Any third party vendors must also have proper licensure;**
3. **At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a third party;**
4. **All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit;**
5. **A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle;**
6. **All third party vendors must be licensed in Wyandotte County;**
7. **The provided security plan must be maintained throughout the duration of this Special Use Permit;**

8. The provided parking plan must be maintained throughout the duration of this Special Use Permit;
9. All entertainment must cease by at least 1:00AM;
10. Doors and windows must stay closed during any entertainment performance;
11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
12. 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;
13. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
14. 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. 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;
17. 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;
18. 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;
19. 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 C&R of the plat or subdivision within which the subject property is located;

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

# ATTACHMENTS

## AERIAL IMAGERY



## ZONING MAP



# LAND USE MAP



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## ADDITIONAL ATTACHMENTS

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### **1. How has the applicant complied with the following conditions of SP2024-047?**

#### **a. Landscaping requirements**

The applicant has not yet completed the planting of the eight (8) required trees. Existing shrubs, bushes, and hedges have been removed and the site has been cleared to properly accommodate the required trees and new landscaping along the entirety of the property edge. All required trees, shrubs, bushes, and hedges will be installed during the upcoming spring planting season.

#### **b. Parking lot and driveway apron repaving**

The parking lot and driveway apron have been fully repaved. Commissioner Andrew Davis visited the site and reviewed the completed work in person.

#### **c. Additional parking**

The applicant has a Contract for Deed with Kansas City Investments LLC, the owner of Lot 4 at 6000 Leavenworth Road. An Affidavit of Equitable Interest is in place, allowing the applicant to adjust and provide additional parking as needed in accordance with the approved parking plan.

#### **d. Alcohol licensure**

Alcohol service has not yet been applied for, as the property remains under construction. The applicant understands that alcohol will not be provided on the subject property until all required licensure is obtained, and that any third-party vendors must also hold proper licensure.

#### **e. On-site staff requirement**

The applicant confirms that at least one (1) member of Red Circle staff will be present on-site during all events for the full duration of each event. The venue will not be left unattended or managed solely by third-party vendors.

#### **f. Building permits**

All building alterations are being conducted in compliance with permitting requirements. The applicant understands that all alterations must receive proper building permits prior to commencement of work.

#### **g. Waste receptacle and enclosure**

A waste receptacle will be provided on-site. An opaque enclosure with masonry columns will be installed, meeting the required height standards relative to the receptacle.

#### **h. Third-party vendor licensing**

All third-party vendors will be properly licensed in Wyandotte County.

#### **i. Security plan**

The applicant will maintain the previously submitted security plan throughout the entire duration of the Special Use Permit.

#### **j. Parking plan**

The approved parking plan will be maintained throughout the duration of the Special Use Permit.

#### **k. Entertainment hours**

All entertainment will cease no later than 1:00 AM.

#### **l. Doors and windows**

All doors and windows will remain closed during any entertainment performances.

**m. Lighting impacts**

Any illumination associated with entertainment events will be controlled so that it does not impact or become visible to adjacent residential properties.

**n. Signage permits**

The applicant understands that no signage will be erected, altered, or installed without first obtaining a sign permit from the Unified Government in compliance with Section 27-723(a).

**2. Has the applicant started operating the property as an event space with live entertainment?**

No. The applicant has not begun operating the property as an event space with live entertainment. The project is currently in the bidding phase for construction required to bring the space into full compliance with City requirements. Initial construction bids have exceeded \$200,000, and the applicant is actively seeking additional bids from properly licensed general contractors to obtain accurate and competitive pricing.

The applicant is proceeding cautiously to ensure all work is completed correctly, in full compliance with building permit requirements and City standards. The time required to secure compliant contractors and finalize permits has delayed the start of operations. The property will not begin operating as an event space until all required construction, permits, and approvals are complete.

**3. Have the hours of operation changed?**

No. The hours of operation have not changed.

**4. Has anything changed from the SP2024-047 Business Plan?**

No. There have been no changes to the business plan approved under SP2024-047.

**5. Provide parking agreement.**

Provided.

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF Kansas )  
COUNTY OF Wyandotte ) SS:

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

1. That I am the petitioner for Petition # SP2025-088.
2. That I conducted a neighborhood meeting on 12/29/25.
3. The notice to nearby property owners was sent on 12/15/25.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

  
\_\_\_\_\_  
Affiant

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

My commission expires 23<sup>rd</sup> ~~May~~ na. of may, 2027.



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

## **Introduction**

The Red Circle, strategically located at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104, is an ideally positioned event center to serve the dynamic Hispanic community of Wyandotte County, offering a spacious venue designed to host family-oriented events including Quinceanera's, Sweet 16s, religious ceremonies such as communions and confirmations, as well as baby showers and gender reveals. This community, with its rich cultural traditions and substantial population of people of Hispanic descent, finds a dedicated partner in The Red Circle, which seeks to provide a deeply culturally resonant space for celebrations that mark significant life milestones.

Understanding the importance of these events, The Red Circle not only offers a venue but also acts as a cultural bridge, supporting the preservation and continuation of Hispanic, as well as other cultural traditions through memorable celebrations. The facility, encompassing more than 3,500 square feet with elegant design features and modern amenities, can accommodate between 200 to 250 guests, pending official capacity verification from the fire marshal.

The Red Circle's prime location is not just strategic for its accessibility but also beneficial due to its proximity to key community amenities, including an ice kiosk, Dollar Tree, liquor store, and gas station, making it highly convenient for event attendees. The venue's location and design cater specifically to the needs of large gatherings, which are typical for Hispanic family celebrations, making it an invaluable resource in an area where such accommodating spaces are scarce.

The Red Circle's commitment to excellence and community engagement makes it a cornerstone for family and cultural life in Wyandotte County, aiming to fill a critical void in accessible, suitable event space located by essential conveniences, allowing families to celebrate their significant events with passion and pride.

## **Catering and Event Setup Facilities**

The Red Circle allows clients to personalize their events by bringing in external caterers, which is ideal for those who prefer to use family recipes and traditional foods, making each event uniquely personal. To support these needs, The Red Circle provides a catering area specifically designed for food display, accommodating various catering setups to ensure that the presentation and accessibility of food are handled professionally and efficiently. Additionally, we are enhancing our facilities by adding a new triple sink with a grease trap to improve sanitation and operational efficiency in food preparation.

While specific decorations and musical entertainment must be sourced externally, The Red Circle maintains a list of preferred vendors known for their excellent service and reliability. This list is regularly updated every six months based on ongoing evaluation and client feedback.

ensuring that we recommend only those who uphold the highest standards of quality and customer satisfaction. New vendors are added to the list when they demonstrate exceptional service or receive positive feedback from our clients.

Although The Red Circle does not have formal affiliations with any vendors, our team provides substantial support by recommending trusted partners we have worked with previously. This approach helps ensure that our clients have access to established businesses for decoration and entertainment options that align with their event's aesthetic and functional needs. By offering these recommendations, The Red Circle enables clients to efficiently coordinate their own event details, giving them the freedom to tailor the celebration to their specific preferences.

The Red Circle's commitment to creating a seamless and enjoyable event experience extends beyond our tailored recommendations. Our hands-off approach empowers clients, providing them the tools to select ideal vendors without our direct involvement in coordination. Our guidance is designed to be a valuable resource, enabling the planning of significant and memorable events at our venue with greater independence.

### **Venue Facilities and Event Management**

The venue includes a kitchen equipped with essential amenities such as prep areas, a blender, a fridge, and a large cooler, facilitating on-site food preparation. We will enhance our kitchen facilities by adding a new triple sink with a grease trap and two drinking fountains to support a wide range of catering needs, from simple appetizers to complex banquet-style meals. The kitchen is designed to allow caterers to work efficiently and display all types of food with ease during large-scale events, featuring modern appliances and ample space. Additionally, the venue will offer two gender-specific restrooms, each accommodating handicap access, with three toilets in the women's restroom and two toilets plus two urinals in the men's restroom. For events such as quinceañeras, which traditionally involve outfit changes, we will provide two fitting rooms, one for each gender, and two coat closets for guest convenience during the winter.

Event setup is flexible and tailored to meet the specific requirements of each celebration. For instance, a quinceañera typically commences setup at 10 AM for an event beginning at 6 PM. Clients can request earlier access for more elaborate preparations, and The Red Circle accommodates these needs based on venue availability. The hours of operation depend on the type of event. For example, quinceañeras often start early due to dance routines and other preparations, baptisms typically begin around noon, and wedding receptions usually take place in the evening. However, regardless of the event type, the venue will not exceed a closing time of 1 AM.

Although events generally conclude at midnight, clients have the option to extend the duration until 1 AM for an additional fee, contingent upon local city and county regulations. Extending event hours involves a straightforward fee structure, which is communicated clearly to clients during the planning stages. The Red Circle assists clients in understanding and adhering to local

regulations such as noise ordinances and safety codes, ensuring that all events proceed without any issues.

The Red Circle also offers support services during event setup, including assistance with access to necessary facilities and areas for audio-visual setups, and general event coordination. Our team is available to help clients, DJs, and other event professionals ensure they have everything they need for their setups, from accessing power outlets to arranging furniture or equipment in designated areas. This support ensures that all logistical aspects of the event are handled efficiently, allowing clients to focus on their guests and the celebration.

### **Operational Policies**

The Red Circle maintains a strict policy of hosting no more than one event per day to ensure that each event receives dedicated attention and resources, thus avoiding overloading the facility. Additionally, we do not foresee The Red Circle being used for anything other than an event space, reinforcing our commitment to providing a specialized and focused venue for celebrations and gatherings. Bookings are subject to availability, with a minimum advance notice of four weeks required to arrange necessary security—one officer per 100 attendees—as per venue policy.

Clients looking to secure a date, especially during the high-demand seasons of spring and summer, are encouraged to book as early as possible due to tighter availability. At the time of booking, clients must provide essential information including a deposit, name, contact number, email address, and some form of identification. The deposit is non-refundable in case of cancellation. For rescheduling, clients must notify The Red Circle at least 30 days in advance, and the new date is subject to availability.

In the event of unexpected closures due to unforeseen circumstances such as extreme weather conditions, power outages, or other emergencies beyond our control, The Red Circle aims to accommodate clients by offering a credit towards the balance of their next event. This policy ensures that disruptions are handled with client interests in mind, providing peace of mind and flexibility in rescheduling events. Additionally, clients interested in extending their event hours beyond the standard closing time (12am) must address this request at least one week before the event. Associated costs for extending event hours range from \$100 to \$300, depending on the season's demand, reflecting the increased operational costs during peak times.

Communication with clients is managed through a VOIP system, which is monitored for quality assurance, and a comprehensive CRM system that tracks each stage of event planning and execution. This ensures that all client interactions are recorded and that every detail of the event planning process is meticulously overseen. After the event, the CRM system facilitates the process by sending a text message to clients, inviting them to provide feedback. This feedback is crucial for continual improvement and helps The Red Circle enhance its service quality.

The operational staff at The Red Circle, consisting of 1-2 dedicated members depending on the type of event and if the guest count is nearing capacity, plays a crucial role in ensuring each event proceeds without any hitches. These staff members are specifically tasked with responding to any immediate needs that might arise during an event, such as addressing facility-related issues in the bathrooms or with the lighting. They also ensure that the property remains intact and secure throughout the event's duration, providing peace of mind for both the clients and the venue management. At the end of the event, these staff members will be responsible for securing the space and ensuring all trash is properly disposed of via a dumpster maintained at Sunset Plaza, which is cleaned out weekly. This ensures a tidy and well-managed environment for every event held at The Red Circle.

The Red Circle upholds strict cleaning protocols to maintain the venue's high standards. All clients are required to ensure that food is disposed of properly and that the venue is returned to its original state, albeit understandably less clean, post-event. Adhering to these conditions is crucial for the return of the client's deposit. The operational staff is available to assist clients in understanding these requirements by providing clear guidelines and checklists, which help streamline the post-event cleanup process. This support ensures that the venue is quickly ready for the next event and helps clients fulfill their cleanup obligations efficiently.

#### **Client Relations and Security**

The venue employs a dedicated leasing manager responsible for overseeing event bookings and teardowns. This individual is pivotal in managing the CRM system that records all customer interactions and leads, ensuring quality assurance and efficient follow-up on inquiries. Upon initial contact, potential clients are provided with a rate sheet that reflects seasonal pricing variations and are required to secure their booking with a deposit within one week.

Security is a paramount concern; thus, clients must arrange for one security officer per 100 attendees. This arrangement needs to be finalized two weeks in advance to avoid event cancellation. Clients may either source their security personnel or authorize The Red Circle to coordinate with local law enforcement to provide the necessary security at the client's expense. The Red Circle also enhances security with HD cameras that provide 24/7 video surveillance around the property, capable of focusing on specific time stamps, ensuring a safe environment for all guests without requiring guest lists beforehand. While the footage is automatically held for 72 hours, to maximize safety, we download the security tapes for each event and store them on a hard drive. This footage is kept for two years before being discarded, ensuring that any incidents can be reviewed even after the initial 72-hour period.

CONTRACT NO. 2025-088  
 DSG ENGINEERING, INC.  
 6000 LEAVENWORTH RD., STE M  
 KANSAS CITY, KS 64113  
 TEL: 816-956-1177  
 FAX: 816-956-1178

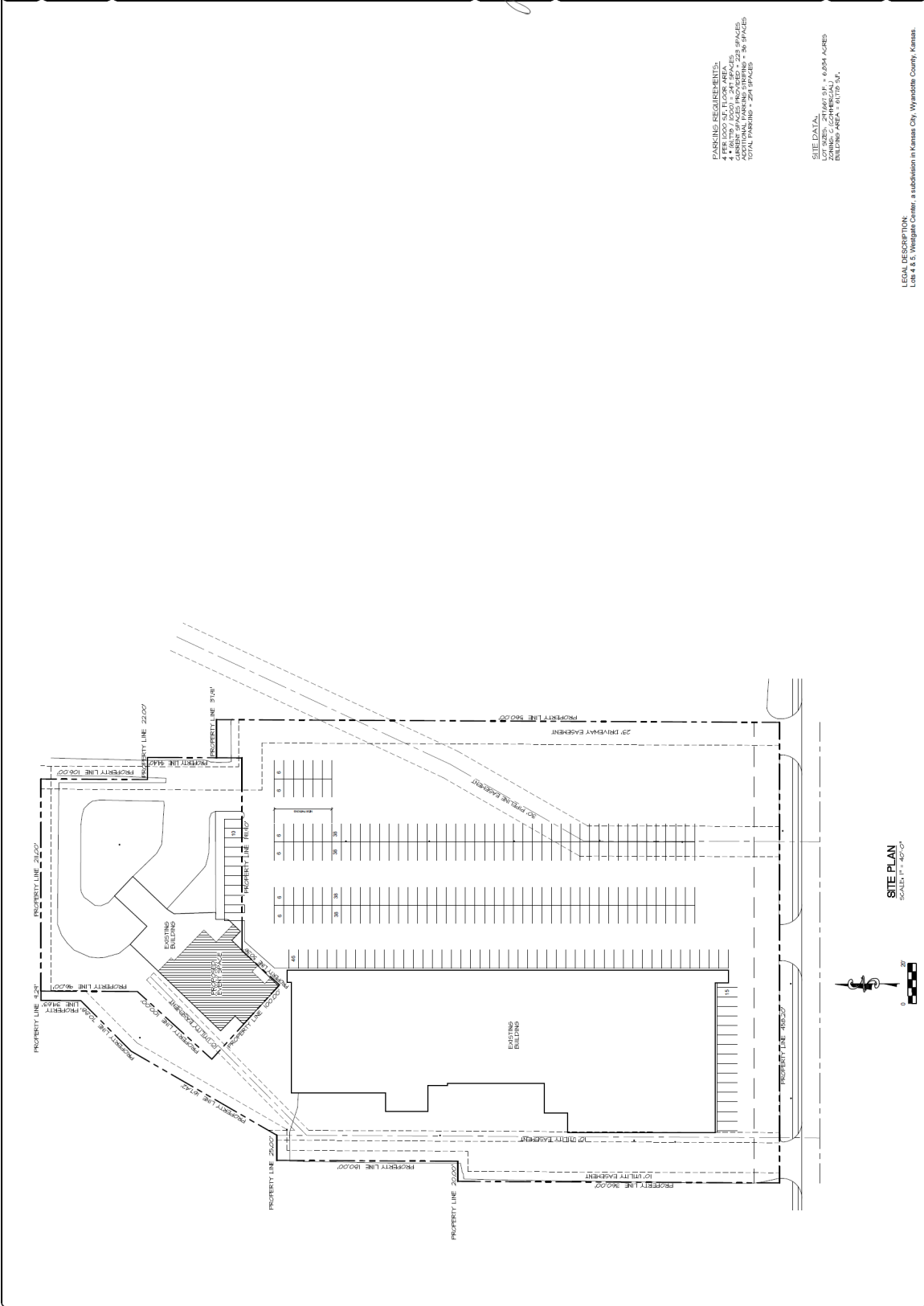
**M&M ENGINEERING, INC.**  
 6000 LEAVENWORTH RD., STE M  
 KANSAS CITY, KS 64113  
 TEL: 816-956-1177  
 FAX: 816-956-1178



**ENGINEERING, INC.**  
 Consulting Structural and Civil Engineers  
 9907 Academy Road  
 Overland Park, MO 66209  
 Tel: 913-666-1111  
 Fax: 913-666-1112

DATE	6/27/24
REVISION	
1	
2	
3	
4	

**DMS**  
**C1**



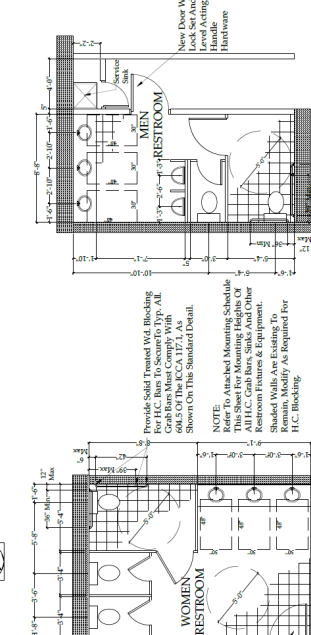
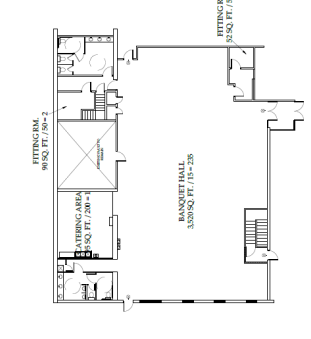
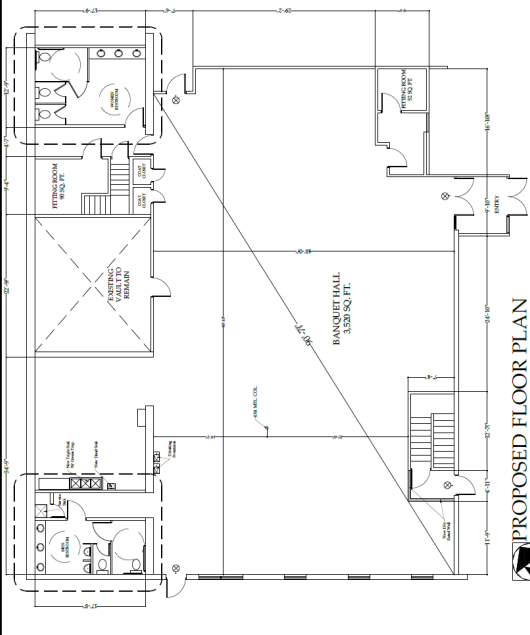
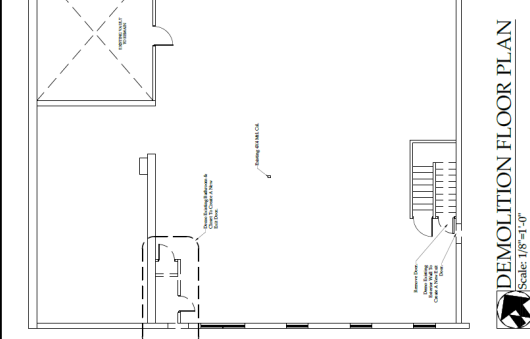
**PARKING REQUIREMENTS:**  
 4 PER 1000 S.F. FLOOR AREA  
 200 PERCENT EXCESS PROVIDED  
 228 SPACES  
 TOTAL PARKING = 228 SPACES

**SITE DATA:**  
 LOT AREA = 21,664 S.F. = 0.524 ACRES  
 BUILDING AREA = 6,176 S.F.

**LEGAL DESCRIPTION:**  
 Lot 4 & 5, Wingate Center, a subdivision in Kansas City, Wyandotte County, Kansas.

**SITE PLAN**  
 SCALE: 1" = 40'-0"

- GENERAL NOTES**
1. Prior To The Issuance Of A Building Permit, The Applicant Shall Have Evidence Of Compliance With The Local Labor Code.
  2. After Obtaining Permit And Before Commencing With The Work, The General Contractor Shall Show Evidence Of All The Insurance Requirements.
  3. All Required Permits Must Be Obtained From The Required Governing Agencies.
  4. The Contractor Shall Be Responsible For And Obtain All Permits And Licenses And Pay Required Fees.
  5. Contractor Shall Be Familiar With All Building Overlap Requirements And Shall Be Responsible For Compliance With The Same. Contractor Shall Investigate Local Building Department Rules And Regulations (Bylaws) For Compliance.
  6. Contractor Shall Meet With Building Owner Before Construction Commences.
  7. All Abandoned Improvements, Including Electrical, Mechanical And Plumbing, Written Dimensions Take Precedence Over Scaled Drawings.
  8. Do Not Scale Drawings. Written Dimensions Take Precedence Over Scaled Drawings.
  9. A Copy Of Final Approved Plans Must Be On Site During Construction.
  10. Inspect Site, Verify Field Dimensions Before Commencing Construction. Notify Owner And Architect Immediately If There Are Any Significant Discrepancies.
  11. Dimensions Shown On Plans Are To Face Of Exterior Masonry, Concrete Column Or Core Lines And Face Of Core For Columns Unless Otherwise Noted On Details.
  12. Mechanical Drawings Provided By Mechanical Subcontractor.
  13. When Before, Finished Or Exposed Plaster Issues Occur, Such As Cracks, Drips, Mold, Mildew And Accessories, Etc., They Shall Be Patched To Match The Adjacent Surface And As Directed By The Plans Or By The Owner.
  14. Contractor Shall In The Work Of All Trades, Perform Any And All Cutting, And To Restore Any Damaged Or Affected Surfaces Resulting From The Work Of This Contract To Their Original Condition To The Satisfaction Of Owner.
  15. Public Areas On In Public View, All Core Lines Below 13'6" Shall Be Related To 13'6" Or Higher (U.S.N.C.).
  16. General Contractor Shall Coordinate Work Performed By Other Contractors And Obtain Approval From The Building Department On The Part Of The Contractor Or The Owner And Architect For Resolution Before Proceeding With The Work.
  17. Should The Drawing Designer With The Specifications Or With The Specifications Or Should The Specifications Disagree With Themselves, The Better Quality And Or Otherwise Ordered In Writing Shall Be Furnished And Installed.
  18. No Substitutions Are Permitted Without Owner's And Architects Review And Written Approval.
  19. If Any Error Or Omission Appears In Contract Documents, Contractor Shall Notify Owner And Architect In Writing Of Such Error Or Omission.
  20. The Contractor Shall Be Responsible For The Procurement Of All Materials, Equipment, Light Fixtures, And Any Other Subcontractors To Be Utilized On This Project. The General Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made. The Contractor May Not Be Relied Upon For Materials Or Equipment Not Specified In The Contract Documents And Will Furnish Whatever Means Necessary At No Additional Cost To The Owner. The Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made. The Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made.
  21. All Exterior Wall Openings, Flashings, Counter Flashings, Coping And Expansion Joints Shall Be Waterproof.
  22. Caulking And Sealants: All Open Joints, Penetrations And Other Openings In Exterior Walls, Roofs, Sill Plates, Etc., Shall Be Sealed, Caulked, Gasketed, Or Weather-stripped To Limit Air Leakage.
  23. Use Accessible Silliam Around All Pipes, Ducts, Conduits, Outlets, Switches, ETC. On Both Sides Of Crossing/ Penetrating Walls With Terminal And Aesthetic Finish.
  24. All Noise Barrier Walls (Sound Insulation) Shall Be Non-Combustible.
  25. All Contractors Shall Be Responsible For The Procurement Of All Materials, Equipment, Light Fixtures, And Any Other Subcontractors To Be Utilized On This Project. The Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made. The Contractor May Not Be Relied Upon For Materials Or Equipment Not Specified In The Contract Documents And Will Furnish Whatever Means Necessary At No Additional Cost To The Owner. The Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made. The Contractor Shall Notify The Owner In Writing Of Any Substitutions Before They Are Made.
  26. Contractor To Provide One (1) #4 Yd. Dumpster Load For Disposal Operation. To Be Removed After Site Turn-over And Work Is Finished.
  27. Contractor Shall Coordinate All Utility Plans And Structural Drawings Before Site Cutting.
  28. Sign Contractor To Obtain Sign Permits From Local Building Department As Applicable. An Identifying Manufacturer's Slogan May Be Installed, Provided It Can Not Be Seen By Passersby.
  29. All Public Areas On In Public View, All Core Lines Below 13'6" Shall Be Related To 13'6" Or Higher (U.S.N.C.).
  30. A Construction Schedule For Demolition Work, Construction Time, Delivery Of Large Items So Owner Can Have Staff Prepared To Accommodate This Work.



**TABLE 200.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES**

CLASSIFICATION	DESCRIPTION	WATER CLOSURES		LAVATORIES	SINKS	FLOOR SINKS	OTHER
		Male	Female				
Assembly	Restroom	1 per 75	1 per 75	1 per 75	1 per 100	1 per 100	1 per 100

**ARCHITECTURAL DESIGN**  
KCK  
333 SE Ashlon Dr.  
Leavenworth, Kansas 66040  
781-692-2677  
ida@architecturaldesign.com

**BALLROOM KCK**  
6000 Leavenworth Rd  
Kansas City, Kansas 66104

**TF-1**  
1199  
REVISION  
REVISION  
REVISION

DATE  
1 REVISION  
2 REVISION  
3 REVISION  
4 REVISION

## **PARKING AGREEMENT**

This Parking Agreement ("Agreement") is made and entered into on this 27 day of July, 2024, by and between Sight Investments, LLC, a Kansas Limited Liability Company with its principal office located at 6000 Leavenworth Rd, STE N, Kansas City, KS 66104 ("Owner"), and The Red Circle, LLC AKA Red Circle a business located at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104 ("User").

### **RECITALS**

WHEREAS, Sight Investments, LLC is the owner of the parking lot located at 6000 Leavenworth Rd, Kansas City, KS 66104;

WHEREAS, Red Circle operates an event space at 6000 Leavenworth Rd, STE M, Kansas City, KS 66104, and requires additional parking spaces for its clients and guests;

WHEREAS, Sight Investments, LLC agrees to provide additional parking spaces to Red Circle on the terms and conditions set forth in this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

#### **1. Grant of Parking Rights**

Sight Investments, LLC hereby grants Red Circle the right to use 38 additional parking spaces, or as needed, located at 6000 Leavenworth Rd, Kansas City, KS 66104.

## **2. Term**

The term of this Agreement shall commence on the date first above written and shall continue indefinitely unless terminated by either party with one hundred twenty (120) days written notice.

## **3. Consideration**

The parties acknowledge that this Agreement is entered into for the mutual benefit of both parties and no monetary consideration shall be exchanged unless otherwise agreed upon in writing.

## **4. Use of Parking Spaces**

Red Circle shall have the non-exclusive right to use the designated parking spaces for its clients and guests during events.

The parking spaces shall be used in a manner that does not interfere with the normal operation of other tenants or businesses within the property.

## **5. Maintenance and Repairs**

Sight Investments, LLC shall be responsible for the maintenance and repair of the parking lot, ensuring that it remains in a safe and usable condition.

## **6. Insurance and Liability**

Red Circle shall maintain general liability insurance covering its use of the parking spaces and shall provide proof of such insurance to Sight Investments, LLC upon request.

## **7. Termination**

Either party may terminate this Agreement by providing one hundred twenty (120) days written notice to the other party.

**8. Miscellaneous**

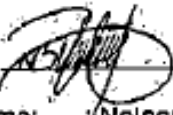
This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior agreements and understandings.

Any amendments or modifications to this Agreement must be in writing and signed by both parties.


This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**Sight Investments, LLC**

By:  \_\_\_\_\_  
Name: Nelson Umana \_\_\_\_\_  
Title: President \_\_\_\_\_

**The Red Circle, LLC**

By:  \_\_\_\_\_  
Name: Selena Umana \_\_\_\_\_  
Title: President \_\_\_\_\_







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

SP2025-088

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 SP2025-088, commonly known as 6000 Leavenworth Road, Kansas City, Kansas, legally described as:

LOT 5, WESTGATE CENTER, a subdivision of land in Kansas City, Wyandotte County, Kansas except any part taken, used or dedicated for road or public rights of way, located at approximately 6000 Leavenworth Road, Kansas City, Kansas.

**Section 2.** That the real property hereinabove described shall hereafter be granted a Special Use Permit for an event space 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. Per the Landscape Plan, 8 trees must be planted on site. In addition to the landscape plan, a combination of shrubs, bushes, and hedges along the entirety of the edge of the property;**
- 2. Alcohol must not be provided on the subject property until the event space has proper licensure. Any third party vendors must also have proper licensure;**
- 3. At least one (1) member of Red Circle Staff must be on-site during all events throughout the duration of the event. There shall be no point during an event where the venue is left unattended to a third party;**

4. All alterations to the building must receive a building permit prior to commencement of work. Failure to do so will result in a stop work order and potential revocation of this permit;
5. A waste receptacle must be provided on-site. Additionally, an opaque enclosure shall be provided, with masonry columns. The enclosure must be at least the height of the receptacle;
6. All third party vendors must be licensed in Wyandotte County;
7. The provided security plan must be maintained throughout the duration of this Special Use Permit;
8. The provided parking plan must be maintained throughout the duration of this Special Use Permit;
9. All entertainment must cease by at least 1:00AM;
10. Doors and windows must stay closed during any entertainment performance;
11. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
12. 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;
13. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
14. 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;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. 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;
17. 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;

18. 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;
19. 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 C&R of the plat or subdivision within which the subject property is located;
20. 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;
21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
22. 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.

\_\_\_\_\_  
**Christal E. Watson**  
**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:** February 26, 2026

**Re:** **Special Use Permit Petition SP2025-096**

## GENERAL INFORMATION

### Applicant Information:

Tiffany Clark  
Owner  
Rosedale Roadhouse, LLC  
22618 West 46th Terrace  
Shawnee, Kansas 66226

### Subject Property:

1127 Southwest Blvd  
Kansas City, Kansas 66103

### Requested Action and Purpose:

Approval of a Special Use Permit (Renewal) to continue operating a Non-Owner-Occupied Short-Term Rental.

### Commission Districts:

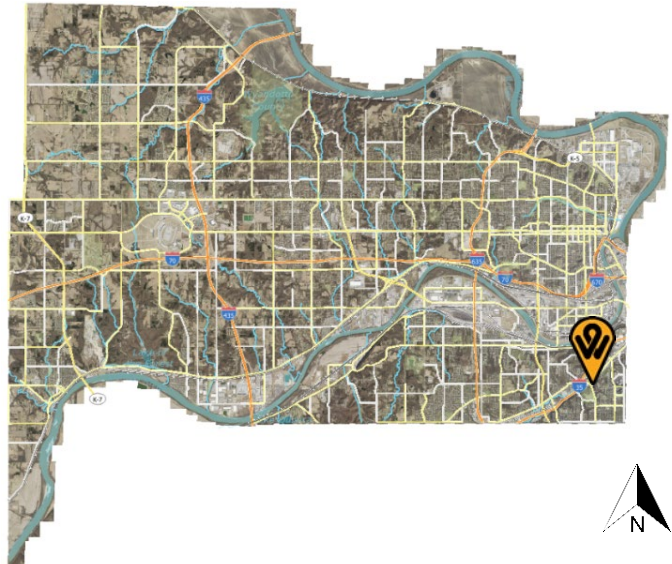
At-Large Commissioner, District #2:  
Andrew Kump  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

M-2 General Industrial District

### Plan Area:

Rosedale Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	M-2 General Industrial District	Industrial Material Wholesale with Laydown Yard
<b>South</b>	M-2 General Industrial District	Electrical Wholesale Supply Business
<b>East</b>	M-2 General Industrial District	Diner-Style Restaurant
<b>West</b>	M-2 General Industrial District	Vacant Retail Business

**Total Tract Size:** 0.11 Acre

**Comprehensive Plan Designation:** The Rosedale Master Plan designates this area as Creative and Industrial Mixed Use. Creative and Industrial Mixed Use is intended to promote a mix of low and medium intensity manufacturing uses alongside creative and artistic industries with potential for multifamily housing or live/work units.

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

**Parking Requirement:** Section 27-469(e) states that uses in this district requires paved off-street parking at a ratio necessary to serve the employees, visitors, customers and others who may be on the premises. As this is a residential use, the standard would default to the R-1 Single-Family Residential District standard set forth under Section 27-454(e), which states that two (2) off- street parking spaces shall be provided one of which shall be a garage or carport. The property provides three (3) parking spaces in the rear however no covered parking is provided. A covered parking space should be provided in the rear of the property as the applicant has stated.

**Landscaping Requirement:** Per Section 27-700(a) one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. The property is 10,544 square feet, requiring two (2) trees. The subject property has two (2) trees in the front yard, meeting this requirement.

<b>Advertisement:</b>	<u>The Wyandotte Echo</u> – January 15, 2026 <u>Letters to Property Owners</u> – January 16, 2026
<b>Public Hearing(s):</b>	February 9, 2026 and February 26, 2026
<b>Public Support:</b>	None to date.
<b>Public Opposition:</b>	None to date.

## **PROPOSAL**

Detailed Outline of Requested Action: The applicant, Tiffany Clark dba Rosedale Roadhouse LLC, is requesting the renewal of the Special Use Permit to continue operating a short-term rental at 1127 Southwest Boulevard. This is not the owner’s primary residence.

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

## **RELATED ENFORCEMENT AND ACTION ITEMS**

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

1. There are no current noise or disturbance complaints on the subject property under current ownership. Prior calls include:
  - a. 2020: Traffic Stop
  - b. 2020: Call for Information
  - c. 2018: Suspicious Crowd/Activity
  - d. 2017: Domestic Disturbance
  - e. 2017: Eviction Court Order
  - f. 2017: Other
  - g. 2017: Domestic – non-disturbance
  - h. 2016: Domestic – non-disturbance
  - i. 2016: Traffic Complaint

### **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. SP2025-006 – Special Use Permit – January 24, 2025 – Approved – Short Term Rental.

2. SP2022-122 – Special Use Permit – December 31, 2022 – Approved – Short Term Rental – Previous Property Owner.
3. SP2021-009 – Special Use Permit – January 25, 2021 – Approved – Short Term Rental – Previous Property Owner.
4. 19402-0009 – Special Use Permit – January 25, 2019 – Approved – Short Term Rental – Previous Property Owner.
5. 12430-00109 – Sign Permit – August 20, 2012 – Completed – Wall sign.

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## **FACTORS TO BE CONSIDERED**

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

The subject property is located in the Rosedale Area near the Southwest Boulevard and Mission Road underpass. It is part of the Hilltop Neighborhood group, Rosedale Statistical Neighborhood, and Block Group 0451002. The neighborhood consists of primarily industrial and commercial uses. Other local businesses include Strasser Hardware, Dagwoods Café, and the Holy Name of Jesus Parish. Some residences are nearby adjacent to the Southwest Boulevard 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 a mix of Industrial and Commercial 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 who may also include rentals and commercial activity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the Rosedale Area Master Plan. The Rosedale Master Plan designates this area as Creative and Industrial Mixed Use. Creative and Industrial Mixed Use is intended to promote a mix of low and medium intensity manufacturing uses alongside creative and artistic industries with potential for multifamily housing or live/work units. The proposed use conforms to the Rosedale Area Master Plan as it is a single-family dwelling in nature although utilized for commercial purposes.

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting in-person at 1127 Southwest Boulevard on January 26, 2026. 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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Driveway  
Covered Parking

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2025-096, for two (2) years**, subject to:

- 1. Maximum number of guests shall be five (5);**
- 2. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
- 3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](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 **SP2025-096** 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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February 9, 2026 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Short-Term Rental Map  
Neighborhood Meeting Documents  
Site Plan  
Floor Plan  
Home Inspection Report  
Home Insurance Policy  
Carport Receipt  
Images of the Property Submitted by the Applicant

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## **PUBLIC HEARING SCHEDULE**

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<b>Action(s)</b>	<b>City Planning Commission</b>	<b>Unified Government Board of Commissioners</b>
Special Use Permit	February 9, 2026 Approval	February 26, 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 **SP2025-096** 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 **SP2025-096**, 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.

### **February 9, 2026, City Planning Commission Minutes:**

#### **Hearing starts at 6:25:**

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

### **CONSIDERATION OF THE JANUARY 12, 2026 CITY PLANNING COMMISSION MINUTES.**

#### **SP2025-096 - TIFFANY CLARK**

**Synopsis:** Special Use Permit (Renewal of SP2025-006, expired January 17, 2026) for a Non-Owner Occupied Short-Term Rental at 1127 Southwest Boulevard.

***Detailed Outline of Requested Action:*** The applicant, Tiffany Clark dba Rosedale Roadhouse LLC, is requesting the renewal of the Special Use Permit to continue operating a short-term rental at 1127 Southwest Boulevard. This is not the owner's primary residence.

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 February 9, 2026;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo for the Special Use Permit, Change of Zones, and Master Plan Amendments; and,
7. The Notices to property owners;

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

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

**Motion starts at 10:38:**

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

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

**Motion to recommend APPROVAL passed: 6 to 0**

**Subject to:**

**SP2025-096:**

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

Compliance: 913-246-5133 (phone number), and [www.hostcompliance.com/tips](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;
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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;
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15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision

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

17. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
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# ATTACHMENTS

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## AERIAL IMAGERY

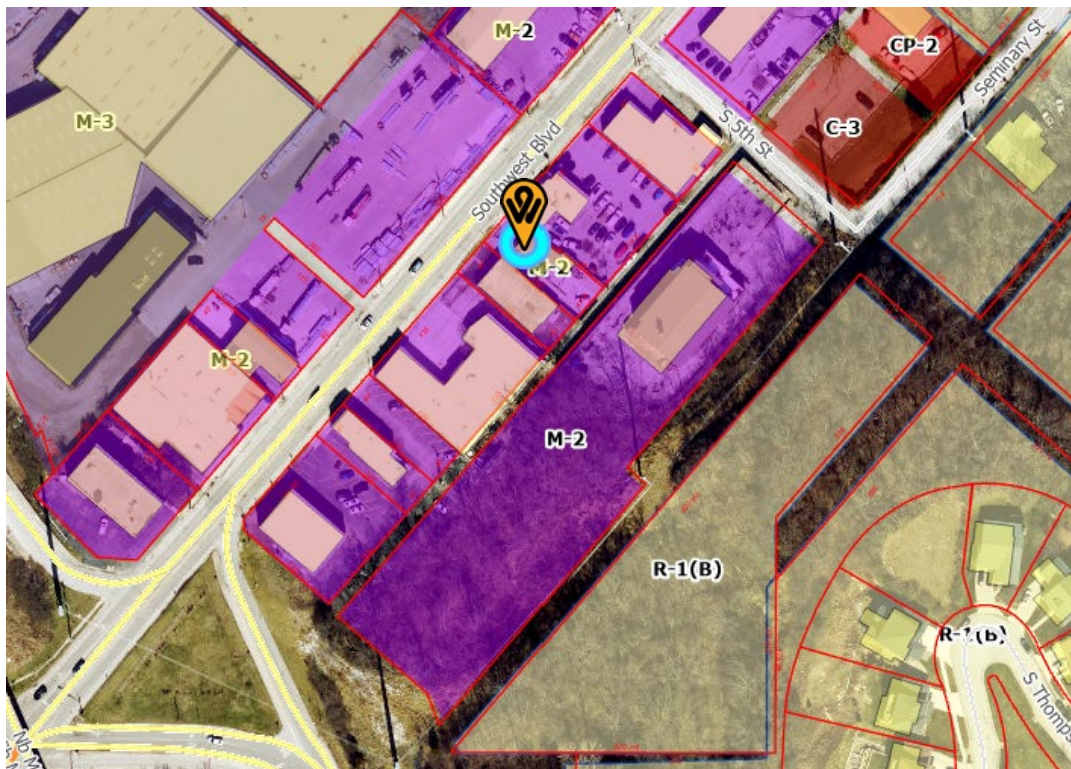
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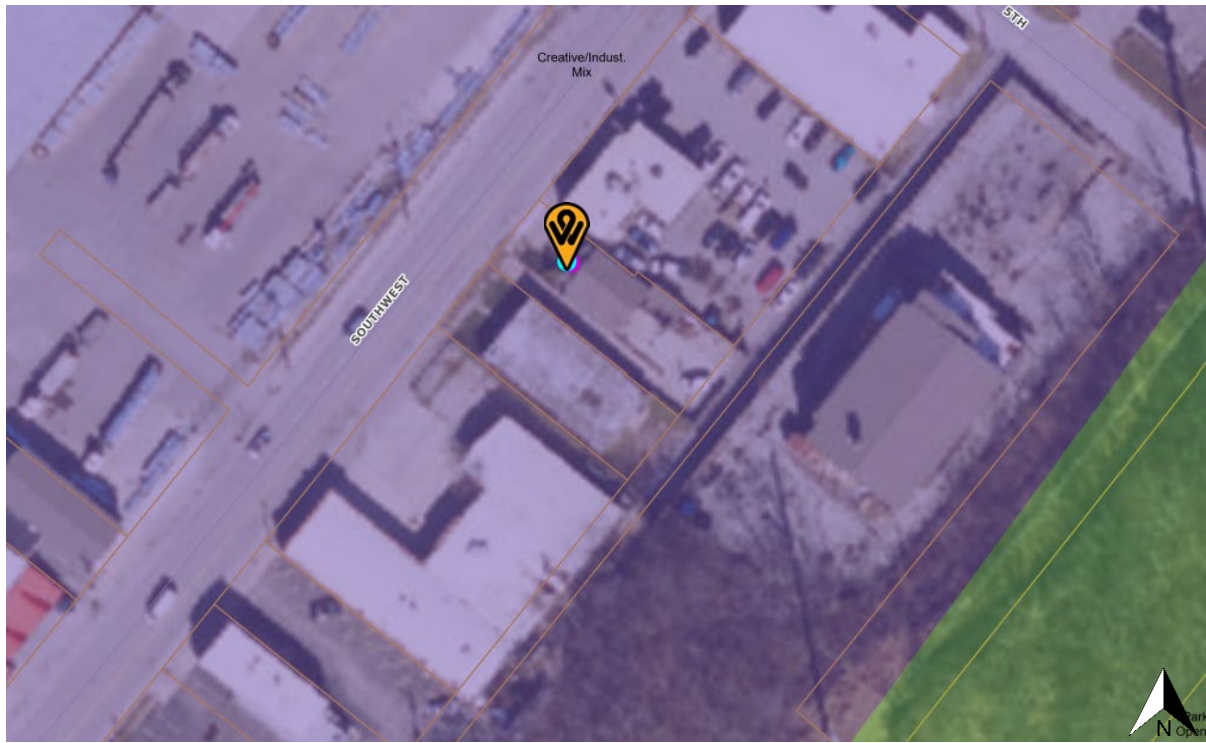
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## ZONING MAP

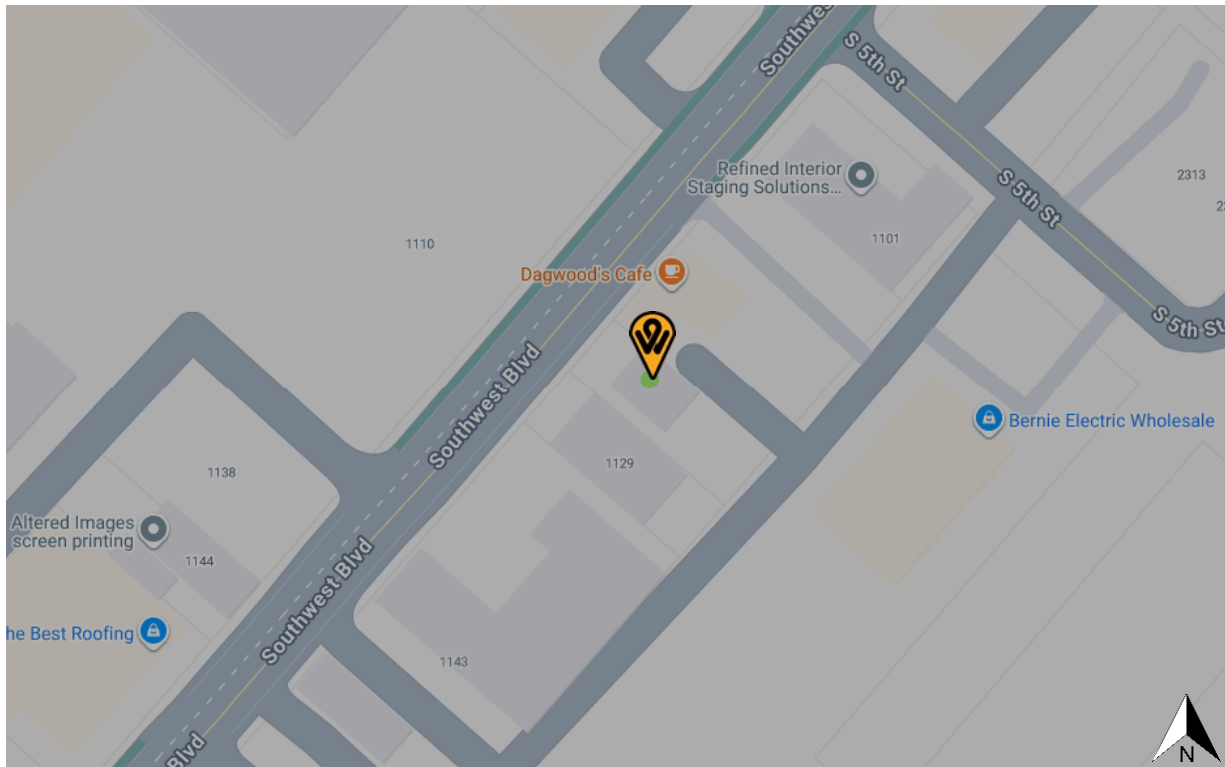
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# LAND USE MAP



# SHORT-TERM RENTAL MAP



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## ADDITIONAL ATTACHMENTS

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### Rosedale Roadhouse Neighborhood Meeting Minutes

# SP2025-096

January 26, 2026, 1117 Southwest Blvd, Kansas City, Kansas 66103

Meeting called to order at 18:30pm

Attendance: Tiffany Clark, David Clark

No interesting parties were in attendance.

No interested parties contacted applicants via phone or email with any questions.

Meeting adjourned at 19:30pm.

**AFFIDAVIT – NEIGHBORHOOD MEETING**

STATE OF KANSAS )  
COUNTY OF Wyandotte ) SS:

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

1. That I am the petitioner for Petition # SP2025-096.
2. That I conducted a neighborhood meeting on 01.26.26.
3. The notice to nearby property owners was sent on 01.10.26.
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.

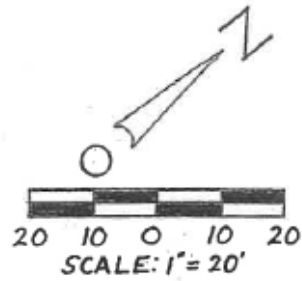
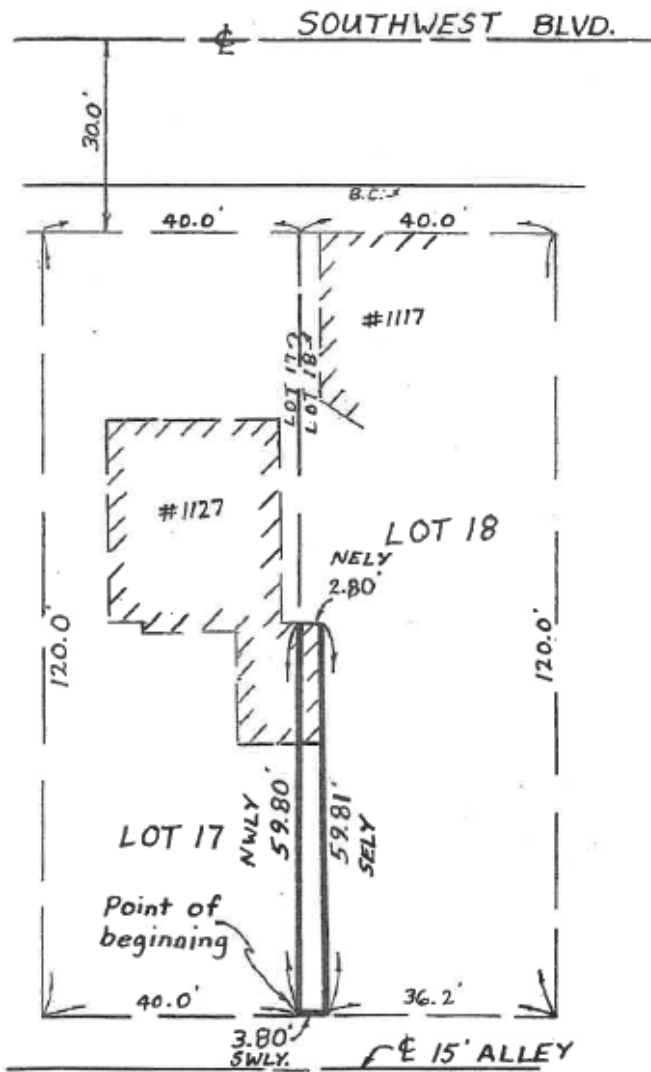
Affiant Tiffany Clark  
[Signature]

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27<sup>th</sup> day of January, 2026.

My commission expires 07 of July, 2026.

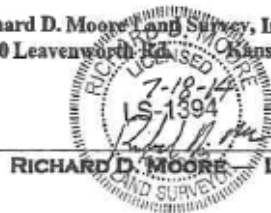
[Signature]  
Notary Public



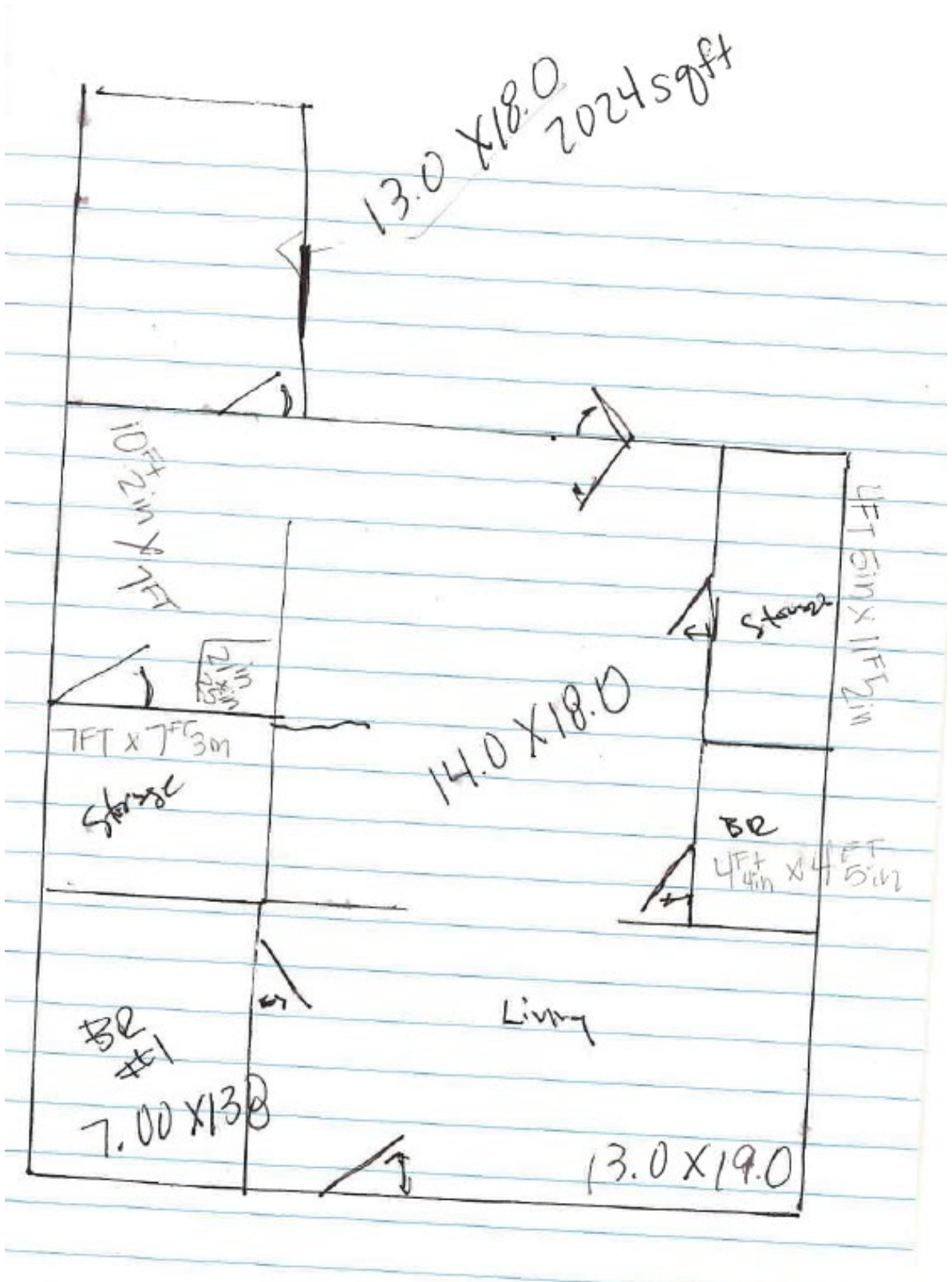


Richard D. Moore Land Survey, Inc. (913) 334-3888  
 7540 Leavenworth Rd., Kansas City, KS 66109

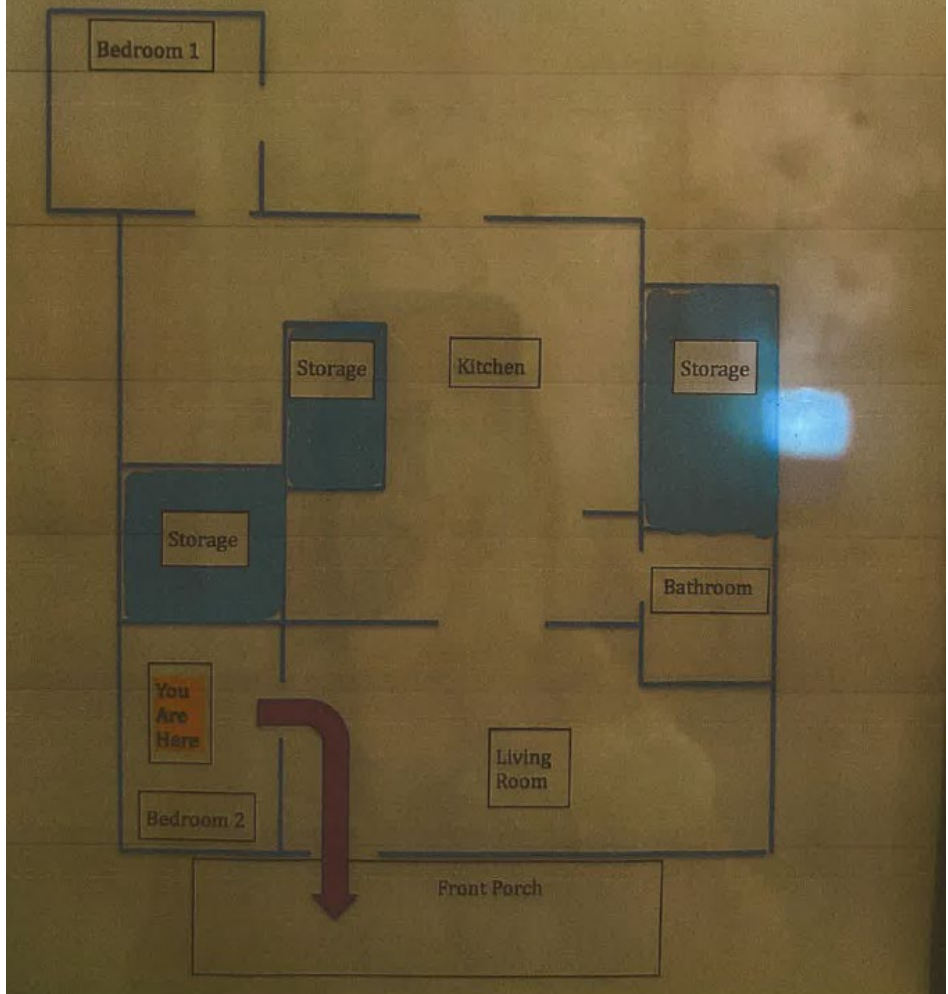
JULY 18, 2014  
 Date



RICHARD D. MOORE L.S. 1394



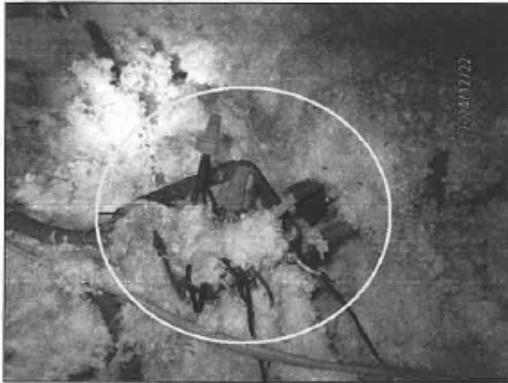
# EMERGENCY EXIT



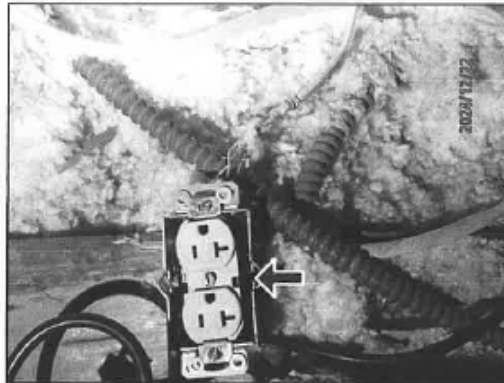
**Improvements, Repair or Replacement Recommended**

- 1 Open junction boxes are noted. Recommend all wire splices be contained in an approved electrical junction box(s) with cover(s) present.

The attic has missing outlet / switch plate cover(s) is noted . Recommend properly installing to prevent contact with electrical connections.



Item 1 - Item 1(Picture)

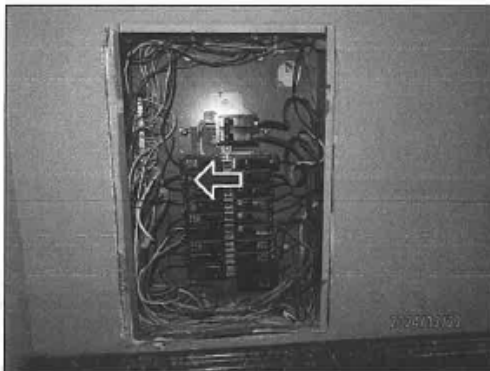


Item 1 - Item 2(Picture)

**Electrical Panel Interior**

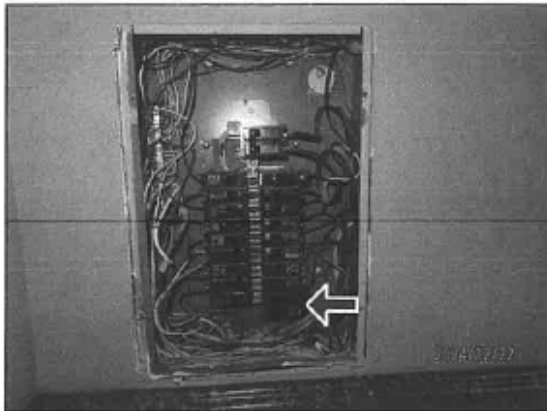
**Improvements, Repair or Replacement Recommended**

- 5 (1) Double tapped panel breaker(s) noted. This means there are 2 circuits installed on 1 breaker and these type of breaker(s) are not designed for this type of installation. These circuits need to be moved to their own circuit breaker and cannot share a breaker due to the possible overheating caused by an improper connection at the breaker. Recommend the proper repairs be made by a qualified licensed electrician.



Item 5 - Item 1(Picture)

- 6 (2) Oversized breaker(s) are noted in the panel. The affected breaker(s) were tagged with blue tape. The breaker(s) in the main power panel are inappropriately matched with wire gauges that are too light for the breaker/fuse allowed draw. An overdraw condition could cause melting, insulation overheating, or fire. Recommend the properly sized breaker(s) be installed. A qualified licensed electrician is needed to further evaluate the panel and make the proper repairs.



Item 6 - Item 1(Picture)

**Electrcal Ground Conductor & Panel Bond**

**Improvements, Repair or Replacement Recommended**

- 7 The ground wire attached to the water pipe is on the house side of the meter. There is no jumper bond wire installed on the city side of the meter. A jumper ground / bond wire is needed for proper grounding of the electrical system. Recommend a licensed electrician further evaluate and make the proper repairs.



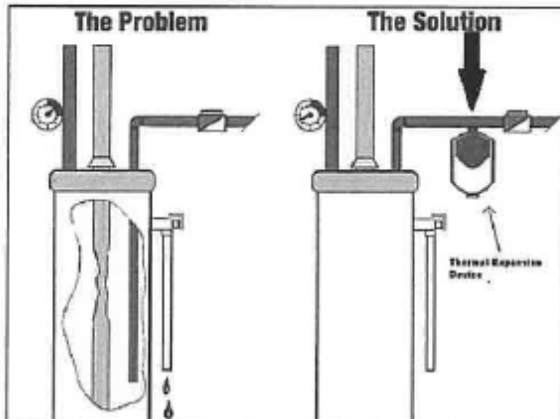
Item 7 - Item 1(Picture)

## 12. Water Heater

### Expansion Tank

#### Improvements, Repair or Replacement Recommended

- Water heater manufacturers require that a thermal expansion tank is to be installed typically above the water heater when there is a pressure regulator installed on the incoming service water line. The expansion tank allows the hot water to expand as the heat builds up and not put additional pressure on the water heaters temperature relief valve and plumbing system which can cause water leakage. Recommend proper installation of a thermal expansion tank.



Item 3 - Item 1(Picture) Expansion Tank Example Pic

### 3. Roof System / Chimneys and Attic

#### Styles & Materials

**Roof Covering:**

Combination of:  
 Architectural Asphalt, 24-30 year typical life  
 Modified bitumen / Torch down rolled roofing

**Approximate roof age:**

7-10 years

**Number of Roof Layers:**

1 Layer

**Roof-Type:**

Combination of different roof styles:  
 Gable  
 Low pitched flat roof

**Attic Entry Location:**

Hallway / Stairwell Ceiling

**Roof Structure:**

2x4x24"  
 Rafters  
 OSB / Plywood Sheets over 1x4 slat sheathing

**Attic Insulation Type & Approximate Depth:**

Fiberglass Blown  
 6-8"

		IN	RR	NI	NP
3.0	Method of Roof Inspection and Inspection Limitations	•			
3.1	Roof Coverings		•		
3.2	Roof Drainage Systems (Gutters/Downspouts)		•		
3.3	Plumbing Vent Penetrations	•			
3.4	Flashings	•			
3.5	Method of Attic Inspection and Inspection Limitations		•		
3.6	Ventilation of Roof/Attic	•			
3.7	Roof Structure and Attic (report leak signs or condensation)		•		
3.8	Ventilation Fans and Thermostatic Controls in Attic	•			
3.9	Insulation in Attic		•		
3.10	Visible Electric Wiring in Attic		•		

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present

IN RR NI NP

**Comments:**

**8. Laundry Room Facilities**

The inspector does not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things you should be aware of: 1) The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing rubber hose type if present with newer braided stainless steel ones that are much more dependable. 2) You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to backup and overflow. If this were to happen when you install your washing machine the only remedy may be to replace the drain line stand pipe and trap with one that is of a larger size. Many times in older homes the drain line may need to be cleaned to help with proper draining.

		IN	RR	NI	NP
8.0	Washing Machine Hose Bibs & Drain			•	
8.1	Laundry Dryer Vent				•

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present

IN RR NI NP

**Comments:**

8.0 Not visible for inspection due to storage blocking

**9. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls. The home inspector shall report any observed solid strand aluminum branch circuit wiring. The home inspector shall report on the presence or absence of smoke detectors. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat or motion detectors, smoke detectors or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment. Outlets / switches were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible.

**Styles & Materials**

**Electrical Service Conductors:**

Overhead service wire  
Aluminum wires from meter to the panel

**Electrical Ground Location:**

Water service line

**Main Distribution Panel Location:**

Kitchen Area

**Main Electric Panel Manufacturer:**

GENERAL SWITCH

**Panel Type:**

Circuit breaker panel

**Panel Capacity:**

100 AMP

**Main Breaker or Fuse Rating:**

100 Amp

**Branch Wiring (seen within the panel):**

Copper

**Wiring Type / Method:**

Plastic Sheathed

		IN	RR	NI	NP
9.0	Service Entrance, Clearance & Mast		•		
9.1	Electrical Panel Type & Installation	•			
9.2	Electrical Panel Interior		•		
9.3	120 & 240 VAC Branch Circuits	•			
9.4	Electrical Ground Conductor & Panel Bond		•		
9.5	Carbon Monoxide Detectors	•			

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present

IN RR NI NP

**Comments:**

**11. Plumbing System**

The home inspector shall observe: Interior water supply and distribution system, including: fixtures and faucets; Interior drain, waste, and vent system, Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Sewage ejectors, sump pumps, and related piping. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; Wells, well pumps and water storage related equipment, well water quantity; Observe the system for proper sizing, design, or measure water supply flow and pressure. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system.

**Styles & Materials**

<p><b>Visible Gas Supply Piping:</b> Black Iron</p>	<p><b>Main Gas Shut Off Valve Location:</b> At the gas meter</p>	<p><b>Main Water Shut Off Location:</b> Basement</p>
<p><b>Plumbing Water Supply (into home):</b> Not visible Extra Info : unable to determine</p>	<p><b>Plumbing Water Distribution (Inside home):</b> A combination of: Copper &amp; PEX</p>	<p><b>Water Pressure:</b> No unused spigot visible for testing at time of inspection</p>

**Plumbing Waste Drains & Access:**

A combination of:  
PVC  
Cast iron  
Cleanout access was located

		IN	RR	NI	NP
11.0	Plumbing Floor Drain				•
11.1	Plumbing Waste, Drain and Vent Systems		•		
11.2	Plumbing Water Supply, Distribution System and Fixtures	•			
11.3	Water Pressure / Flow & Shut Off Valve		•		
11.4	Gas Supply Piping	•			

IN= Inspected, RR= Improvements, Repair or Replacement Recommended, NI= Not Inspected, NP= Not Present

IN RR NI NP

**Comments:**

**POLICY DECLARATIONS**

American Modern Property and Casualty Insurance Company

**Dwelling Special**

**New Business**



**Premium Summary**

Dwelling #1:	\$3,393.00
1127 SOUTHWEST BLVD KANSAS CITY KS 66103-1909	
Policy Coverages	\$0.00
Additional Costs	\$0.00
<b>Total Policy Premium</b>	<b>\$3,393.00</b>

Note: a minimum earned premium of \$100.00 applies to this policy.

**Policy Discounts**

Claims Free Discount  
Paperless Discount

**Dwelling Discounts**

The following discounts apply to one or more dwellings on this policy.

1127 SOUTHWEST BLVD, KANSAS CITY KS  
66103-1909

Deadbolts, Smoke Alarm and Fire Extinguisher

**Policy Summary**

**Policy Number:**  
[REDACTED]

**Policy Period:**  
01/13/2025 to 01/13/2026 12:01 A.M. Standard Time

**Named Insured(s):**  
DAVID CLARK  
22618 W 46TH TER  
SHAWNEE KS 66226-2448

**Contracted Agency:**  
BURNS & WILCOX LTD - #304601  
7101 COLLEGE BOULEVARD  
STE 800  
OVERLAND PARK KS 66210

**Your Agent:**  
COMMUNITYAMERICA INSURANCE AGENCY LLC -  
#805524  
9777 RIDGE DR  
LENEXA KS 66219

**Dwelling #1: 1127 SOUTHWEST BLVD, KANSAS CITY KS 66103-1909**

<b>Occupancy:</b>	<b>Residence Type:</b>	<b>Construction Type:</b>	<b>Year Built:</b>	<b>Protection Class Code:</b>	<b>Territory:</b>
Rental	1 Family Residence	Frame	1910	2	2

**Additional Interests**

<b>Description of Interest:</b>	<b>Name:</b>	<b>Address:</b>
Lienholder	COMMUNITYAMERICA CREDIT UNION ISAOA/ATIMA	[REDACTED]

Loan/Contract Number:

**Coverage Detail**

Coverage	Limit / Description	Premium
Dwelling		\$3085.00
Limit	446,599	
Loss Settlement	Modified Functional Replacement Cost	
Roof Loss Settlement Option	Actual Cash Value Roof 16 Years Or Older	
All Other Peril Deductible	1,000	
Wind and Hail Deductible	2,500	
Other Structures	44,660	Included
Loss Settlement	Modified Functional Replacement Cost	
Roof Loss Settlement Option	Actual Cash Value Roof 16 Years Or Older	
Personal Property	10,000	\$66.00
Loss Settlement	Actual Cash Value	
Additional Living Expense/Fair Rental Value	44,660	Included

# Welcome to Rosedale Roadhouse!



## HOST

I'm so glad you're here! Don't hesitate to reach out with any questions, concerns, or needs!

Tiffany Clark  
(785)424-3920



## EMERGENCY INFO

University of Kansas Hospital  
(913) 588-1227  
4000 Cambridge Street, Kansas City, KS  
66160

Poison Control 1-800-222-1222

KCK Police Dept 1-913-596-3000



## WIFI

Name: SpectrumSetup-DF  
Password: townenergy691

## HOUSE RULES



- No pets
- No smoking
- No open flames (candles)
- No unregistered guests
- No open flames or candles
- No parking on street or in front of property

## CHECK OUT



- Check-out is at 10am
- Close all windows and doors
- Leave used beds unmade
- Dispose of unused food items
- Lock door
- Place dirty towels in the shower
- Place full trash bags in the dumpster in the Dagwood's parking lot.

## REVIEW



If you loved your stay with us, please leave us a review!

1127 Southwest Boulevard, Kansas City, KS 66103

*Enjoy your stay!*

# Tornado Emergency Plan - Kansas City, Kansas

- Local Emergency: 911
- Wyandotte County Emergency Management:  
913-573-6300
- KCK PD (non-emergency):  
913-596-3000

## Your Alerts & Notifications

- Enable Wireless Emergency Alerts on your phone.
- NOAA Weather Radio set for Wyandotte & Johnson Counties.
- Apps used for alerts (Weather Channel, local stations, etc.)

## During Tornado

- Go immediately to your designated shelter.
- Stay away from windows and exterior walls.
- Get under sturdy furniture.
- Protect your head and neck.

## After the Tornado

- Wait for official all-clear before leaving shelter.
- Avoid damaged structures and downed power lines.

CCI Corporate Office  
 PO Box 1263/187 Cardinal Ridge Trail  
 Dobson, N.C. 27017  
 Scheduling: (800) 670-4262



Alan's Factory Outlet  
 PO Box 646, Luray VA 22835  
 Alan's Phone: (800) 488-6903  
 Alan's Fax: (800) 385-1204

Website: www.alansfactoryoutlet.com

Date: 1/28/2026

Customer Name:	Tiffany Clark		County:	Wyandotte	Tax %:	9.13%
Address:	1127 Southwest Blvd		City:	Kansas City	State:	KS
Phone	Cell:	785-424-3920	Home:		Other:	
Email:	tmfavreclark@gmail.com					
<b>Permit Required for Installation</b>						
Unit Size	12x20	HT	6	GA	14	All Orders C.O.D.
Color	Top	Quaker Gray	Trim	Quaker Gray		\$1,295.00
	Sides	N/A	G. Door	N/A		Options Subtotal
	Walk In	N/A	Window	N/A		
	Color Screws	Yes:	No:	X	Cost (if Applicable):	\$118.17
Options	12'x20' Regular Roof Metal Carport				\$1,295.00	Taxes
	6' Leg Height				\$0.00	\$0.00
	Labor Charges					
	(Cost of plans due to CCI in advance)					
	\$1,413.17					
	Subtotal Plus Tax					
	\$129.50					
	Credit Card					
	10%					
	Deposit (Non-Refundable after 3 days)					
	\$1,283.67					
	Total Remaining After Paid Deposit					
	\$1,283.67					
	Balance Due at Installation					
	Balance Payment Method: (Please Choose):					
	Check (Make all checks payable to Carolina Carports, Inc.)					
	Money Order					
	Cash					
	Credit Card or E-Check					
	(2% processing fee applies)					
<b>NOTE: ROOF IS 1' LONGER THAN THE FRAME LENGTH</b>						
Labor Fee/Non-Taxable (If this includes plans, must be pre-paid/are non-refundable)						
Notes Regarding Labor Fee:						
Roof Style	Regular	X	Box Eave		Vertical	
Barn Style (if applicable)	Horse		Carolina		Seneca	
Installation Type	Cement	X	Ground		Asphalt	Other
Power Available	Yes	X	No		Uncertified	Certified
						X
<b>BINDING PURCHASE CONTRACT</b>						
<u>LOT MUST BE LEVEL PRIOR TO INSTALL.</u> CHECK WITH YOUR COUNTY/CITY FOR PERMIT/ZONING REQUIREMENTS						
This purchase agreement (the "Agreement") is made by and between Carolina Carport Inc. ("CCI"), a North Carolina Corporation, and Tiffany Clark (the "Buyer").						
Buyer agrees, after being fully educated about CCI's various products including the fourteen (14) gauge, twelve (12) gauge, and certified units, to buy, and CCI agrees to sell, pursuant to the terms listed in this Agreement, the item described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained on the 2nd and 3rd pages of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same. Prices on this contract are subject to cost increases if order is placed on hold for 90 days or more. Delivery time frames are estimated only and are not guaranteed. Delivery time frame does not begin until permit approved (if applicable). All payments made to CCI with a credit card or e-check will have a 2% processing fee applied.						
Customer:	✓	Tiffany Clark		CCI:		
		ET47DF9047D2414... 1/28/2026   3:15PM EST		AJB		
For Florida Customers Only: CBC1254822						

12/1/25, 2:24 PM

IMG\_3129.jpg



12/1/25, 2:29 PM

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2/1/25, 2:29 PM

IMG\_5065.jpg



12/1/25, 2:30 PM

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12/1/25, 2:24 PM

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

SP2025-096

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 SP2025-096, commonly known as 1127 Southwest Boulevard, Kansas City, Kansas, legally described as:

Tract I: Lot 17, Block 2, Rolling Mill Resurvey of Rosedale Lands, a subdivision in Kansas City, Wyandotte County, Kansas. Tract II: Part of Lot 18, Block 2, Rolling Mills Resurvey of Rosedale Lands, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at the most Southerly comer of Lot 18, being the common comer of Lot 17 in said Block 2; thence Northwesterly 59.80 feet along the common line of Lots 17 and 18 to the Northwesterly edge of an existing building protrusion; thence Northeasterly 2.80 feet to a comer of the protruding building; thence Southeasterly 59.81 feet along the protrusion and its extension to a point on the Southeasterly line of Lot 18; thence Southwesterly 3.80 feet to the Point of Beginning, located at approximately 1127 Southwest Boulevard, Kansas City, Kansas.

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

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

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

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

\_\_\_\_\_  
**Christal E. Watson**  
**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:** February 26, 2026

**Re:** **Special Use Permit Petition SP2025-099**

## GENERAL INFORMATION

### Applicant Information:

Tyler Shirk with BearBNB, LLC  
6103 Arlington Avenue  
Raytown, Missouri 64133

### Subject Property:

4125 Thompson Street  
Kansas City, Kansas 66103

### Requested Action and Purpose:

Approval of Special Use Permit to operate Non-Owner-Occupied for Short-Term Rental for 7 apartment units.

### Commission Districts:

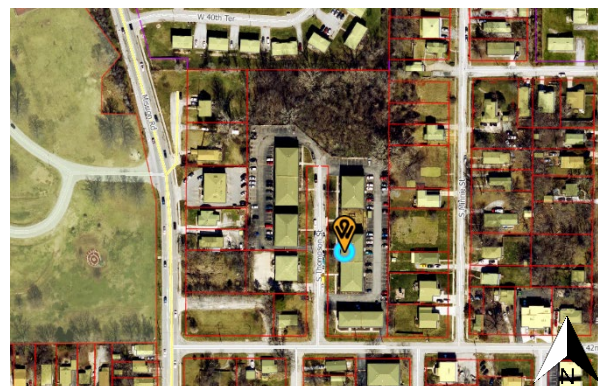
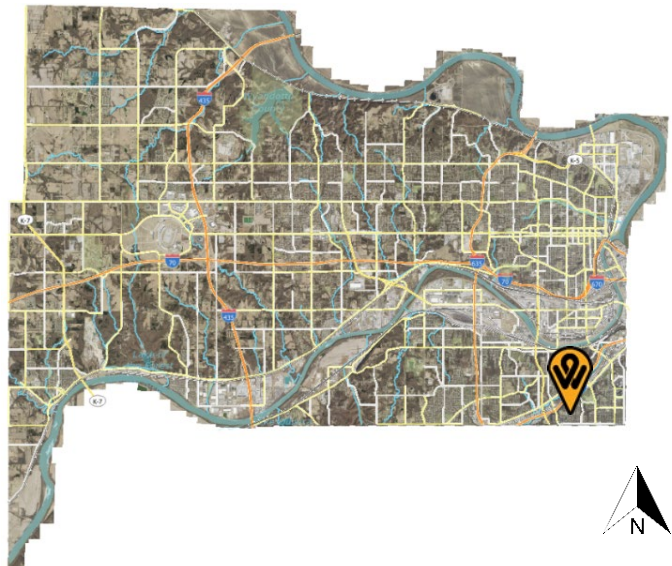
At-Large Commissioner, District #2:  
Andrew Kump  
District #3 Commissioner:  
Christian Ramirez

### Existing Zoning District(s):

RP-5 Planned Apartment District

### Plan Area:

Rosedale Area Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	R-2 (B) Two Family District	Two-family residence
<b>South</b>	R-1(B) Single Family District RP-5 Planned Apartment District	Single-family residence and Apartment building
<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:** 3.67 Acres

**Comprehensive Plan Designation:** The Rosedale Area Plan designates this property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates Thompson Street as a Local Street.

**Parking Requirement:** Section 27-460 (d) states that one and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two bedrooms or more. The subject property would require a total of 177.5 parking spaces; 160 parking spaces are being provided. The subject property was built between 1962 to 1970, thereby the property is legal, non-conforming, which would not require the applicant to request a Variance for the parking spaces.

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

**Advertisement:** The Wyandotte Echo – January 15, 2026  
Letters to Property Owners – January 16, 2026

**Public Hearing(s):** February 9, 2026 and February 26, 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, Tyler Shirk with BearBNB, LLC, is requesting a Special Use Permit to operate 7-two (2) bedroom, Non-Owner-Occupied apartment units for Short-Term Rental, 4124 – Unit 8, 4124 – Unit 9, 2912 – Unit 12, 4127 – Unit 14, 4125 – Unit 19, 4122 – Unit 22, 4127 – Unit 22. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on 4125 South Thompson Street, Kansas City, Kansas 66103.

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

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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. 16216-00004 – Zoning – July 26, 2016 – Completed – Sign on a unit. Tenant placed it.
2. 16205-00320 – Code-Environment – June 28, 2016 – Completed – Trash overflowing.
3. 16208-00979 – Code-Environment – May 06, 2016 – Completed – Honda Accord with expired plates.
4. 16200-00395 – Code-Environment – January 28, 2016 – Completed – Trash and debris on the property.
5. 09202-00121 – Fire Damage – July 14, 2007 – Completed – Fire on the property.
6. 08202-00306 – Fire Damage – October 06, 2006 – Completed – Fire on property.

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

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

### **Previous Planning Actions:**

1. 15430-00117 – Sign Permit – July 10, 2015 – Completed – A monument sign to the southwest of the property.
2. 11430-00051 – Sign Permit – April 11, 2011 – Completed – Temporary banner sign.
3. 06405-00000-00010 – Plan Review – February 23, 2006 – Application withdrawn.

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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, Rosedale Development Association (RDA) Neighborhood Business Group, Hilltop Neighborhood Group, and Census Block Group 0451002. The neighborhood consists of single-family residences to the east, south, and west of the property. To the north, two-family residences are located. Mission Road is located to the west of the property and Rainbow Boulevard is located to the east of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District to the east, south, and west. To the north, R-2(B) Two Family District is located. One can also find RP-5 Planned Apartment District to the south of the subject property. 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. Section 27-623(c)(1)(a)(1)(iii) states that for a building with 12 dwelling units or greater, no more than 25 percent of all total units are allowed to be short-term rental units. The property owner has a total of 96 units and requests 7 of those units are used for a short-term rental.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates this property as General Urban, which allows for

rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use conforms to the Rosedale Area Plan designation.

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

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

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

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

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

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

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

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

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

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

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

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

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

The applicant will be required to maintain their short-term rental according to the submitted management plan and conditions of approval, 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 24 with all units being occupied, a maximum of four (4) guests per unit. The maximum number of vehicles off-street is 12 with all units being occupied at once, a maximum of two (2) vehicles per unit. There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting via Zoom on January 26, 2026. 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  
Parking

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-099, for one (1) year**, subject to:

- 1. Maximum number of guests shall be 28 with all 7 apartment units being occupied, a maximum of four (4) guests per apartment unit;**
- 2. All parking must be off-street, maximum number of vehicles is 12 with all units being occupied at once and a maximum of two (2) vehicles per unit.**

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

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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 **SP2025-099** 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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February 9, 2026 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
Short-Term Rental Map  
Neighborhood Meeting Documents  
Site Plan  
Floor Plan  
Home Inspection Report  
Insurance Policy  
Proposed Management Plan  
Proposed Guestbook  
Images of the Property Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	February 9, 2026 Approval	February 26, 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 **SP2025-099** 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 **SP2025-099**, 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.

**February 9, 2026, City Planning Commission Minutes:**  
**[Hearing starts at 2:07:39:](#)**

### **SP2025-099 - TYLER SHIRK**

**Synopsis:** Special Use Permit for a Short-Term Rental in seven (7) two-bedroom apartments in Mission Manor at 2912, 4122, 4124, 4125, and 4127 South Thompson Street. Detailed Outline of Requested Action: The applicant, Tyler Shirk with BearBNB, LLC, is requesting a Special Use Permit to operate 7-two (2) bedroom, Non-Owner-Occupied apartment units for Short-Term Rental, 4124 – Unit 8, 4124 – Unit 9, 2912 – Unit 12, 4127 – Unit 14, 4125 – Unit 19, 4122 – Unit 22, 4127 – Unit 22. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on 4125 South Thompson Street, Kansas City, Kansas 66103.

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

### **Present in Support:**

- Tyler Shirk, Applicant, 7140 Park Street, Shawnee, Kansas 66216

### **Present in Opposition:**

- No one appeared

**Staff Recommendation starts at 2:10:17:** Lead Planner Byron Toy stated that four (4) guests will be allowed and two (2) parking spaces are required per unit. Staff recommends approval for one (1) year.

**Motion starts at 2:10:47:**

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-099 for one (1) year:**

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

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

**Subject to:**

- 1. Maximum number of guests shall be 28 with all 7 apartment units being occupied, a maximum of four (4) guests per apartment unit;**
- 2. All parking must be off-street, maximum number of vehicles is 12 with all units being occupied at once and a maximum of two (2) vehicles per unit. 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);**
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- 10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division.**

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

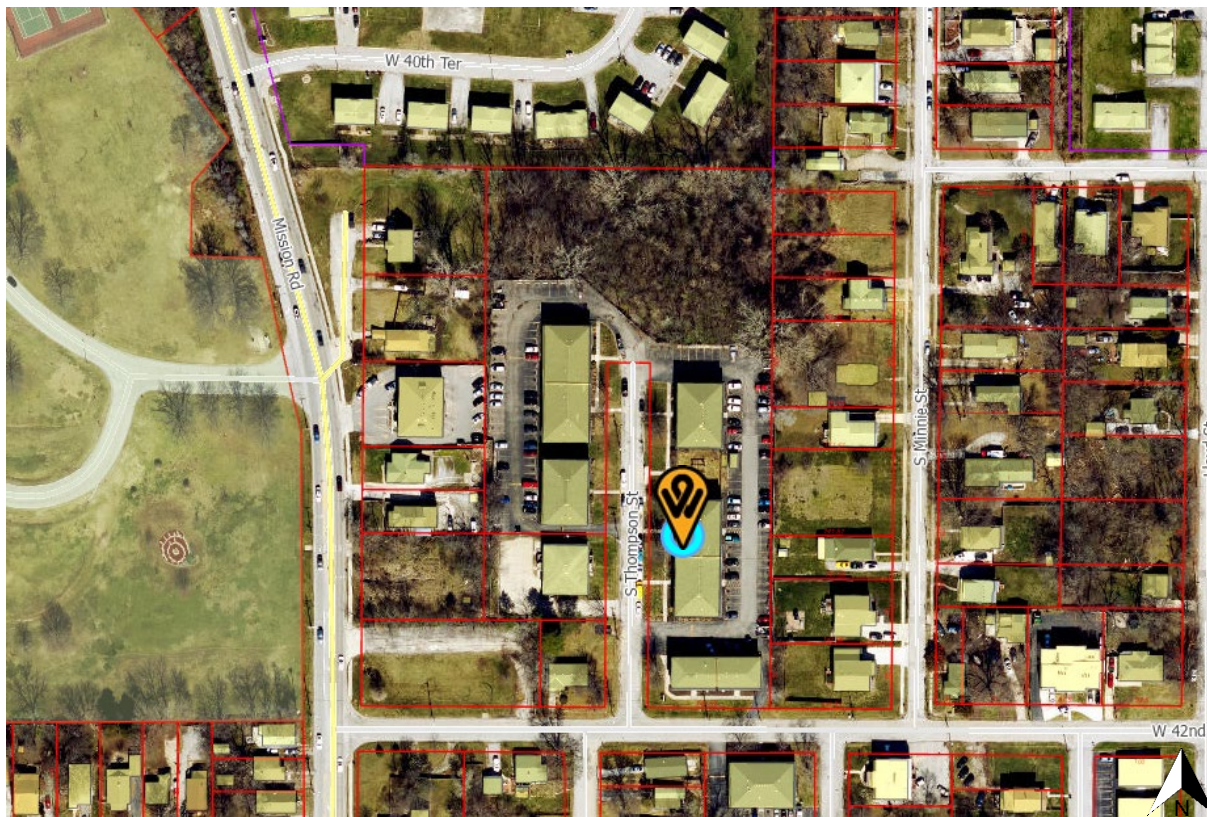
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12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
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18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning 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,
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# ATTACHMENTS

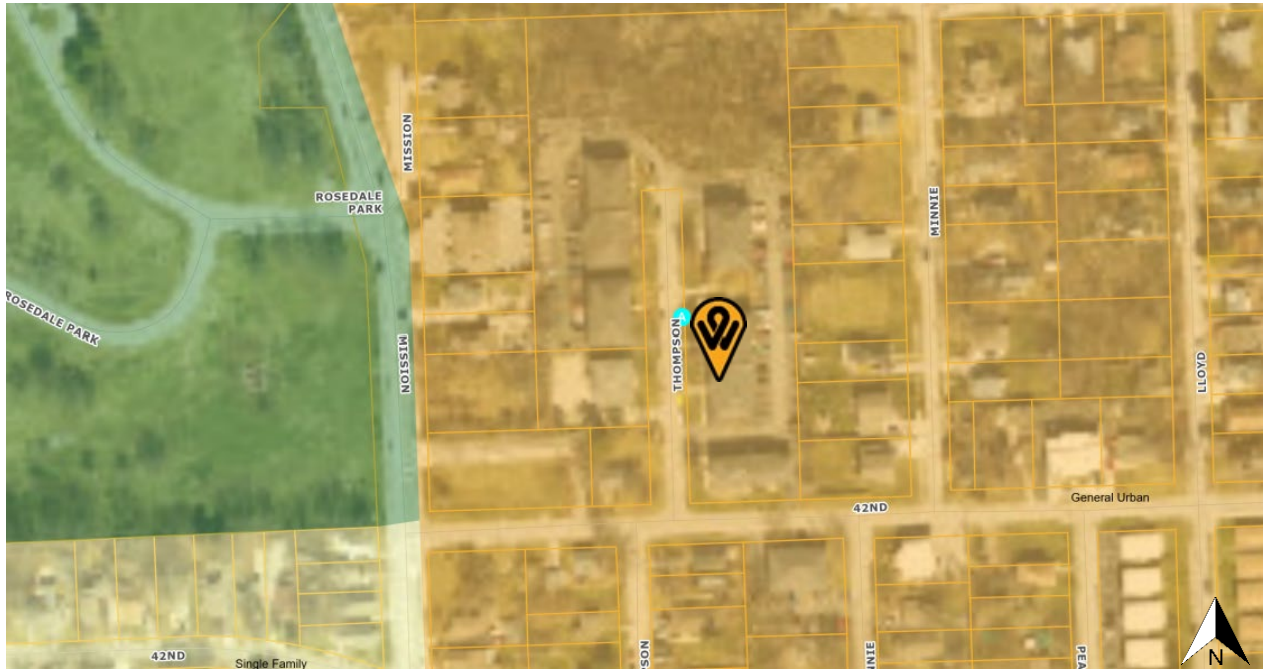
## AERIAL IMAGERY



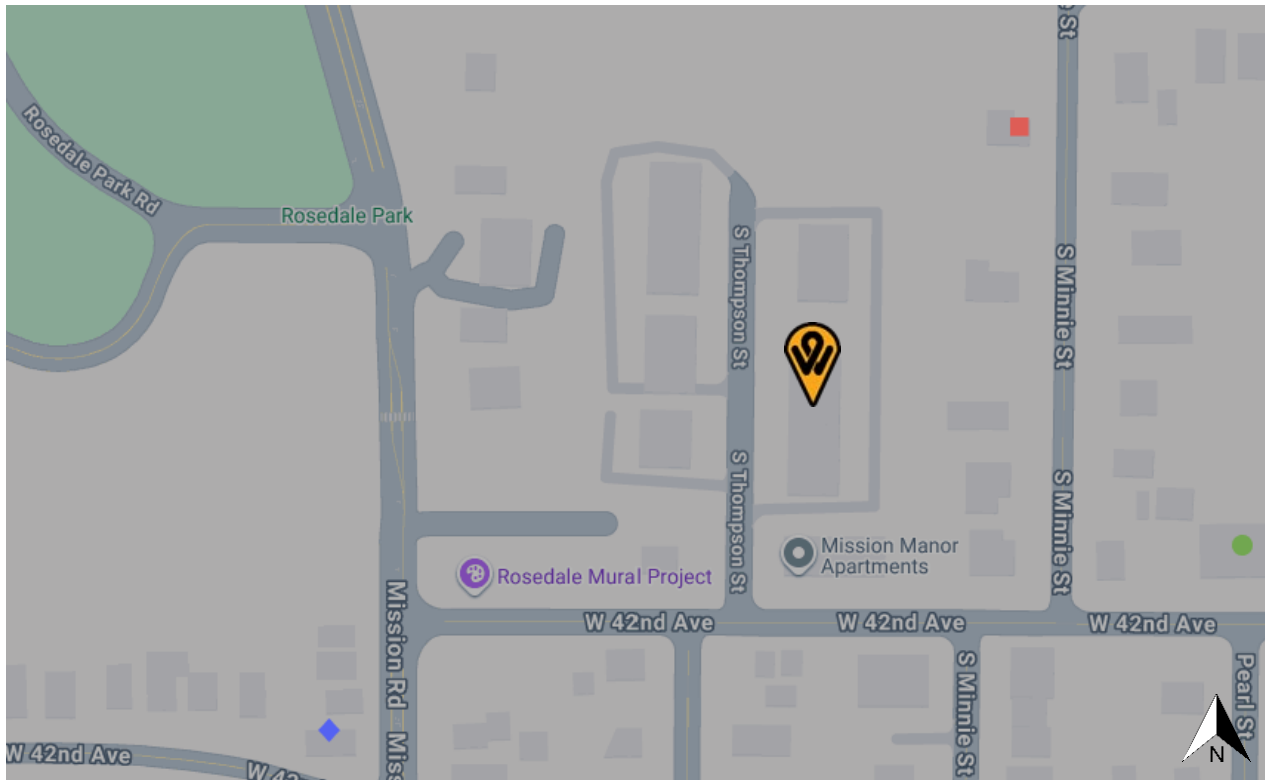
## ZONING MAP



## LAND USE MAP



## SHORT-TERM RENTAL MAP



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## ADDITIONAL ATTACHMENTS

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Tyler Shirk with BearBNB LLC  
ClientCare@bearbnbkc.com  
816-465-1252

Application Number: SP2025 - 099  
Date and Location: 1/26/2026 via Zoom meeting

Meeting called to order at 4pm

Names of people in attendance: Tyler Shirk

Introductions: N/A

Presentation: N/A no neighbors joined the meeting

Questions and Answers: N/A

Meeting adjourned at: 4:30pm

Minutes taken by: Alicia Gibson with BearBNB

1/12/2026

BEARBNB LLC

6103 Arlington Ave,

Raytown MO 64133

### Neighborhood Meeting

Hello neighbor! We have filed an application with the Planning + Urban Design Department for a special use permit.

The purpose of this special use permit, SP2025-099, is for a non-owner occupied short term rental at 4125 S Thompson ST Kansas City KS 66103. This is the apartment complex known as Mission Manor Apartments - our application is to turn 7 of the 96 apartments into short term rental units.

We are having a Neighborhood Meeting online via Zoom on Monday, January 26, 2026 at 4 P.M. Use meeting ID 766 9875 8316 with passcode manor or this link to join the meeting;

<https://us04web.zoom.us/j/76698758316?pwd=ETaJugl5uQJnbdzkkpjwacp65nXWzB.1>

The purpose of the meeting is to explain the permit and answer any questions and concerns you may have. I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the phone number/email listed below.

Sincerely,



Tyler Shirk

Owner of BEARBNB LLC

---

Clientcare@bearbnbKC.com • 816-465-1252



**AFFIDAVIT - NEIGHBORHOOD MEETING**

STATE OF Missouri,  
COUNTY OF Jackson ) SS:

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

1. That I am the petitioner for Petition # SP2025-099.
2. That I conducted a neighborhood meeting on 1/26/2026 @ 4pm.
3. The notice to nearby property owners was sent on 1/12/2026.
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.

Tyler Shirk  
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of January 2026  
My commission expires 18 of June, 2026

Michelle Geib  
Notary Public

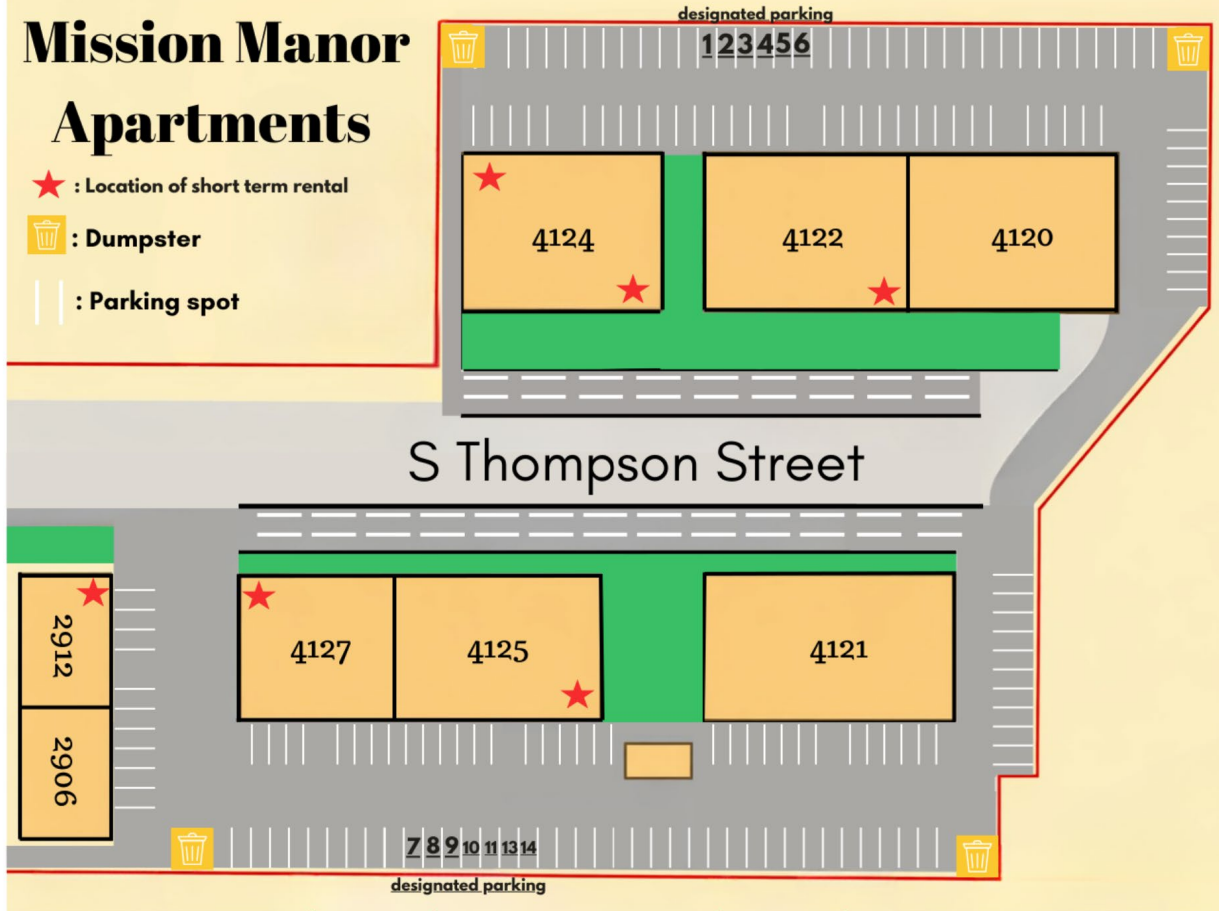


# Mission Manor Apartments

★ : Location of short term rental

🗑️ : Dumpster

||| : Parking spot



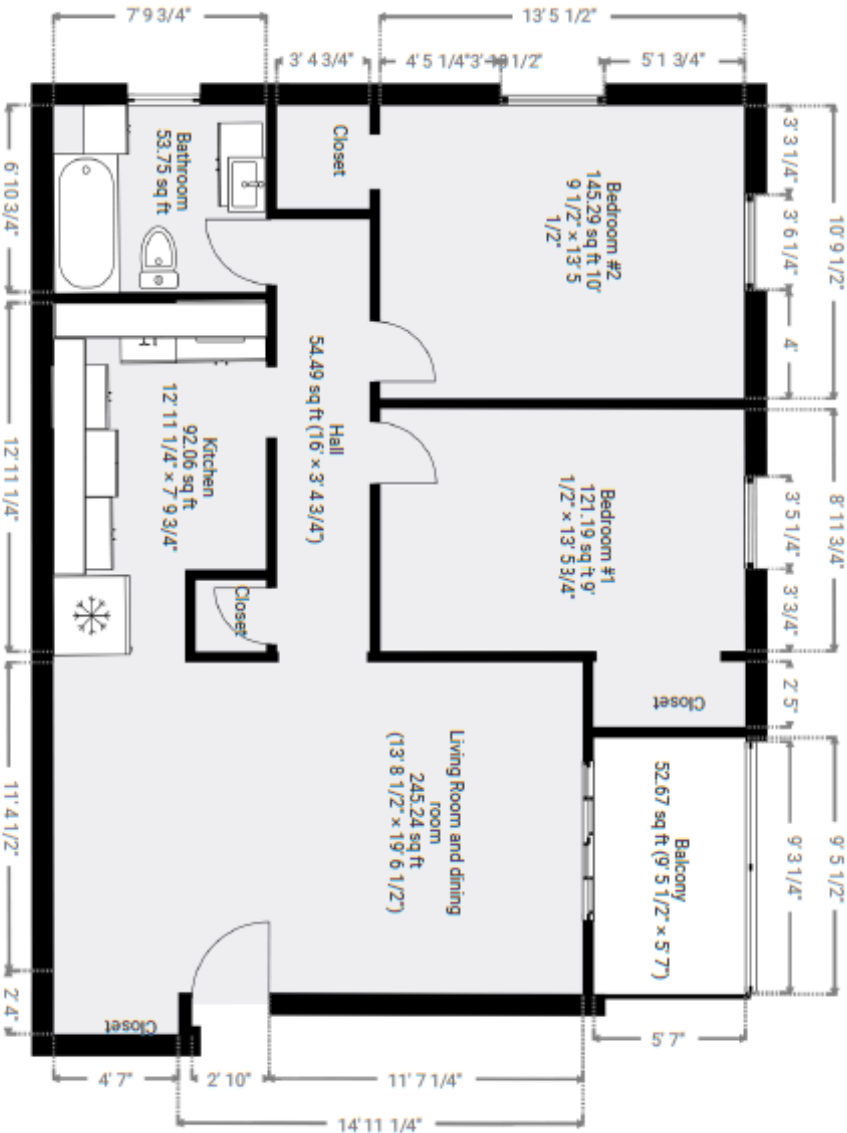
# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 4124 - unit 8

TOTAL AREA: 931.23 sq ft • LIVING AREA: 884.73 sq ft • ROOMS: 9



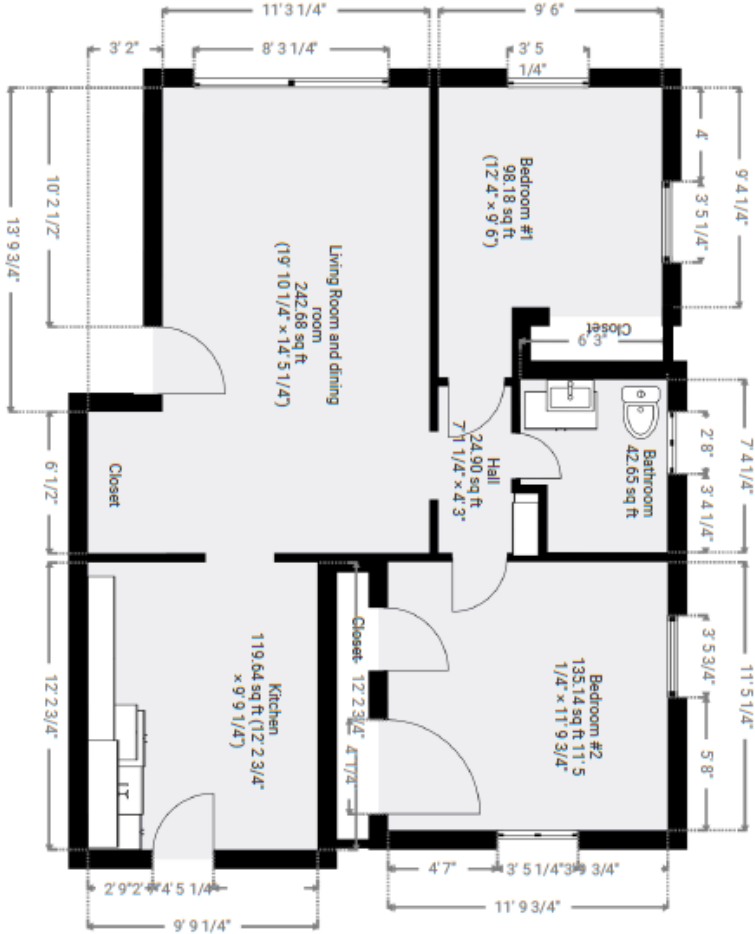


# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 2912 - unit 12



TOTAL AREA: 810.11 sq ft • LIVING AREA: 810.11 sq ft • ROOMS: 7

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

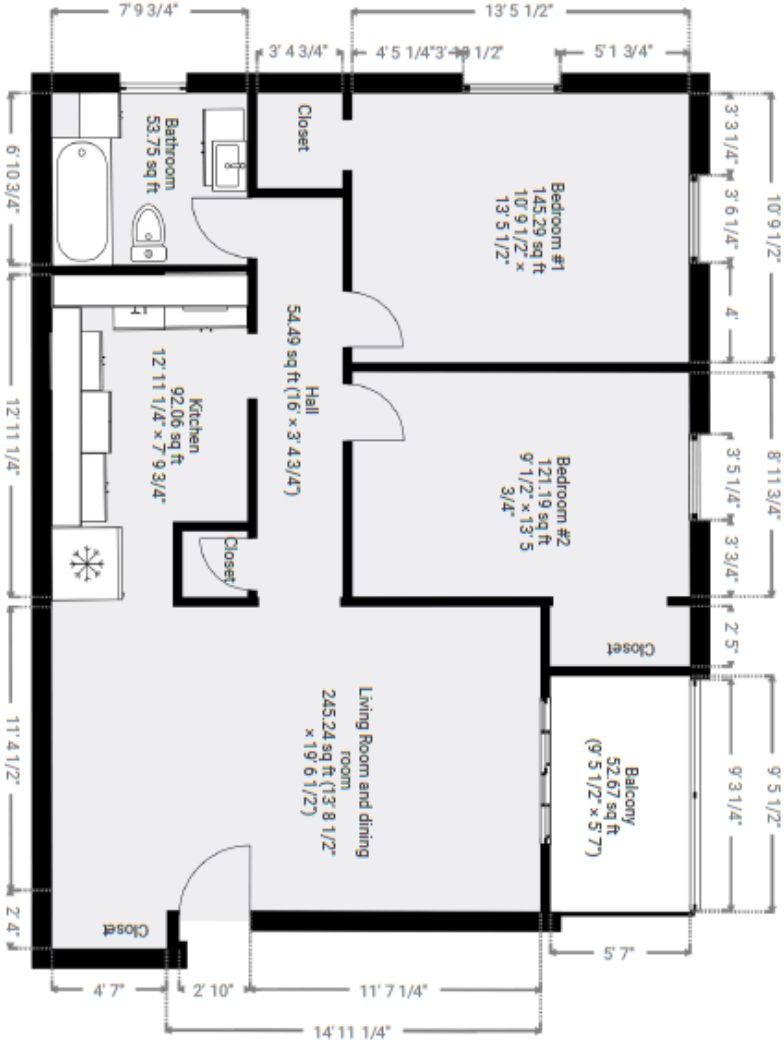


# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 4127 - unit 14



TOTAL AREA: 931.23 sq ft - LIVING AREA: 894.73 sq ft - ROOMS: 9

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



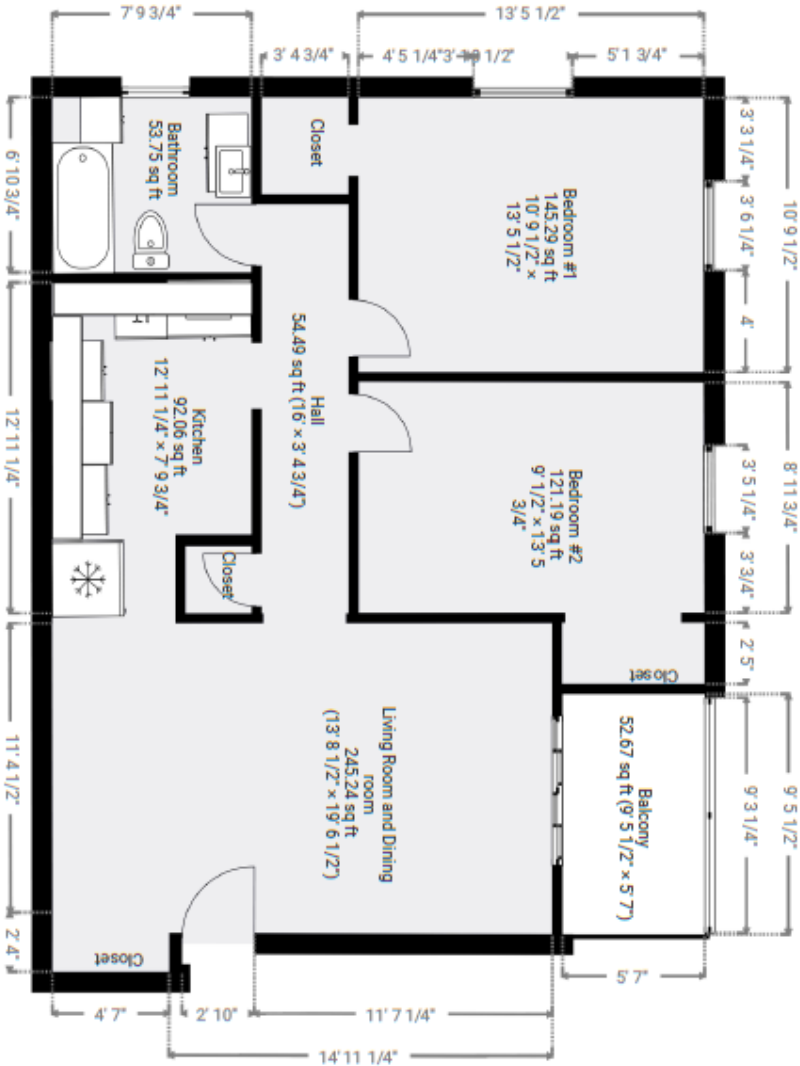
# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 4125 - unit 19

TOTAL AREA: 931.23 sq ft • LIVING AREA: 884.73 sq ft • ROOMS: 9



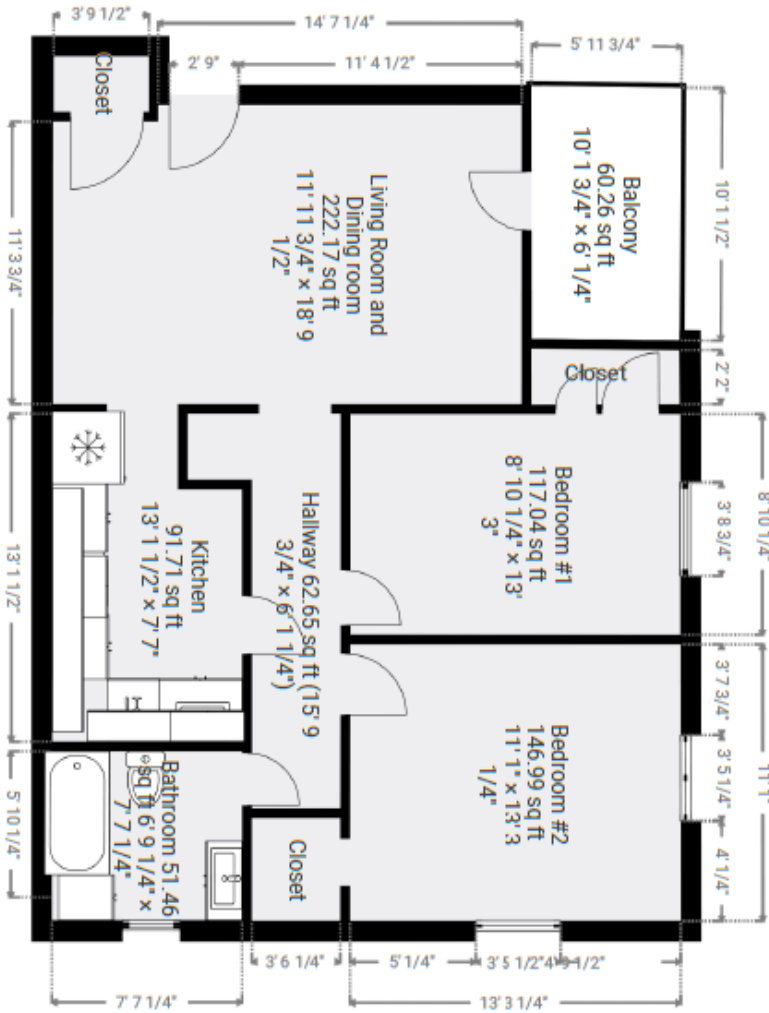
# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 4122 - unit 22

TOTAL AREA: 921.12 sq ft • LIVING AREA: 867.56 sq ft • ROOMS: 9

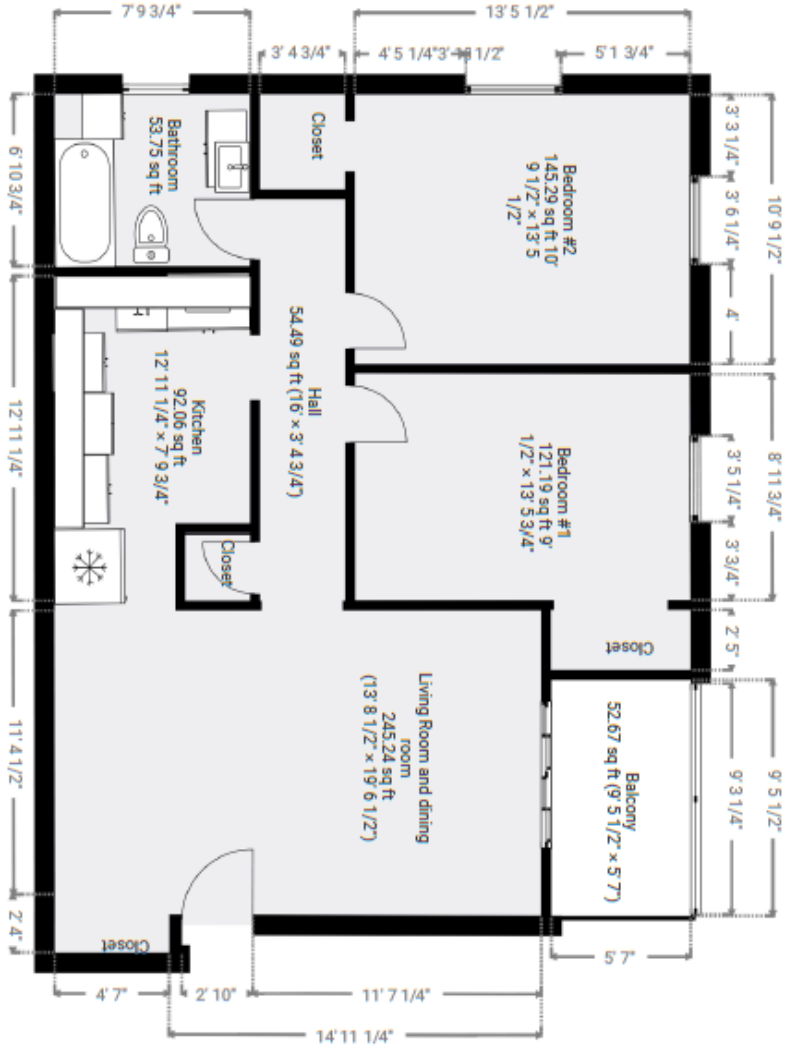


# Mission Manor Apartments

4125 South Thompson Street, 66103 Kansas City, Kansas, US



## 4127 - unit 22



TOTAL AREA: 931.23 sq ft • LIVING AREA: 884.73 sq ft • ROOMS: 9

**Information**

---

**Exterior: Exterior Wall Covering Material**

Wood (Wood and/or Wood Shake)

**Exterior: Inspected From Ground Level**

exterior wall-covering materials & flashing & trim, porches & patios & decks & balconies & carports, railings & guards & handrails, representative number of windows

## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE SECTION

		IN	NI	NP	O
4.1	General StructureBasement, Foundation, Crawlspace & Structure		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## 5: HEATING & COOLING SECTION

		IN	NI	NP	O
5.1	Thermostat	X			
5.2	Heating	X			
5.3	Cooling	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

**Information**

---

**Thermostat: Thermostat Location**  
Hallway

**Heating: Heating System Operated**  
Yes

**Heating: Energy Source**  
Gas

**Heating: Gas Shut Off Valve(s)**  
Yes

**Heating: Heating Method**  
Forced Air

## 6: PLUMBING SECTION

		IN	NI	NP	O
6.1	Plumbing	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

---

**Plumbing: Water Supply**  
Public

**Plumbing: Location of Main Water Supply Shut-off Valve**  
Not Visible

**Plumbing: Location of Main Fuel Supply Shut-off Valve**  
Gas Meter

**Plumbing: Location of Observed Fuel Storage System**  
No Fuel Storage System  
Observed

**Plumbing: Capacity of Water Heating Equipment (if labeled)**  
Shared System

**Plumbing: Hot Water Temperature**  
120

**Plumbing: Visually Inspected**  
Toilets for Proper Operation by Flushing, All Sinks & Tubs & Showers for Functional Drainage, Drain & Waste & Vent System

## SUMMARY



7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

### Observations

7.1.1 General Electrical

**TESTED RECEPTACLE (POWER NOT PRESENT, POLARITY INCORRECT, COVER NOT IN PLACE, GFCI NOT PROPERLY INSTALLED OR DID NOT OPERATE PROPERLY, EVIDENCE OF ARCING OR EXCESSIVE HEAT, NOT GROUNDED, NOT SECURED TO WALL)**

A re-inspection was performed on December 17 at approximately 10:30 a.m., and all previously identified issue(s) were confirmed resolved with no further action required.

Recommendation

Contact a qualified professional.



Missing GFCI Throughout Kitchen

# SUMMARY

## 7.1.1 Electrical Section - General Electrical: Unused Circuit-Breaker Opening Not Filled

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General Electrical: Main Service Disconnect's Amperage Rating (if labeled)**  
100

**General Electrical: Type of Wiring Observed**  
Not Visible

**General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel**  
Yes

**General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel**  
Not Applicable - No Gas

**General Electrical: Visually Inspected**  
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

# SUMMARY



7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

## 7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General Electrical: Main Service Disconnect's Amperage Rating (if labeled)**  
100

**General Electrical: Type of Wiring Observed**  
Not Visible

**General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel**  
Yes

**General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel**  
Yes

**General Electrical: Visually Inspected**  
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

# SUMMARY



7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

## 7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

### Information

**General Electrical: Main Service Disconnect's Amperage Rating (if labeled)**  
100

**General Electrical: Type of Wiring Observed**  
Not Visible

**General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel**  
Yes

**General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel**  
Yes

**General Electrical: Visually Inspected**  
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

# SUMMARY



7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

## 7: ELECTRICAL SECTION

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

### Information

**General Electrical: Main Service Disconnect's Amperage Rating (if labeled)**  
100

**General Electrical: Type of Wiring Observed**  
Not Visible

**General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel**  
Yes

**General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel**  
Yes

**General Electrical: Visually Inspected**  
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors

# SUMMARY



7.1.1 Electrical Section - General Electrical: Tested Receptacle (power not present, polarity incorrect, cover not in place, GFCI not properly installed or did not operate properly, evidence of arcing or excessive heat, not grounded, not secured to wall)

		IN	NI	NP	O
7.1	General Electrical	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    O = Observations

## Information

**General Electrical: Main Service Disconnect's Amperage Rating (if labeled)**  
100

**General Electrical: Type of Wiring**  
Observed  
Not Visible

**General Electrical: Smoke Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace, Clothing Dryer or Electrical Panel**  
Yes

**General Electrical: Carbon Monoxide Detectors Present on Each Floor and in Hallways Adjacent to Sleeping Areas and Rooms that has a Fireplace, Water Heater, Furnace or Electrical Panel**  
Yes

**General Electrical: Visually Inspected**  
Main Service Disconnect, Panelboards & Over-current Protection Devices (circuit breakers & fuses), Representative Number of Switches & Lighting Fixtures & Receptacles, GFCIs Using a GFCI Tester (where possible), Smoke & Carbon Monoxide Detectors



# EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

SASHKENAZI

DATE (MM/DD/YYYY)  
1/12/2026

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

PRODUCER NAME, CONTACT PERSON AND ADDRESS Bluestone Brokerage, LLC 84 Business Park Dr, Suite 111 Armonk, NY 10504	PHONE (A/C, No, Ext): (914) 828-0000	COMPANY NAME AND ADDRESS Lexington Insurance Company 100 Summer Street Boston, MA 02110	NAIC NO: 19437
Contact name:	FAX (A/C, No): (914) 828-0030	E-MAIL ADDRESS: info@bluestonebrokerage.com	IF MULTIPLE COMPANIES, COMPLETE SEPARATE FORM FOR EACH
CODE:	SUB CODE:	POLICY TYPE Property	
AGENCY CUSTOMER ID #: MISSMAN-01		LOAN NUMBER	POLICY NUMBER
NAMED INSURED AND ADDRESS Mission Manor Holdings LLC 7205 W 55th Ter Mission, KS 66202-1221		EFFECTIVE DATE 6/1/2025	EXPIRATION DATE 6/1/2026
ADDITIONAL NAMED INSURED(S)		<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
		THIS REPLACES PRIOR EVIDENCE DATED:	

### PROPERTY INFORMATION (ACORD 101 may be attached if more space is required) BUILDING OR BUSINESS PERSONAL PROPERTY

LOCATION / DESCRIPTION  
Loc # 1, Bldg # 1, 4120-4122 Thompson St, Kansas City, KS 66103, A

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL	
COMMERCIAL PROPERTY COVERAGE AMOUNT OF INSURANCE:	\$ 11,223,000			DED:	10,000
	YES	NO	N/A		
<input checked="" type="checkbox"/> BUSINESS INCOME <input type="checkbox"/> RENTAL VALUE	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,186,176	<input checked="" type="checkbox"/> Actual Loss Sustained; # of months:
BLANKET COVERAGE	<input checked="" type="checkbox"/>			If YES, indicate value(s) reported on property identified above: \$	
TERRORISM COVERAGE	<input checked="" type="checkbox"/>			Attach Disclosure Notice / DEC	
IS THERE A TERRORISM-SPECIFIC EXCLUSION?	<input checked="" type="checkbox"/>				
IS DOMESTIC TERRORISM EXCLUDED?		<input checked="" type="checkbox"/>			
LIMITED FUNGUS COVERAGE	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
FUNGUS EXCLUSION (If "YES", specify organization's form used)	<input checked="" type="checkbox"/>				
REPLACEMENT COST	<input checked="" type="checkbox"/>				
AGREED VALUE	<input checked="" type="checkbox"/>				
COINSURANCE	<input checked="" type="checkbox"/>			If YES, %	
EQUIPMENT BREAKDOWN (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT: 11,223,000	DED: 10,000
ORDINANCE OR LAW - Coverage for loss to undamaged portion of bldg	<input checked="" type="checkbox"/>			If YES, LIMIT: 11,223,000	DED: 10,000
- Demolition Costs	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,122,300	DED: 10,000
- Incr. Cost of Construction	<input checked="" type="checkbox"/>			If YES, LIMIT: 1,122,300	DED: 10,000
EARTH MOVEMENT (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
FLOOD (If Applicable)	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED:
WIND / HAIL INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED: 1
NAMED STORM INCL <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Subject to Different Provisions:	<input checked="" type="checkbox"/>			If YES, LIMIT:	DED: 1
PERMISSION TO WAIVE SUBROGATION IN FAVOR OF MORTGAGE HOLDER PRIOR TO LOSS	<input checked="" type="checkbox"/>				

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST		LENDER'S LOSS PAYABLE <input checked="" type="checkbox"/> LOSS PAYEE		LENDER SERVICING AGENT NAME AND ADDRESS
<input checked="" type="checkbox"/> CONTRACT OF SALE				
<input checked="" type="checkbox"/> MORTGAGEE				
NAME AND ADDRESS		AUTHORIZED REPRESENTATIVE		
OakStar Bank ISAOA PO Box 14766 Springfield, MO 65814				



AGENCY CUSTOMER ID: **MISSMAN-01**

**SASHKENAZI**

LOC #: \_\_\_\_\_

### ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY <b>Bluestone Brokerage, LLC</b>		NAMED INSURED <b>Mission Manor Holdings LLC</b>	
POLICY NUMBER [REDACTED]		<b>7205 W 55th Ter</b>	
CARRIER <b>Lexington Insurance Company</b>		NAIC CODE <b>19437</b>	<b>Mission, KS 66202--1221</b>
		Johnson	
		EFFECTIVE DATE: <b>06/01/2025</b>	

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 28 FORM TITLE: EVIDENCE OF COMMERCIAL PROPERTY INSURANCE

**Special Conditions:**

30 days notice of cancellation with 10 days notice for non-payment of premium will be provided to the lender.

Lexington Insurance Company - Primary Property \$5,000,000  
Kinsale Insurance Company - XS Property \$7,409,176

**Locations:**

- 4120-4122 Thompson St, Kansas City, KS 66103
- 4125-4127 Thompson St, Kansas City, KS 66103
- 2906-2912 W 42nd Ave, Kansas City, KS 66103
- 4124 Thompson St, Kansas City, KS 66103
- 4121 Thompson St, Kansas City, KS 66103
- 2903 W 42nd Ave, Kansas City, KS 66103

## Mission Manor Apartments on Thompson Street Management Plan

The property at 4125 S Thompson street will have 7 apartments that will be rented out as a short term rentals. **This is a commercial apartment building with 96 total units. Each of the 7 apartments** have 2 bedrooms and 1 bathroom with the interior being freshly renovated. Each apartment will have internet and games, a kitchen with a full array of utensils and appliances, and a comfortable living space. Each apartment will have 1 designated parking spot as well as additional parking available on a first come, first serve basis. There are **approximately 160 spots available.** Considering the area, marketing will be geared towards single family stays and patients, students, and staff connected to KU Med.

The leasing, advertising, customer service, screening and scheduling, maintenance, and cleaning for short term rental guests will be handled through the co-host, BearBnB. The home will be advertised on AirBnB, VRBO, and BearBnB's local booking website. All potential tenants/guests are screened by a customer service representative and they must present identification and collateral to confirm a booking. In the lease and booking confirmation are clauses for no parties or neighborhood disturbances, which if violated will result in expulsion from the property. There are quiet hours of 10pm to 8am posted in all advertising.

BearBnB has 24/7 customer service using local representatives, in-house maintenance and cleaning staff to service the property and take care of guest or property issues that may arise.

Check-in is done through the booking site and via email, where the guest/tenant will receive the property address, time of check-in, and their own code to a smart-lock, which uses rolling codes so that each guest has their own entry code for the duration of their stay. Upon check out, the property is cleaned before the next guest or within 48 hours, whichever is sooner. The property is maintained through guest and cleaner reporting, as well as a quarterly inspection by staff, so that the property is kept in good condition.



# BearBnB

Short term rental management

## Welcome Guide



## *Welcome to our home!*

Hello! We are a small family-owned business with a passion for traveling. Thank you so much for choosing to book with us!

We have prepared this guide to assist you with some commonly asked and important questions.



## *Book Direct and Save!*

Great news! We have properties located all across the country, and we would be absolutely delighted to host you in one of our homes again! For your next visit, we encourage you to book directly with us and save on expensive platform fees.

To book directly, simply use any of the following contact methods:

Email: [info@bearbnbkc.com](mailto:info@bearbnbkc.com)  
Website: [bearbnbkc.com](http://bearbnbkc.com)  
Phone number: [816-465-1252](tel:816-465-1252)

Feel free to reach out to us through any of these channels, and we'll be more than happy to assist you with your next reservation!



## Hours of operation

For your convenience, we have several team members available to assist you during specific hours:

### Maintenance:

- Monday-Friday, 9am-5pm
- Available after hours and on weekends for emergency situations.

### Customer Service Representative:

- Monday-Friday, 9am-5pm
- We do have an emergency phone line if the need arises.  
Emergency phone line [816-465-1252](tel:816-465-1252)

We do ask that all communications be kept within the app if possible, as your booking platform requires we do so. If there is some sort of an emergency situation, you may contact us by phone at the number above.

If you have a question or a need that is not an emergency after hours, we will respond ASAP during business hours.



## Additional Emergency information

### Important numbers:

- Emergency maintenance phone line [816-465-1252](tel:816-465-1252)
- Non-emergency police or fire [913-596-3000](tel:913-596-3000)

### What constitutes a maintenance emergency?

- Leak in your apartment
- No heat or if your apartment is registering at 65 degrees or lower
- No air conditioning or if your apartment is registering at 80 degrees or higher
  - The toilet is clogged
- If your smoke detector is chirping
  - No hot water

### In case of these emergencies:

**TORNADO:** If possible, get to the lowest point in the building, the ground floor, the hallways or innermost point of the apartment. Stay away from windows.

**FIRE:** There is a fire extinguisher under the kitchen sink and located in the common area hallways. P - Pull out the Pin / A - Aim / S - Squeeze / S - Sweep. If there is smoke in the hallway, remain in your apartment and call 911.

**POWER :** Contact the emergency line at [816-465-1252](tel:816-465-1252). All exits are freely available during a power outage. Keep your refrigerator closed to preserve food temperature. Emergency shut off for power is located in the kitchen breaker box.

**GAS:** Shut off is located in the hall closet of the apartment.

**WATER:** Shut off located beneath the sinks - whole building shut off located in the laundry room on the 1st floor.



## *Heating and Cooling*

Welcome to our home! We have central air and heat to keep you comfortable throughout your stay. Take a moment to familiarize yourself with the thermostat on the wall. If it's new to you, don't worry - we suggest doing a quick search on YouTube or Google to learn how to operate it easily.

To ensure the best performance of the AC, please avoid setting the temperature below 68 degrees. Lower temperatures may cause the unit to freeze and become non-operational.

If you've followed the tips above and are still facing any issues, feel free to reach out to us through the app. We're here to assist you in any way we can.

Sometimes, our area experiences excessive heat. If you're staying with us during such times, we recommend keeping all doors, windows, and curtains closed to help the AC work efficiently and keep you cool. Your comfort is our priority!



## *Cleanliness/Linens/Supplies*

We take pride in providing a professional cleaning service for our home, ensuring it's sparkling clean after each guest's stay. With a 90%+ 5-star rating, they consistently do an excellent job, but on rare occasions, they may miss something. If you come across anything unsatisfactory, please let us know right away through the app so we can promptly resolve it for you.

As our home is lived-in, you may occasionally find small, common household items like a dust bunny under a bed. Rest assured, we strive to maintain a comfortable and tidy environment for all our guests.



## *Having issues?*

Our primary goal is to ensure you have a fantastic stay in our home. If you encounter any issues after checking in, you have two options to address them:

1. Reach out to us directly, and we will make every effort to promptly resolve any concerns you may have. Your satisfaction is our top priority, and we'll do our best to fix anything that is unsatisfactory ASAP.

OR

2. If the issue is severe and you prefer not to continue your stay, you can immediately notify both us and the booking platform. In such cases, you can choose to vacate the premises, and we will fully refund the remaining unused days of your booking.

Please note that if you decide to stay rather than cancel and vacate, we won't be able to provide a refund for the used days. We want you to feel comfortable with your decision, and our team is here to assist you in any way possible.



## *Thank you!*

Thank you for choosing to stay with us! It was our pleasure to host you during your visit. Your feedback means the world to us as it forms the heart of our business. If you had a fantastic experience, we would be incredibly grateful if you could leave us a 5-star review.

We take pride in offering a wide range of properties across the country. For your future trips, consider booking directly with us to save on platform fees. You can reach us through various means:

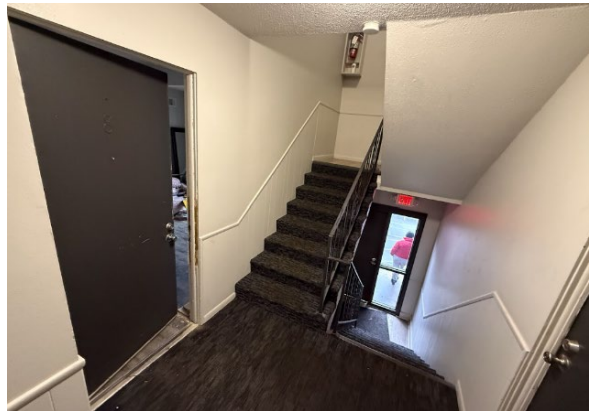
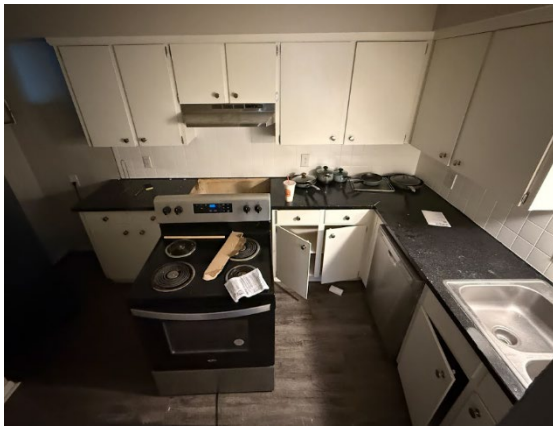
Email: [info@bearbnbkc.com](mailto:info@bearbnbkc.com)

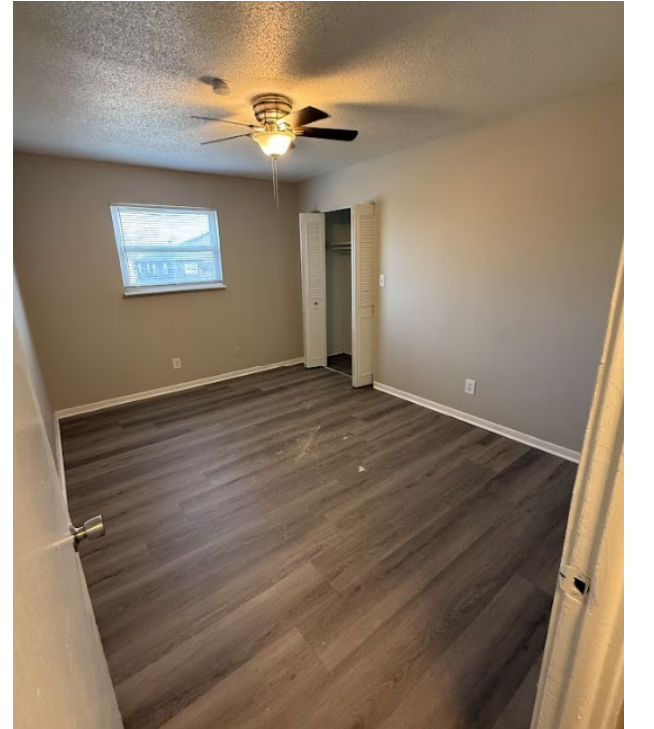
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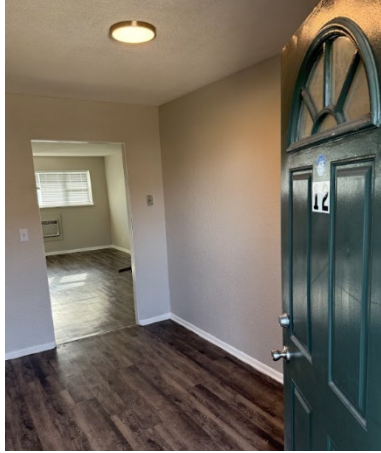
Phone number: [816-465-1252](tel:816-465-1252)

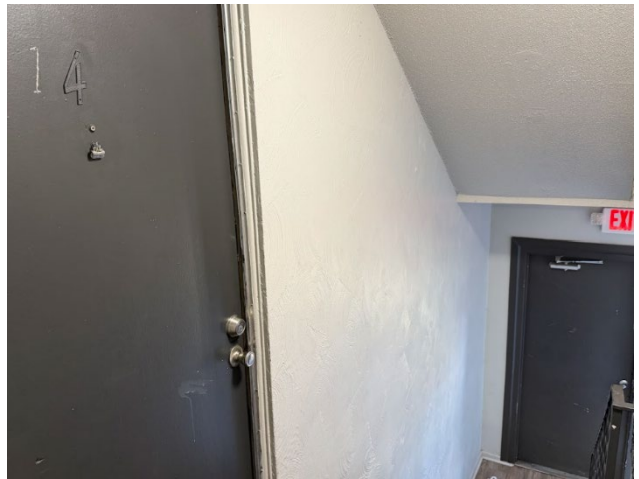
The entire BearBnB team wishes you safe travels as you return home, and we hope to have the pleasure of hosting you again for your future travel needs. Feel free to reach out to us anytime! Take care!

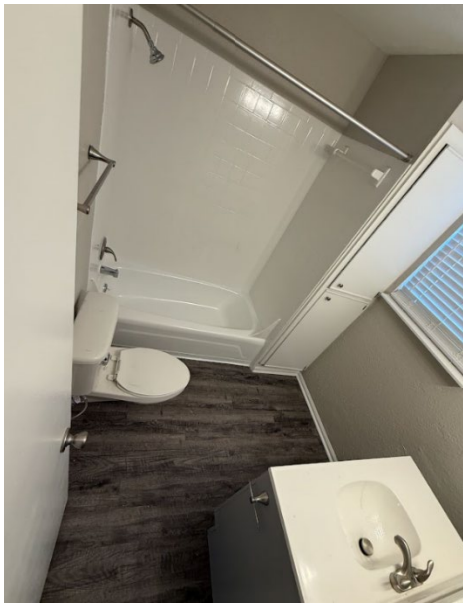
















(Published \_\_\_\_\_)

SP2025-099

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 SP2025-099, commonly known as 2912, 4122, 4124, 4125, and 4127 South Thompson Street, Kansas City, Kansas, legally described as:

BRIGHAM & LLOYD'S ORCHARD, S34, T11, R25, ACRES 3.670000, B9 E1/2 L1 TO L4, B10 W1/2 L1 TO L6, ALSO VAC STS ADJ, located at approximately at 2912, 4122, 4124, 4125, and 4127 South Thompson Street, Kansas City, Kansas.

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

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

1. **Maximum number of guests shall be 28 with all 7 apartment units being occupied, a maximum of four (4) guests per apartment unit;**
2. **All parking must be off-street, maximum number of vehicles is 12 with all units being occupied at once and a maximum of two (2) vehicles per unit. 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 one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
  18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
  19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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

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

\_\_\_\_\_  
**Christal E. Watson**  
**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:** February 26, 2026  
**Re:** Preliminary Plan Petition PR2025-045

## GENERAL INFORMATION

**Applicant Information:**

Raj Bhatia with Vastu Capital LLC  
26271 West 110<sup>th</sup> Street  
Olathe, Kansas 66061

**Subject Property:**

700 North 75<sup>th</sup> Street  
Kansas City, Kansas 66112

**Requested Action and Purpose:**

Approval of a Preliminary Development Plan to build 24-unit townhome development.

**Commission Districts:**

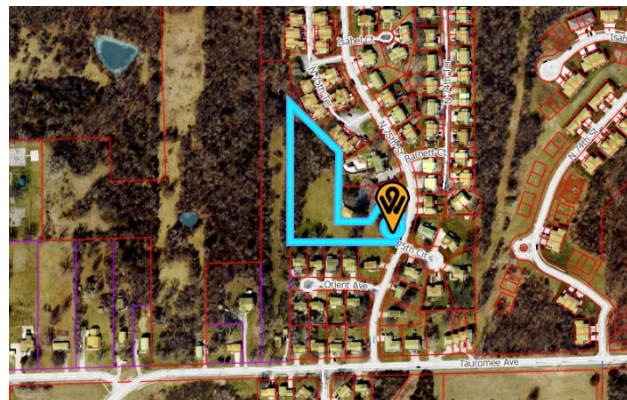
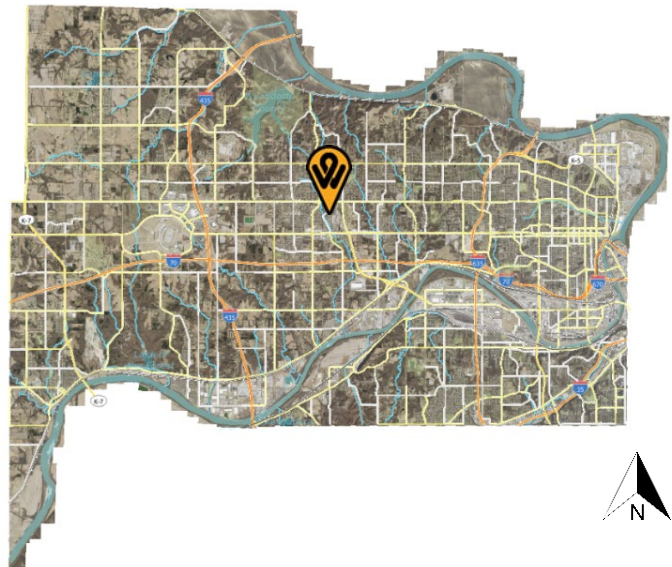
At-Large Commissioner, District #2:  
Andrew Tyler Kump  
District #7 Commissioner:  
Chuck Stites

**Existing Zoning District(s):**

RP-5 Planned Apartment District

**Plan Area:**

PlanKCK Comprehensive Plan



	<b>Adjacent Zoning</b>	<b>Adjacent Uses</b>
<b>North</b>	RP-5 Planned Apartment District	Attached single-family homes (townhomes)
<b>South</b>	RP-5 Planned Apartment District	Single family residences
<b>East</b>	RP-5 Planned Apartment District	Church and attached single-family homes (townhomes)
<b>West</b>	R-1 Single Family District	Large lot single-family home

**Total Tract Size:** 2.37 Acres

**Comprehensive Plan Designation:** The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes.

**Major Street Plan:** The goDotte Countywide Strategic Mobility Plan designates North 75th Street as a Local Street.

**Parking Requirement:** Section 27-460(d) One and one-half (1.5) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. 48 parking spaces are required. 48 parking spaces are provided; each unit has one (1) covered parking space and one (1) uncovered parking space located in the driveway.

**Landscaping Requirement:** Section 27-460(f) Trees are required at not less than one (1) per 4,500 square feet of site area. 23 trees are required to be planted.

Section 27-700(b)(1) All multi-family residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. Three (3) shade trees and 24 shrubs are required.

**Advertisement:** The Wyandotte Echo – January 15, 2026  
Letters to Property Owners – January 16, 2026

**Public Hearing:** February 9, 2026 and February 26, 2026

**Public Support:** None to date.

**Public Opposition:** There were two (2) people present at the February 9, 2026 City Planning Commission.

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## **PROPOSAL**

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*Detailed Outline of Requested Action:* The applicant, Raj Bhatia with Vastu Capital LLC, has filed a Preliminary Development Plan for 24-unit townhomes on 2.37 acres. The complex consists of 7 buildings, including garages in each unit and a new street connecting to North 75<sup>th</sup> Street at 700 North 75<sup>th</sup> Street, Kansas City, Kansas 66112.

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. 17225-05358 – Abatement – October 24, 2017 – Completed – Delinquent property criteria-V-lot weeds.
2. 17225-02844 – Abatement – July 21, 2017 – Completed – Tall grass.
3. 17225-01518 – Abatement – May 30, 2017 – Completed – Weeds.
4. 06212-00000-01471 – Code-Environment – August 31, 2006 – Completed – Tall grass.
5. 03212-00000-00376 – Code-Environment – May 29, 2003 – Completed – Tall grass.
6. 00212-00000-01103 – Code-Environment – August 14, 2000 – Completed – Tall grass.

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

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

### **Previous Planning Actions:**

1. PLAT2026-001 – Preliminary Plat to plat one (1) multifamily lot for 24 townhomes at 700 North 75th Street – February 9, 2026 - 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 2.37 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, required setbacks, and required landscaping and buffers as per the Code of Ordinances. Based on the preliminary plans, the road would only allow on-street parking on one (1) side of the road.

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

The proposed use provides adequate site access, directly to North 75<sup>th</sup> Street.

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

The proposed plan is consistent with good site engineering design principles, however, the plan does not provide adequate space for vehicles to navigate the site safely with numerous drive aisles, ample maneuvering area, and nor enough space for street parking.

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

The architectural designs are consistent with Unified Government policies and regulations. There are multi-family apartments at north, east, and south of the subject property, although North 75<sup>th</sup> Street, which is similar in nature as the proposed development.

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

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

Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 75<sup>th</sup> Street.

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

The property is accessed from North 75<sup>th</sup> Street. Additional right-of-way needs to be dedicated.

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

The proposed development is occurring within an already established planned zoning district. The developer provides parking specifically for residents. The developer is not providing any amenities.

**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.

**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 extended by the developer and maintained by the Unified Government.

**c. Storm Water Control**

To be designed to meet City Code.

**d. Police**

Police service is provided by West Patrol, District #221.

**e. Fire**

Fire service is provided by Station #19, located at North 80<sup>th</sup> Ter and State Avenue.

**f. Transit**

There is no public transportation to the subject property.

**g. Schools**

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

***h. Streets***

See item #6 above

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

The proposed use is capable of meeting applicable ordinance requirements with revisions.

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

The 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 in addition to the private road only allowing on-street parking on one (1) side of the road.

***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, and noise. Access through the development for EMS does not necessarily have the best access since the proposed road would only allow on-street parking on one side of the road, not both. 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 subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to the North 75<sup>th</sup> Street sidewalk.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developing an undeveloped lot.

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

The proposed subdivision does not encourage premature extension of public services, piece-meal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Central Area.

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## **NEIGHBORHOOD MEETING INFORMATION**

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The applicant held a neighborhood meeting via Google Meet on January 26, 2026. 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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Landscaping, Screening and Buffering  
Pedestrian Connectivity  
Parking  
Building Elevations

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## **PLANNING COMMISSION RECOMMENDATION**

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The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **PR2025-045**, subject to:

- 1. Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval;**
- 2. 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;**
- 3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**

4. Utility easements shall connect with easements established in adjoining properties;
5. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;
6. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;
7. The sidewalk that is currently under development process shall connect to North 75<sup>th</sup> Street;
8. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
9. Section 247-699(a)(1-6) Landscaping:
  - a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
  - b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
  - c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
  - d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.
  - e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers.
  - f. Non-industrial 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 shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
10. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;
11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
12. 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;

13. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
14. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building
15. Regarding BPU transformer screening, the following applies:
  - a. Gate doors are required for all types of screening that are placed in front of the transformers.
  - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
  - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
  - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
16. 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);
17. 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;
18. All existing and future driveways must feature curb cuts that are constructed to UG standards;
19. 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;
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  21. 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;
  22. Following the Final 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;
  23. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
  24. 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 **PR2025-045** 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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February 9, 2026 City Planning Commission Minutes  
Aerial Imagery  
Zoning Map  
Land Use Map  
KCKFD Comment Letter  
Neighborhood Meeting Documents  
Preliminary Plat  
Preliminary Plan Development  
Drainage Study  
Image of the Property Submitted by the Applicant

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## PUBLIC HEARING SCHEDULE

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Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	February 9, 2026 Approval	February 26, 2026
Preliminary Plat	February 9, 2026 Approved	Not Required

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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 **PR2025-045** 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 **PR2025-045**, 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.

### **February 9, 2026, City Planning Commission Minutes:**

#### **[Hearing starts at 2:11:28:](#)**

#### **PLAT2026-001 - RAJ BHATIA**

**Synopsis:** Preliminary Plat to plat one (1) multifamily lot for 24 townhomes at 700 North 75th Street (in conjunction with PR2025-045).

#### **PR2025-045 - RAJ BHATIA**

**Synopsis:** Preliminary Plan Review for 24 multifamily townhomes at 700 North 75th Street (in conjunction with PLAT2026-001). *Detailed Outline of Requested Action:* The applicant, Raj Bhatia with Vastu Capital LLC, has filed a Preliminary Development Plan and Preliminary Plat to plat one (1) multi-family lot to 24-unit townhomes on 2.37 acres. The complex consists of 7 buildings, including garages in each unit and a new street connecting to North 75<sup>th</sup> Street at 700 North 75<sup>th</sup> Street, Kansas City, Kansas 66112.

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

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

- Alex Elliot, Applicant Representative, Atlas Land Consulting LLC
- Raj Bhatia, Applicant

The Planning Commission directed questions to the applicants.

**Present in Opposition:**

- James Crockett, 702 North 75<sup>th</sup> Street, Kansas City, Kansas 66112
- Nicholas Schmalz, 7526 Orient Avenue, Kansas City, Kansas 66112

**Staff Recommendation starts at 2:32:09:** Lead Planner Byron stated that there is an existing wood fence on the east and north side of the property, which should remaining after the construction of the development. If there is on-street parking on the west side of the street and the south side of the screen towards North 75th Street, the cars will face south and east, there shall be a six (6) foot fence, up to six (6) feet in height. It can be three (3) or four (4) feet, but it should screen headlights from the residences to the south. If there is on-street parking on the north and east side of the street, a fence does not need to be constructed because the cars will face west and north away from the single-family homes. Staff recommends approval with conditions.

The Planning Commission directed questions to Toy.

**Motion starts at 2:35:40:**

On motion by Commissioner Jones, seconded by Commissioner Armstrong, the Planning Commission voted as follows to **recommend APPROVE PLAT2026-001:**

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

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

**Subject to:**

- 1. Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval;**
- 2. 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;**
- 3. Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**

4. Utility easements shall connect with easements established in adjoining properties;
5. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;
6. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;
7. The sidewalk that is currently under development process shall connect to North 75<sup>th</sup> Street;
8. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
9. Section 247-699(a)(1-6) Landscaping:
  - a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
  - b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
  - c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
  - d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.
  - e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers.
  - f. Non-industrial 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 shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;
10. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;
11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
12. 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;

13. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
14. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building
15. Regarding BPU transformer screening, the following applies:
  - a. Gate doors are required for all types of screening that are placed in front of the transformers.
  - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
  - c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
  - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
  - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
  - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
16. 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);
17. 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;
18. All existing and future driveways must feature curb cuts that are constructed to UG standards;
19. 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;
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
  21. 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;
  22. Following the Final 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;
  23. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
  24. 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.

**[Motion starts at 2:36:32:](#)**

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of PR2025-045:**

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

**Motion to recommend APPROVAL passed: 6 to 0**

**Subject to the above conditions.**

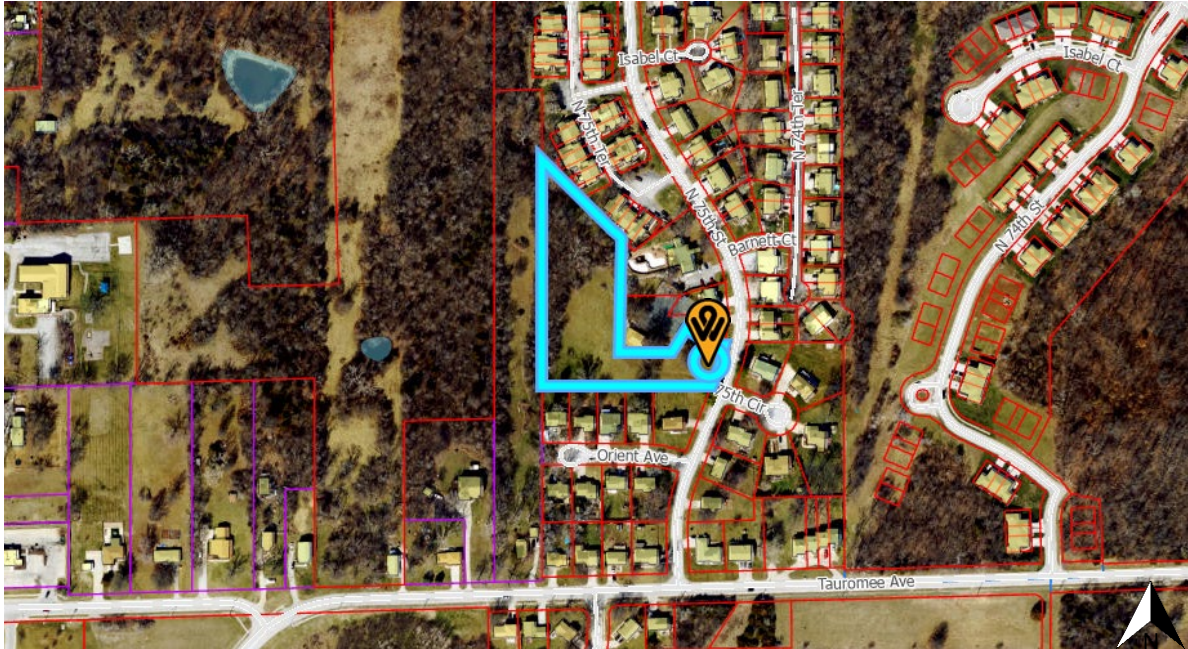
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# ATTACHMENTS

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## AERIAL IMAGERY

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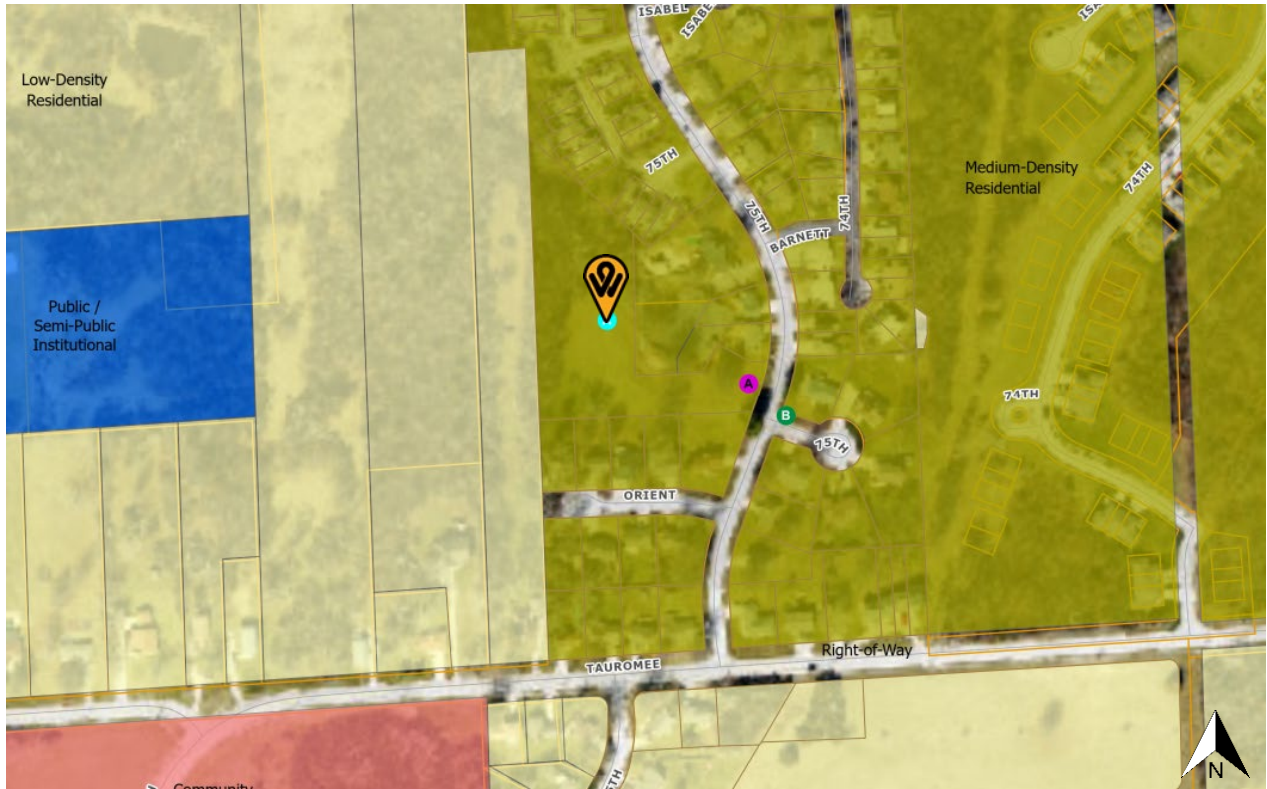
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## ZONING MAP

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# LAND USE MAP





# MEETING MINUTES:

Application Number: PR2025-045 & PLAT2020-001

Date and Location: 1/26/26 online Video Meeting – Google Meet.

Meeting called to order at: 5:32 PM

Names of people in attendance:

Raj Bhatia  
Alex Elliott  
James Crockett  
Nick Schmalz  
Charles Pennywell

Introductions:

Raj Bhatia led a neighborhood meeting to discuss a proposed 24-unit townhome development at 700 North 75th Street. The project includes a private street and sidewalks, with each unit having a garage and driveway. Parking will be allowed on the street, and a stormwater management system will be implemented to prevent runoff issues. Concerns were raised about privacy, light spillover, and construction hours. The development will include landscaping to meet city requirements and address aesthetic concerns. The project is still in the preliminary stages and will be discussed further at a city meeting on February 9.

Questions and answers:

## **Parking and Street Access**

Q. **Nick Schmalz** asks about parking along the private street and the possibility of overflow parking on 75th Street.

A. Raj Bhatia explains that each building will have a garage and a driveway for the second car, with additional parking on the street.

A. Alex Elliott adds that the three-bedroom units will have adequate parking for two cars, and any additional parking will be on the street.

Q. **James Crockett** inquiries about parking on the main driveway running north and south.

A. Raj Bhatia confirms it can accommodate parking on one side.

#### **Drainage and Runoff Concerns**

Q. **James Crockett** raises concerns about water runoff and drainage, particularly with the addition of concrete and asphalt.

A. Alex Elliott explains that the development will comply with city requirements to avoid creating new stormwater problems.

- A basin will be planned at the north end of the turnaround to tie into an existing ditch, and the road will have a storm system to manage runoff.

Q. **James Crockett** asks about specific measures to address runoff issues, and

A. Alex Elliott details the plans for stormwater management.

#### **Property Lines and Construction Hours**

Q. **Nick Schmalz** asks about the exact location of the proposed buildings in relation to his property.

A. Raj Bhatia and Alex Elliott discuss the grading sheet to identify the property lines and the location of the buildings.

Q. A question is raised about the hours of construction and weekend work.

A. Alex Elliott mentions that the city has limits on construction hours, typically from 7 AM to 5 PM, and that the project will go through a final development plan stage.

#### **Privacy and Lighting Concerns**

Q. **James Crockett** raises concerns about privacy for existing homes due to light spillover and vehicle access.

A. Raj Bhatia explains that the final plan will include landscaping to address privacy issues, with trees and bushes to buffer light and noise.

A. Alex Elliott adds that there will be a landscape buffer every 30 feet, meeting city requirements for height and size.

A. The significant elevation change in the development will also help hide the new buildings from existing homes.

**Meeting adjourned at: 6:13 PM**

**Minutes taken by: Raj Bhatia**

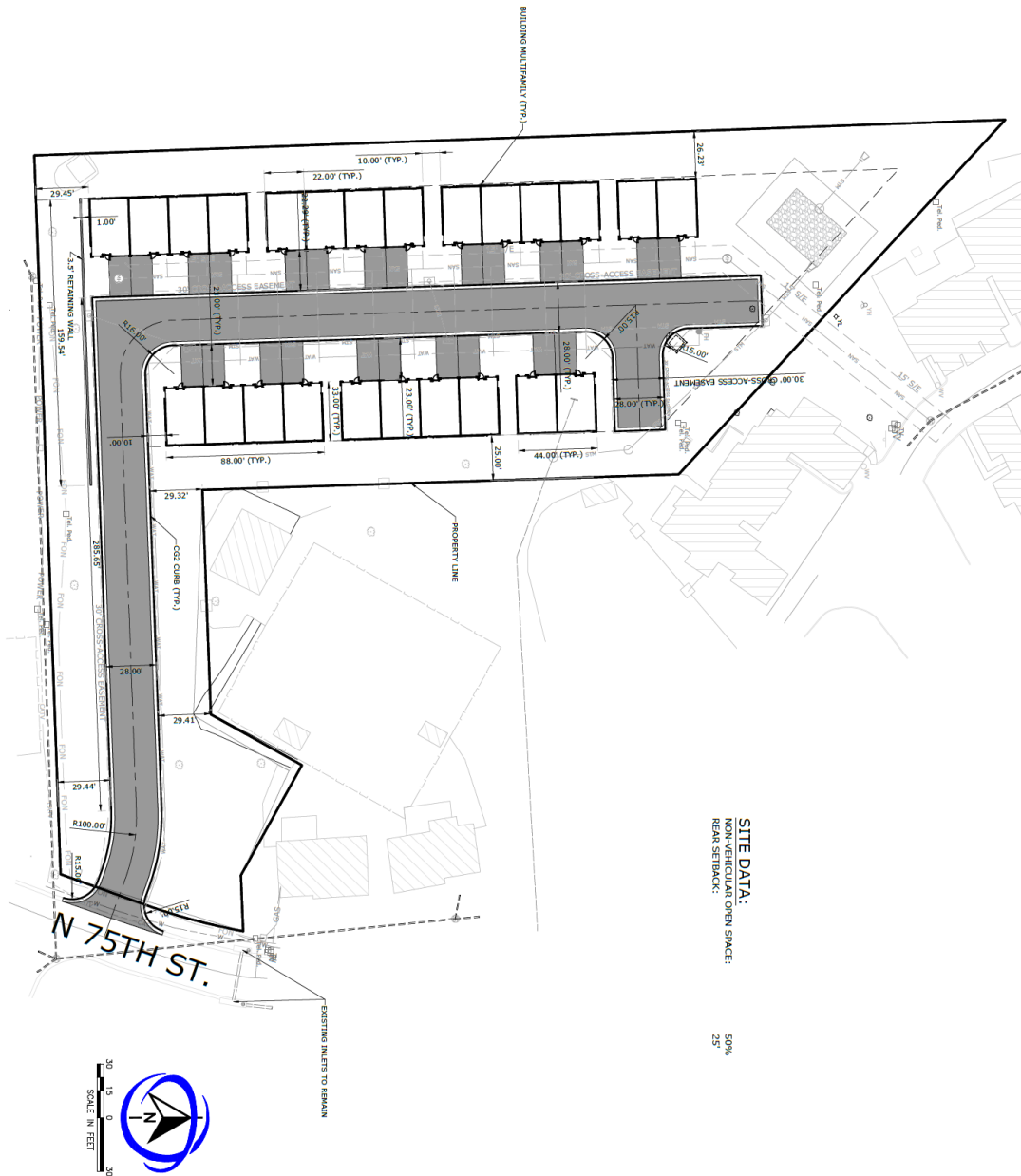
Preliminary Plan Petition

Preliminary Plat ()









**SITE DATA:**  
 NON-VEHICULAR OPEN SPACE:  
 REAR SETBACK: 25'  
 50%

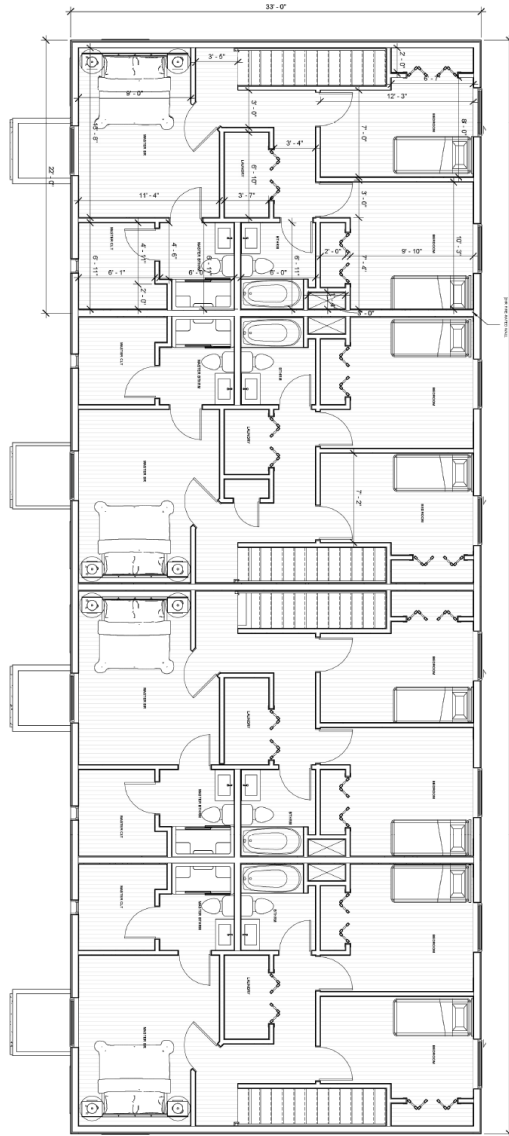
<b>3 OF 5</b>	<b>DIMENSION PLAN</b>	PROJECT # 25-057E ISSUE DATE: 12/17/2025	<b>FOR PERMIT</b>	<b>PRELIMINARY PLAT</b> <b>700 N 75TH TOWNHOMES</b> 700 N 75TH ST KANSAS CITY, KANSAS 66112	TIMOTHY A. ELLIOTT PE 	 <b>ALC</b> ATLAS LAND CONSULTING SURVEYING   CIVIL   ENGINEERING   DESIGN   CM 14500 Parkway Road, Suite K, Overland Park, KS 66207			
		PREPARED FOR:					<table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY
NO.	BY	DATE	REVISION						





SCALE: 1/4" = 1'-0"  
 1/8" = 1'-0"

1 SECOND FLR



PROJECT <b>RESIDENTIAL PROJECT -          MULTI-FAMILY HOUSING</b> 700 N 75TH ST	SECOND FLOOR PLAN	No. _____ Description _____ Date _____	12/23/2025 1:05:44 PM
		Project Number Designer Author Checked by Checker	A200 SHEET NO.

GROUPS  
 02/20/2025 1:06:44 PM







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## METHODOLOGY

### Hydrologic Calculations

Calculations were performed utilizing HydroCAD 10.10 (<http://www.hydrocad.net>).

### Runoff

HydroCAD was configured to utilize the SCS TR-20 runoff method (SCS Unit Hydrograph Method).

### Time of Concentration

The Time of Concentration methods outlined in APWA 5602.7 were used to calculate the Time of Concentration. When flow lengths were very short, the APWA 5600 minimum Time of Concentration of 5 minutes was utilized.

### Rainfall Data

24 hour rainfall amounts for the following events were utilized (Wyandotte County, KS):

Table B. Rainfall Data

Event	Depth (in.)
2-Year (50% annual chance)	3.62
10-Year (10% annual chance)	5.41
100-Year (1% annual chance)	8.62

### BMP Analysis

Calculations were performed per the Mid-America Regional Council, Manual of Best Management Practices for Stormwater Quality, October 2012.



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## EXISTING CONDITION ANALYSIS

### On-site Drainage Area

The existing undeveloped area currently drains overland to a ditch on the northwest corner of the site. There are no existing detention or water treatment facilities onsite.

### Off-Site Drainage Area

There is a large area to the north that drains through the site.

See the attached Figure1, Existing Drainage Area Map for the on-site existing conditions.

### Land Use and Curve Number

The current property exists as an undeveloped area partially composed of woods and lawn with Hydrologic Soil Group (HSG) classifications of B and C with a composite "CN" value of 61.

Table C.1 Existing Drainage Area Ground Cover

<u>Area (sf)</u>	<u>CN</u>	<u>Description</u>
40,114	60.0	Woods, Fair, HSG B
66,698	61.0	>75% Grass cover, Good, HSG B
633	74.0	>75% Grass cover, Good, HSG C
138	98.0	Roofs, HSG C
107,583	60.8	Weighted Average
107,445		99.87% Pervious Area
138		0.13% Impervious Area

### Time of Concentration

The time of concentration was calculated to be 14.1 minutes for the existing onsite drainage area (E1).



Runoff

The following is a summary of the existing Drainage Area's runoff:

Table D. Existing Drainage Area Runoff (cfs)

	Storm Event		
	2-yr	10-yr	100-yr
E1	1.43	4.43	11.28

See the attached HydroCAD report.



**PROPOSED CONDITION ANALYSIS**

On-site Drainage Area

The proposed development area will primarily drain to an on-site detention basin with gravel infiltration trench that will discharge to the existing ditch at the corner of the site to the northwest. Some fringe parts of the proposed development lot are unable to be collected and thus will discharge directly offsite.

See attached Figure 2

Land Use and Curve Number

The proposed development will have an impervious area increase of 44,520 square feet. The disturbed areas that previously had an HSG classification of B are changed to C after development. The undisturbed areas on the northwest side of the site will retain their tree coverage and HSG B classification. The proposed site will have a composite "CN" value of 84.

Table E1 Proposed West Drainage Area Ground Cover

Area (sf)	CN	Description
2,236	60.0	Woods, Fair, HSG B
60,707	74.0	>75% Grass cover, Good, HSG C
44,659	98.0	Paved parking, HSG C
107,602	83.7	Weighted Average
62,943		58.50% Pervious Area
44,659		41.50% Impervious Area

Time of Concentration

The Time of Concentration was calculated to be 2.0 minutes for the Proposed drainage area (P1) so the 5-minute minimum was used.



Runoff

Table E shows the comparison of the proposed site's runoff and the site's existing runoff rate. Stormwater discharge will be handled by an on-site basin which will reduce the runoff to or below the pre-development runoff rates. Detail for this basin and its performance will be outlined with the final drainage study.

Table E. Proposed Drainage Area Runoff (cfs)

	Storm Event		
	2-yr	10-yr	100-yr
P1	8.07	14.13	25.07

See attached HyrdoCAD report

**WATER QUALITY ANALYSIS**

Level of Service/Value Rating

Because the site was undeveloped, the level of service required will be calculated using worksheet 1.

Table H. Level of Service Summary

Predevelopment CN	61.0
Postdevelopment CN	84.0
Difference	23.0
<b>LS Required</b>	<b>6.4</b>

Proposed BMP Package

The proposed detention basin will have a gravel infiltration trench within it that has been sized to hold and treat the required water quality volume.

Table I. Total Value Rating

Cover/BMP Description	Area	VR	VR x Area
Untreated Area	0.71	0	0.00
Infiltration Trench	1.76	9	15.84
<b>Total:</b>	<b>2.47</b>	<b>Total:</b>	<b>15.84</b>
		<b>*Weighted VR:</b>	<b>6.41</b>

See the attached BMP Worksheets.



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## SUMMARY

The proposed development for the 700 N 75<sup>th</sup> Townhomes is a 24-unit townhome development with accompanying utilities, drives, and parking. The development has an on-site detention basin with an infiltration trench that is designed to meet the requirements of the proposed development. These stormwater treatment facilities will help to improve water runoff quality and reduce the peak flow so that downstream storm water systems are not negatively affected by the development. Final design details of the stormwater treatment system will be detailed in the final drainage study to be prepared with the final development plan. Because the project will not negatively affect the downstream system and adequately treats the onsite stormwater, we recommend that the project be developed as designed.



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, April 25, 2024**

**7:12 PM-10:48 PM**

**Attendance:**

**Commissioner's Present:**

- Commissioner Burroughs (Mayor Pro Tem)
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Hill
- Commissioner Townsend

**Commissioner's Absent:**

- Mayor Tyrone Garner
- Commissioner Kane (Absence memo provided)
- Commissioner Burns (Absence memo provided)

**Staff Present:**

- Monica L. Sparks (Interim Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Gunnar Hand (Director, Urban Planning & Design)

**I. Call to Order**

Mayor Pro Tem Burroughs called the meeting to order at 7:12 PM. Sister Therese Bangert, Our Lady Saint Rose Catholic Church, led the invocation, followed by the Pledge of Allegiance.

**V. Revisions to Agenda**

No revisions to the agenda were reported.

**VI. Clerk’s Statement (Statement Read 00:05)**

**VII. Planning and Zoning Consent Agenda (Discussion Begins 5:49)**

**A. CHANGE OF ZONE APPLICATIONS**

1. COZ2023-034 GERALD MENEFEE WITH KAM DESIGN GROUP
2. COZ2024-002 AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
3. COZ2024-005 AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
4. COZ2024-006 BRANDON CARLSON WITH THE PROPERTY BR COMPANIES AND/OR AFFILIATES

**B. SPECIAL USE PERMIT APPLICATIONS**

1. SP2023-110 MARK CARNESECCA WITH PICK N PULL
2. SP2024-006 ATTIF ABBAS
3. SP2024-007 SAMIA GUESS
- 4.SP2024-008 MEGAN PAINTER WITH CHWC HOLDING CORPORATION
5. SP2024-010 RODERICK SIMMONS, JR.
6. SP2024-011 JUAN RAMIREZ
7. SP2024-012 NADIA GRIFFITT

**D. PLAN REVIEW APPLICATION**

1. PR20204-006 DAVID LUTZ

**E. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)**

2. AN ORDINANCE authorizing a Special Use Permit (SP2023-119) for a Short-Term Rental (on the second floor) at 204 Orchard Street
3. AN ORDINANCE authorizing a Special Use Permit (SP2023-120) for a drinking establishment (on the first floor) at 204 Orchard Street.
4. AN ORDINANCE vacating utility easement (VAC2024-001) at 11471 Webster Avenue.

Commissioner Ramirez made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. C.1 and E.1. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/1

- Ayes: Stites, Davis, Bynum, Townsend, Hill, Ramirez
- Nays: Lopez
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

Set Aside Items:

**A request was made by Louise Lynch (Kansas City, Kansas), to set aside short-term rental items. After legal clarification that only one item could be removed per person, Item No. E.1 was set aside (Discussion Begins 21:10)**

**E. MISCELLANEOUS - ORDINANCES**

1 AN ORDINANCE authorizing a Special Use Permit (SP2023-109) for a non-owner-occupied Short-Term Rental at 3059-3065 Francis Street.

Staff presented opening comments. The Applicant was not present.

The Mayor Pro Tem opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Ramirez made a motion to approve Item No. E.1, Ordinance. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/1

- Ayes: Stites, Davis, Bynum, Townsend, Hill, Ramirez
- Nays: Lopez
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**A request was made by Nanette Hobbs to set aside Item No. C.1, (Discussion Begins 25:30)**

**C. MASTER PLAN AMENDMENT APPLICATION**

1.MPL2023-019 GERALD MENEFEE WITH KAM DESIGN GROUP

Staff presented opening comments. The Applicant was not present.

The Mayor Pro Tem opened the public hearing. Public comment opposing the item:

- Nanette Hobbs (**Comment Begins 32:38**) TECHNICAL DIFFICULTY, NO AUDIO

The public hearing was closed.

Commissioner Bynum made a motion to approve the Planning Commission's denial of the item. The motion was seconded by Commissioner Stites.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Hill, Lopez, Ramirez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**IX. Planning and Zoning Non-Consent Agenda**

**A. CHANGE OF ZONE APPLICATIONS**

**Item A.1. COZ2023-024 – CHRIS ELSEY WITH THE PRIME COMPANY**

**Item No. C.1 MPL2023-012- CHRIS ELSEY WITH THE PRIME COMPANY (Discussion Begins 36:20)**

Legal counsel clarified that due to the protest petition on COZ2023-024, nine votes would be required for approval. With only eight commissioners present, the commission discussed options to hold items over to the next meeting.

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following individuals offered comment in opposition to the project:

- **Frenchy Hooks (Comments Begin: 47:25)**
- **Claudine Horton (Comments Begin: 50:45)**
- **Wilbert Horton (Comments Begin: 52:27)**
- **William C. Pool (Comments Begin: 53:18)**
- **Margaret Beatrice Clark (Comments Begin: 56:20)**

The public hearing was closed.

Commissioner Davis made a motion to set Item No. A.1, COZ2023-024 over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

Commissioner Bynum made a motion to set Item No. C.1, MPL2023-012 over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

#### **Item A.2. COZ2024-004 – FRED DEL TORO (Discussion Begins 1:01:36)**

Staff and the Applicant presented opening comments.

The Mayor Pro Tem opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Townsend made a motion to set the matter over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

## **B. SPECIAL USE PERMIT APPLICATIONS**

### **Item No. 1 SP2023-122 – ANDREW MALL (Discussion Begins 1:16:19)**

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following individuals offered comment in opposition to the project:

- **Meredith Casares (Comments Begin: 1:22:50)**
- **Alia [NO LAST NAME PROVIDED] (Comments Begin: 1:16:48)**

The public hearing was closed.

Commissioner Bynum made a motion to set the matter over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Townsend.

Vote: Motion carries 6/2

- Ayes: Davis, Bynum, Townsend, Ramirez, Hill, Burroughs
- Nays: Lopez, Stites,
- Absent: Kane, Burns, Garner

## **C. MASTER PLAN AMENDMENT APPLICATIONS and**

## **D. PLAN REVIEW APPLICATION**

### **Item No. C.2 MPL2024-001 – CURIS PETERSON (Discussion Begins 1:46:00)**

### **Item No. D.1 PR2024-003 – CURIS PETERSON (Discussion Begins 1:45:30)**

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following individual offered comment in support of the project:

- **Greg Kindle (Comments Begin: 2:14:41)**

The following individuals offered comments in opposition to the project:

- **Betsy Rivas (Comments Begin: 2:16:41)**
- **Jean Holland (Comments Begin: 2:19:20)**
- **Jesse Villarreal (Comments Begin: 2:21:28)**
- **Valerie Webb (Comments Begin: 2:24:39)**
- **Vicki Owens (Comments Begin: 2:26:38)**
- **Claudine Horton (Comments Begin: 2:30:18)**

- **Frenchy Hooks (Comments Begin: 2:32:31)**

The public hearing was closed.

Commissioner Davis made a motion to deny Item No. D.1, Master Plan PR2024-003. The motion was seconded by Commissioner Ramirez.

Vote: Motion fails 7/1 (8 votes needed to override Planning Commission recommendation)

- Ayes: Hill, Lopez, Stites, Davis, Townsend, Ramirez, Burroughs
- Nays: Bynum
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

Commissioner Bynum made a motion to set Item No.D.1, PR2024-003, over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Davis.

Vote: Motion carries 6/1

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill
- Nays: Lopez
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

Commissioner Bynum made a motion to set Item No.C.2, MPL 2024-001, over for 30 days to the next Planning & Zoning meeting in May. The motion was seconded by Townsend.

Vote: Motion carries 6/1

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill
- Nays: Lopez
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

## **IX. Mayor's Agenda**

### **Item No. 1 - Proclamation proclaiming May 5-11, 2024, as Professional Municipal Clerks Week. (Discussion Begins 3:24:09)**

This item was read into the record of the meeting, and no commission action was required.

**Item No. 2 - Proclamation proclaiming April 26, 2024, as Arbor Day. (Discussion Begins 3:24:29)**

This item was read into the record of the meeting, and no commission action was required.

**X. Regular Consent Agenda (Discussion Begins 3:24:49)**

Item No. 1 – RESOLUTION: AUTHORIZING AMENDMENT TO 2024 MASTER EQUIPMENT LEASE PURCHASE

Item No. 2 – RESOLUTION: ADOPTING THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR VILLAGE WEST APARTMENTS III

Item No. 3 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 4 - MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Townsend made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**XII. Standing Committees' Agenda**

**Item No. 1 APPROVAL: FY25 ADULT COMMUNITY CORRECTIONS KANSAS DEPARTMENT OF CORRECTIONS GRANT (Discussion Begins 3:25:32)**

The FY25 Adult Community Corrections item was presented by Mayor Pro Tem Burroughs during the meeting.

**Key Points**

- It is a non-participatory grant from the Kansas Department of Corrections, requiring no funds from the Unified Government.
- The grant is for adult community corrections programs.
- The exact funding amount will be set by the legislature and is expected to be approximately \$2 million or slightly more.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**Item No.2 APPROVAL: FY25 JUVENILE COMMUNITY CORRECTIONS KANSAS DEPARTMENT OF CORRECTIONS GRANT (Discussion Begins 3:26:42)**

The FY25 Juvenile Community Corrections item was presented by Mayor Pro Tem Burroughs during the meeting.

Key Points

- It is a non-participatory grant from the Kansas Department of Corrections, requiring no local funds from the Unified Government.
- The grant supports juvenile community corrections programs.
- The expected grant amount is approximately \$1.5 million, pending final legislative approval.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**XIII. Administrator's Agenda**

**Item No. 1 REACH FOUNDATION BOARD APPOINTMENTS (Discussion Begins 3:27:20)**

The Reach Foundation Board Appointment item was presented by Mayor Pro Tem Burroughs during the meeting.

### Key Points

- The commission considered the reappointment of Octavio Estrella to the Reach Healthcare Foundation's Board of Directors.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Davis. (Discussion Begins 3:28:01)**

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

### **XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 3:29:10)**

#### **Item No. 1 - LAND BANK OPTIONS**

Commissioner Bynum made a motion to approve all items on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

#### **Adjournment: (Discussion Begins 3:29:51)**

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/0

- Ayes: Stites, Davis, Bynum, Townsend, Ramirez, Hill, Lopez
- Nays: None
- Absent: Kane, Burns, Garner
- Not Voting: Burroughs as Mayor Pro Tem

**MAYOR PRO TEM BURROUGHS  
ADJOURNED THE MEETING AT 10:48 PM  
APRIL 25, 2024**

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Monica L. Sparks, CMC  
Unified Government Clerk

ML

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, June 27, 2024**

**7:42 PM-2:20 AM**

**Attendance:**

**Commissioner's Present:**

- Mayor Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Hill
- Commissioner Townsend
- Commissioner Burns
- Commissioner Ramirez (Left meeting at 11:00 PM)

**Commissioner's Absent:**

- Commissioner Kane

**Staff Present:**

- David Johnston (County Administrator)
- Monica L. Sparks (Interim UG Clerk)
- Angela Lawson (Acting Chief Counsel)
- Dr. Shelly Kneuvean (Chief Financial Officer)
- James Malloy (Urban Planning & Design)
- LaVert Murray (Economic Development Advisor to the Mayor)

**I. Call to Order**

Mayor Garner called the meeting to order at 7:42 PM. Sister Therese Bangert, Our Lady Saint Rose Catholic Church, led the invocation, followed by the Pledge of Allegiance.

**V. Revisions to Agenda (Discussion Begins 16:45)**

The Clerk reported there was an agenda update issued adding documents to Mayor's Agenda Item No. 1 and adding Item No. 5 to the Regular Consent Agenda, however, the item will not be heard this evening and will be withdrawn.

**VI. Clerk's Statement (Statement Read 3:12:30)****VII. Administrator's Agenda****Item No. 1 RESOLUTION: INTENT TO EXCEED REVENUE NEUTRAL RATE (Discussion Begins 18:50)**

Administrator David Johnston introduced the item, with CFO, Dr. Shelley Kneuvean, providing detailed explanation.

Dr. Kneuvean explained that the resolution preserves the option for the Commission to make decisions regarding tax levy once the full budget is presented in early August. She emphasized that the resolution does not set the tax levy but simply meets a statutory requirement to preserve options, also called a resolution to set the revenue neutral rate (RNR).

**Key points:**

- Revenue neutral means the UG would not bring in more revenue than the previous year (\$467 million current budget)
- The resolution preserves flexibility for budget decisions in August
- Economic development projects coming off incentives onto tax roll and would not benefit the UG under revenue neutral
- State statutory requirement

Mayor Garner opened public comment, explaining the difference between revenue-neutral and exceeding revenue-neutral.

**Public Comments:**

- 1. Tori Walker (Comments Begin: 28:29)**
- 2. Tim Lewis Comments Begin: 31:44)**
- 3. Dr. Alma Hall (Comments Begin: 34:04)**
- 4. Linda Smith Heiser (Comments Begin: 37:17)**
- 5. Jim Glover (Comments Begin: 39:39)**
- 6. Mike Thompson (Comments Begin: 41:22)**
- 7. Scott Harding (Comments Begin: 44:49)**
- 8. Christy Drury (Comments Begin: 48:13)**
- 9. Denise Smith Heisler (Comments Begin: 49:16)**
- 10. Ryan Parker (Comments Begin: 51:59)**
- 11. Kevin McCarthy (Comments Begin: 54:39)**
- 12. CeCe Harlan (Comments Begin: 56:10)**
- 13. Mia Jay (Comments Begin: 58:05)**
- 14. Kenny Shaw (Comments Begin: 1:00:38)**
- 15. Cheryl Yates (Comments Begin: 1:02:39)**
- 16. Louise Lynch (Comments Begin: 1:06:07)**
- 17. Curtis Martin (Comments Begin: 1:10:34)**
- 18. Fanny Hill (Comments Begin: 1:13:43)**
- 19. Barry Anderson (Comments Begin: 1:18:21)**
- 20. Pamela Penn Hicks (Comments Begin: 1:21:30)**
- 21. Monica McMurray (Comments Begin: 1:24:03)**
- 22. Sam Stilwell (Comments Begin: 1:27:27)**
- 23. Tracy Ramey (Comments Begin: 1:31:50)**
- 24. Tony Burke (Comments Begin: 1:35:04)**
- 25. Carolyn Caiharr (Comments Begin: 1:36:48)**
- 26. Tyrone Montague (Comments Begin: 1:38:40)**
- 27. Christina Corcoran (Comments Begin: 1:42:06)**
- 28. Darnell Bush (Comments Begin: 1:45:47)**

- 29. Maiyah Romero (Comments Begin: 1:49:37)**
- 30. Teddy Scott (Comments Begin: 1:53:02)**
- 31. Carolyn Wyatt (Comments Begin: 1:56:10)**
- 32. Dr. Brenda Scruggs (Comments Begin: 1:58:35)**
- 33. Albert McComas (Comments Begin: 2:00:32)**
- 34. Alex Sanchez (Comments Begin: 2:03:45)**
- 35. Robert Carl (Comments Begin: 2:07:09)**
- 36. Darryl Hall (Comments Begin: 2:10:10)**
- 37. Dwayne Beth (Comments Begin: 2:12:35)**
- 38. Earl Watson Jr. (Comments Begin: 2:15:42)**
- 39. Don Crane (Comments Begin: 2:20:10)**
- 40. Joe Caiharr (Comments Begin: 2:21:39)**
- 41. Randy Dye (Comments Begin: 2:24:42)**
- 42. Eric Murray (Comments Begin: 2:25:09)**
- 43. Stephanie Barton (Comments Begin: 2:28:20)**
- 44. Karen Scheible (Comments Begin: 2:31:35)**

The public comment period was closed.

**The Commission went into recess at 10:05 PM.**

**The meeting was reconvened at 10:19 PM.**

Commissioner Lopez made a motion to disapprove of the option to exceed revenue-neutral. After further discussion, Commissioner Lopez rescinded the motion.

**Mayor left meeting at 10:44 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to meeting at 10:45 PM.**

Commissioner Lopez made a motion not to exceed revenue neutral. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

## **X. Mayor's Agenda**

### **Item No. 1 - Proclamation proclaiming June 22, 2024, as Earl Watson Sr. Day. (Discussion Begins 3:07:45)**

This item was read into the record of the meeting, and no commission action was required.

### **Item No. 2 - Proclamation proclaiming June 9, 2024, as Rev. Dr. Seth C. Harris, Sr. Day (Discussion Begins 3:11:30)**

This item was read into the record of the meeting, and no commission action was required.

### **Item No. 3 - Proclamation proclaiming June 19, 2024, as Juneteenth Freedom Day (Discussion Begins 3:11:48)**

This item was read into the record of the meeting, and no commission action was required.

### **Item No. 4 - Proclamation proclaiming the month of June 2024 as Pride Month (Discussion Begins 3:12:03)**

This item was read into the record of the meeting, and no commission action was required.

## **VII. Planning and Zoning Consent Agenda (Discussion Begins 3:17:50)**

### **A. CHANGE OF ZONE APPLICATIONS**

1. COZ2024-009 KARI JACOBSON
2. COZ2024-012 RICK CUNNINGHAM

### **B. SPECIAL USE PERMIT APPLICATIONS**

1. SP2024-018 WIL ANDERSON WITH BHC RHODES
2. SP2024-024 TINA CARUSO WITH TANNERS BAR AND GRILL

3. SP2024-026 LOGAN SMITH WITH HILLSIDERS KC
- 4.SP2024-029 ADAM REYNOLDS
5. SP2024-030 CHRIS SCHUBERG WITH HERITAGE CRYSTAL CLEAN LLC
6. SP2024-031 SHAYMOND ALAN JANES
7. SP2024-032 TINA P. HER
8. SP2024-034 ALEXANDRA BURNHAM WITH SPRINGFIELD LLC

**C. VACATION APPLICATIONS**

- 1.VAC2024-003 AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
2. VAC2024-004 CHRIS DOYLE WITH HOMEFIELD
3. VAC2024-005 CHRIS DOYLE WITH HOMEFIELD

**D. MASTER PLAN AMENDMENT APPLICATIONS**

1. MPL2024-004 KARI JACOBSON
2. MPL2024-007 RICK CUNNINGHAM

**E. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)**

1. AN ORDINANCE rezoning property at 9407 Main Street, (#3186) from A-G Agriculture District to MP-3 Planned Heavy Industrial District
2. AN ORDINANCE rezoning property at 1435 and 1501 South 88<sup>th</sup> Street, (COZ2024-007) from R-1 Single Family District to A-G Agriculture District
3. AN ORDINANCE rezoning property located at 9151 Parallel Parkway, (COZ2024-010) from R-1 Single Family District to CP-O Planned Non-Retail Business District.
4. AN ORDINANCE rezoning property at 1323 South 59<sup>th</sup> Lane and 1413 South 59<sup>th</sup> Street, (COZ2024-011) from R-1 Single Family District to MP-2 Planned General Industrial District.
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-110) to continue to operate an automotive salvage yard/retail sales operation at 1142 South 12th Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-006) for continuation of a liquor store at 8537 State Avenue.
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-015) for continuation of a Short-Term Rental at 4410 Rainbow Boulevard.
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-019) for a non-owner-occupied Short-Term Rental at 7917 Tauomee.
9. AN ORDINANCE authorizing a Special Use Permit (SP2024-017) for stockpiling of excavated materials at 1911 Foxridge Drive.
10. AN ORDINANCE authorizing a Special Use Permit (SP2023-122) for a non-owner-occupied Short-Term Rental at 6115 Oak Grove Road.

Commissioner Stites made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Townsend, Davis, Bynum, Burns, Hill
- Nays: None
- Absent: Kane, Ramirez (Left meeting at 11:00 PM)

## **IX. Planning and Zoning Non-Consent Agenda**

### **A. CHANGE OF ZONE APPLICATIONS**

#### **Item 1. COZ2024-004 – FRED DEL TORO (Discussion Begins 3:27:05)**

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Lopez made a motion to approve the matter as submitted. After further discussion, Commissioner Lopez rescinded his motion.

Commissioner Lopez made a motion to approve the item with maximum ownership of three horses and striking conditions 1 and 2. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/1

- Ayes: Lopez, Stites, Burroughs, Davis, Bynum, Burns, Hill
- Nays: Townsend
- Absent: Kane, Ramirez

### **B. SPECIAL USE PERMIT APPLICATIONS**

#### **Item No. 1 SP2024-014 KAJSA MULLENIX (Discussion Begins 3:56:10)**

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 accept the recommendation of the Planning Commission for denial. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Davis, Bynum, Burns, Hill, Townsend

- Nays: None
- Absent: Kane, Ramirez

**Commissioner Burroughs made a motion to suspend rules to proceed past midnight, Rule 517. The motion was seconded by Commissioner Bynum.**

Vote: Motion carries 8/0

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

**Item No. 2 SP2024-027 KATELYN WOLF WITH BARTLETT + WEST (Discussion Begins 4:16:25)**

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing.

The following individual offered a comment in opposition to the project:

- **Thomas Crafton (Comments Begin: 4:29:30)**

The public hearing was closed.

Commissioner Burroughs made a motion to return the matter to the Planning Commission for further input from residents and information from BPU. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

**X. Regular Consent Agenda (Discussion Begins 5:02:57)**

Item No. 1 – RESOLUTION: HUMAN RESOURCES POLICY UPDATE REGARDING TAKE-HOME VEHICLES

Item No. 2 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 3 - MINUTES

Item No. 4 – WEEKLY BUSINESS

Item No. 5 - RESOLUTION: SETTING PUBLIC HEARING (AMERICAN ROYAL DEVELOPMENT PROJECT) (REMOVED FROM AGENDA)

Commissioner Bynum made a motion to approve all items on the Consent Agenda, except the item previously removed. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

## **XII. Public Hearing Agenda**

### **Item No. 1 PUBLIC HEARING/ORDINANCE: CREATION OF A KAW RIVER BRIDGE COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 5:03:39)**

Todd LaSala, Legal Counsel, presented the CID creation for the Kaw River Bridge Project. The UG made a \$2.5 million grant to be recouped through TIF and CID. The CID will be 2% sales tax for 22 years, with the developer getting \$485,000 for bridge strengthening costs first.

The Mayor opened the public hearing. No comments were received. The public hearing was closed.

Commissioner Bynum made a motion to approve the ordinance. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 8/0

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

## **XIV. Commissioners' Agenda**

### **Item No. 1 TRAVEL REQUEST: COMMISSIONER DAVIS (Discussion Begins 5:18:56)**

Commissioner Davis requested approval of travel to attend conferences for professional development and grant opportunities, noting he previously found a \$200,000 ESG Energy Savings Community Block Grant at such conferences.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

- Ayes: Lopez, Stites, Burroughs, Davis, Bynum, Burns, Hill, Townsend

- Nays: None
- Absent: Kane, Ramirez

**Item No. 2 APPROVAL: DISBURSEMENT OF 2024 CASINO GRANT FUNDS  
(Discussion Begins 5:21:40)**

Commissioner Burroughs made a motion to approve the item. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/0

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

**Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burroughs. (Discussion Begins 5:22:10)**

Vote: Motion carries 8/0

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

**XV. Land Bank Board of Trustee’s Consent Agenda (Discussion Begins 5:25:10)**

**Item No. 2 - LAND BANK PROPERTY TRANSFERS**

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

**Set aside Items:**

**A request was made by LaVert Murray (Kansas City, Kansas) to set aside Item No. A12  
(Discussion Begins 5:25:12)**

**Item No. 1 - LAND BANK OPTIONS**

Mr Murray and the Applicant presented opening comments.

Commissioner Lopez made a motion to deny Item No. A.12, Land Bank Option. The motion was seconded by Commissioner Burns.

Vote: Motion failed 5/4

- Ayes: Stites, Burroughs, Lopez, Burns, Garner
- Nays: Davis, Bynum, Townsend, Hill
- Absent: Kane, Ramirez

Remaining Items A, B, and C (**Discussion Begins 6:33:44**)

Commissioner Bynum made a motion to approve all remaining items A, B, and C on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/2

- Ayes: Stites, Burroughs, Davis, Bynum, Hill, Townsend
- Nays: Lopez, Burns
- Absent: Kane, Ramirez

**A request was made by Commissioner Bynum to set aside Item No. 3 (Discussion Begins 6:35:39)**

Item No. 3 – **RESOLUTION: APPROVING LAND BANK POLICY UPDATE**

Commissioner Bynum made a motion to return the item to the July 29<sup>th</sup> Neighborhood and Community Development standing committee meeting for the purpose of community leaders to make a presentation for possible addition to the policy. The motion was seconded by Mayor Garner.

Vote: Motion carries 7/1

- Ayes: Stites, Burroughs, Davis, Bynum, Hill, Lopez, Burns
- Nays: Townsend
- Absent: Kane, Ramirez

**Adjournment: (Discussion Begins 6:39:21)**

Commissioner Burroughs moved to adjourn the meeting. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

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

**MAYOR GARNER  
ADJOURNED THE MEETING AT 2:20 AM  
JUNE 27, 2024**

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Monica L. Sparks, CMC  
Unified Government Clerk

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Published in the *Wyandotte Echo* on \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION establishing a moratorium on applications for a special use permit for penal and correctional institutions for a period of two years.

**WHEREAS**, Article 12, Section 5 of the Constitution of the State of Kansas grants the Unified Government of Wyandotte County/Kansas City, Kansas with the authority to exercise home rule consistent with the authority of all first-class cities in the State of Kansas;

**WHEREAS**, said home rule includes the ability for a municipal government to enact zoning legislation, including the passage of new ordinances and moratoria;

**WHEREAS**, all other provisions of Chapter 27, Article VIII, Division 6 shall remain in effect; therefore,

**BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

**Section 1.** From the date of the passage of the Resolution, the Unified Government will place a moratorium on the reception of applications for a special use permit for a penal or correctional institution. Section 27-593(b)(9) of the Unified Government Code of Ordinances currently requires that all penal and correctional institutions apply for a special use permit and be subsequently approved by the Board of Commissioners.

**Section 2.** Upon the passage by the Unified Government Board of Commissioners and subsequent publication, this Resolution will become effective for two (2) years or until a superseding resolution becomes effective.

**ADOPTED BY THE BOARD OF COMISSIONERS OF THE UNIFIED GOVERNMENT  
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.**

Approved:

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Christal E. Watson, Mayor/CEO

Attest:

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Monica Sparks, Unified Government Clerk

Approved as to Form:

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Angela J. Lawson, Acting Chief Counsel

## **Support for Item 4.5.A – Two-Year Moratorium on Penal and Correctional Institutions (Tracking #2182)**

February 9, 2026

Dear Members of the Unified Government of Wyandotte County's Board of Zoning Appeals and City Planning Commission,

Thank you for your service to our community. I'm writing to you as a neighbor in Kansas City, Kansas, and as someone who works professionally in community development here in Wyandotte County.

I'm reaching out to encourage your support for the proposed two-year moratorium on new penal or correctional institutions, including detention facilities. This request is not ideological. It's about sound planning, infrastructure capacity, and protecting Wyandotte County from long-term obligations we may not be fully accounting for today.

Across the country, communities are finding that large detention facilities place significant and often underestimated demands on local systems, including water and sewer capacity, roads, emergency response, hospitals, and public health infrastructure. We have our fair share of those challenges here in Wyandotte, and we should not invite another.

In Pennsylvania, [local officials determined that a proposed detention facility would overwhelm existing water and sewer systems and require millions of dollars in upgrades](#). That example is especially relevant here, given Wyandotte County's ongoing challenges with combined sewer overflow and aging infrastructure.

In Mississippi, even [Republican U.S. Senator Roger Wicker publicly opposed a proposed ICE detention facility](#) after state and local officials concluded it would strain utilities, increase emergency response times, and exceed the capacity of the regional health care system.

Federal detention facilities are typically exempt from local property taxes, meaning land is removed from the tax rolls while service demands increase. That would represent annual losses ranging from hundreds of thousands to millions of dollars when detention facilities replace taxable development. That lost revenue inevitably creates pressure elsewhere in local budgets.

While job creation is often cited as a benefit, [communities with experience have found those promises rarely align with reality](#). Staffing is difficult, turnover is high, and many positions are filled from outside the region. At the same time, detention facilities lock land into a single use, eliminating opportunities for housing or private development that could generate sustained tax base growth.

Even [county jails that partnered with ICE have exited those agreements after determining that federal reimbursements did not cover transportation, staffing, and administrative costs](#). That would leave Wyandotte County's property taxpayers to absorb the difference.

We already face severe infrastructure constraints and fiscal pressures. Taking on a facility that increases our costs while shrinking our revenue is a risk cannot afford.

A moratorium does not pre-judge any development outcomes. It simply allows us time as a community to assess our infrastructure's capacity, fiscal exposure, land-use compatibility, and long-term opportunity costs before decisions are made that cannot be reversed.

Other communities, including Kansas City, Missouri, have enacted moratoriums after concluding the math did not work. That is a practical decision I encourage you to follow tonight.

I appreciate your consideration and your commitment to thoughtful planning. I hope you will support this moratorium as a prudent step to protect the long-term interests of Wyandotte County and its residents.

Thank you for your time and service.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Kleinmann', with a stylized flourish at the end.

Matt Kleinmann  
Kansas City, Kansas

Submitted via email [rmorris@wycokck.org](mailto:rmorris@wycokck.org)  
Please deliver to the following City Planning Commission

*Beverly Easterwood, Karen Jones, Brandie Armstrong, Duane Beth, Jim Ernst, Jake Miller,  
Mark Mohler, Mary Beth Schwartz, Joseph Straws, Aaron Ward*

February 9 2026

City Planning Commissioners  
Unified Government of Wyandotte County  
Planning & Zoning  
701 North 7th Street  
Kansas City Kansas 66101

### **COMMENT LETTER FOR KCK: Support for a Moratorium on Non-Municipal Detention Facilities**

Dear Chair and Commissioners,

RiSE4EJ (Rise for Environmental Justice) submits this comment in support of a proposed Unified Government moratorium on the siting, permitting, or approval of non-municipal detention or correctional institutions (including private or federal detention facilities) within Wyandotte County. This moratorium is a necessary and responsible step to protect public health, preserve community trust, and ensure that any future decisions about detention infrastructure are made through a transparent, community-centered process.

The Kansas City region has recently experienced increased public concern and reporting that federal agencies have explored potential sites for expanded detention capacity. Your neighboring jurisdiction, Kansas City, Missouri, enacted a five-year moratorium on new non-municipal detention facilities in January 2026. Similar protective action in Wyandotte County is both timely and appropriate.

This is not a symbolic action, a moratorium provides the Unified Government time to assess land use authority, community impacts, and the long-term consequences of detention siting decisions before a facility becomes an “advanced proposal” that is difficult to stop or meaningfully modify.

Detention facilities function as large congregate living environments with high medical and mental health needs, including chronic disease management, trauma-related conditions, pregnancy care, infectious disease control, and emergency transport demands. Your existing document highlights that ICE detention health metrics are not consistently published in a comprehensive, standardized, and publicly accessible way, which limits independent evaluation and accountability.

From a public health perspective, the combination of limited transparency, documented cases of medical neglect, and known risks related to custodial health environments makes it reasonable

for local governments to pause and establish stronger policy safeguards before allowing detention expansion.

Even when detention facilities claim compliance with federal standards, they can create broader community impacts such as fear and stress that reduce health care utilization, disruptions to family stability, increased legal and social service burdens, and increased strain on local EMS and hospital systems. These effects are especially important in communities that already experience health inequities and cumulative environmental burdens.

Wyandotte County has a long history of disproportionate industrial land use and underinvestment. The Unified Government should not add another institution associated with harm, secrecy, and trauma without clear evidence of community benefit, transparent oversight, and community consent.

We recognize the complexity of federal authority under the Supremacy Clause and the reality that federal agencies may attempt to override local restrictions. However, local governments still have meaningful tools like zoning, permitting, utilities, occupancy approvals, and local land use authority. Even when local action cannot fully bar federal siting, it can delay harmful projects, increase transparency, require environmental review, and build a public record that strengthens community advocacy and legal strategy.

RiSE4EJ urges the Unified Government to use the moratorium period to:

- establish clear land-use definitions and restrictions for detention facilities
- require a Health Impact Assessment (HIA) prior to any future detention siting
- require public disclosure of medical staffing, EMS transport expectations, and hospital capacity impacts
- establish public engagement requirements and meaningful community participation standards
- ensure transparency around any federal agency inquiries or site visits

RiSE4EJ supports a five-year moratorium on non-municipal detention facilities in Kansas City, Kansas and Wyandotte County. This is a prudent and preventative action that protects public health, community stability, and democratic decision-making. It is also an opportunity for the Unified Government to demonstrate leadership by prioritizing transparency, community trust, and human dignity.

Thank you for your consideration and for your commitment to responsible governance.

Sincerely,

RiSE4EJ

[info@rise4ej.org](mailto:info@rise4ej.org) | 913-608-9266 | [rise4ej.org](http://rise4ej.org)