

Unified Government of Wyandotte County and Kansas City, Kansas



City Planning Commission

Commission Chambers

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

Chairman Jeff Carson

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

AGENDA

Monday, March 9, 2026

6:30 PM

- 1 CALL TO ORDER/ROLL CALL**
- 2 PLANNING COMMISSION STATEMENT**
- 3 CONSENT AGENDA**
- 3.1 CONSIDERATION OF FEBRUARY 9, 2026 CITY PLANNING COMMISSION MINUTES**
- 3.2 Special Use Permit Application(s)**
 - 3.2.A SP2025-087 - MICHAEL MORSE WITH QUICK'S AUTO SALVAGE STORAGE & TOW LLC**

Synopsis: Special Use Permit (Renewal of SP2020-059, expired February 4, 2026) for an automotive salvage yard at 1124 Pawnee Avenue.
Tracking #: 211485
- 3.3 Subdivision Application**
 - 3.3.A PLAT2026-003 - JACKSON SELBY**

Synopsis: Final Plat to divide one (1) lot into two (2) lots to build single-family homes at 5727 Locust Avenue (in conjunction with BOZA2026-001).
Tracking #: 21148
 - 3.3.B PLAT2026-004 - DARYL RAKOSKI**

Synopsis: Final Plat to divide one (1) lot into three (3) single-family residential lots at 12525 Leavenworth Road.
Tracking #: 21149

3.3.C PLAT2026-008 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

Synopsis: Final Plat to plat two (2) lots at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PR2026-002 and PR2026-003).

Tracking #: 21160

3.4 Plan Review Application(s)

3.4.A PR2026-001 - JOSH GATEWOOD WITH MCDONALD'S CORPORATION

Synopsis: Final Plan Review for a McDonald's Restaurant at 2320 Metropolitan Avenue.

Tracking #: 21152

3.4.B PR2026-002 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

Synopsis: Final Plan Review for the construction of Argentine Middle School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008).

Tracking #: 21153

3.4.C PR2026-003 - DOUG CLEMENTS WITH USD 500 KCK PUBLIC SCHOOLS

Synopsis: Final Plan Review for the construction of a new KCK Elementary School at 1919 South 26th Street, 2515 Lawrence Avenue, 2400 Steele Road, 2015, and 2025 Haas Drive (in conjunction with PLAT2026-008).

Tracking #: 21154

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2025-032 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC

Synopsis: Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District for the construction of a single-family home subdivision at 5444 Parallel Parkway (in conjunction with PLAT2025-042)

Tracking #: 2151

4.1.B COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two-Family District for a duplex at 403 Barnett Avenue.

Tracking #: 2152

4.2 Special Use Permit Application(s)

- 4.2.A **SP2025-063 - ALBERT HERMANS WITH SDC ENGINEERING**
Synopsis: Special Use Permit for a liquor store addition at 825 Kansas Avenue (in conjunction with BOZA2025-027).
Tracking #: 211496
- 4.2.B **SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC**
Synopsis: Special Use Permit for a battery storage facility at 8900 Metropolitan Avenue (in conjunction with PR2025-039).
Tracking #: 21187
- 4.2.C **SP2025-097 - MATTHEW OSTERMANN AND MARY WOELK WITH EASTERN WOLF LLC**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4101 Francis Street.
Tracking #: 2163
- 4.2.D **SP2026-002 - EMILY THORNTON**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 13109 Everett Court.
Tracking #: 21156
- 4.2.E **SP2026-003 - DENNIS MENDOZA**
Synopsis: Special Use Permit for used automobile sales at 1417 Minnesota Avenue.
Tracking #: 21157
- 4.2.F **SP2026-004 - ANDREA NELSON**
Synopsis: Special Use Permit for an event space with live entertainment at 13380 Donahoo Road.
Tracking #: 21158

4.3 Subdivision Application

- 4.3.A **PLAT2025-042 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC**
Synopsis: Preliminary Plat for 35 lots to construct a single-family home subdivision at 5444 Parallel Parkway.
Tracking #: 2155
- 4.3.B **PLAT2026-002 - T JUDSON STANION**
Synopsis: Preliminary and Final Plat to divide one (1) lot into two (2) single-family residential lots at 3401 North 47th Street.
Tracking #: 21147

4.3.C PLAT2026-006 - ASCENSION MUNOZ

Synopsis: Preliminary and Final Plat to plat one (1) single-family residential lot at 3363 North 73rd Drive and 3445 North 73rd Street.

Tracking #: 21150

4.3.D PLAT2026-007 - SAM MALINOWSKY WITH SM ENGINEERING

Synopsis: Preliminary Plat to subdivide a lot for future commercial development at 4953 State Avenue.

Tracking #: 21151

4.4 Plan Review Application(s)

4.4.A PR2025-039 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC

Synopsis: Preliminary Plan Review for a battery storage facility at 8900 Metropolitan Avenue.

Tracking #: 21188

5 Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting. Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General. El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

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