

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

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

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*

AGENDA

Thursday, March 26, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO AGENDA**
- 5. PUBLIC ANNOUNCEMENTS**
- 6. CLERK’S-STATEMENT**

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

PLANNING & ZONING AGENDA

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Application(s)

- 7.1.A COZ2025-032 - SCOTT SPERRY WITH KANSAS AFFORDABLE 1 LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.
Tracking #: 2151

7.1.B **COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1(B) Single Family District to R-2(B) Two-Family District for a duplex at 403 Barnett Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.
Tracking #: 2152

7.2 Special Use Permit Application(s)

7.2.A **SP2025-063 - ALBERT HERMANS WITH SDC ENGINEERING**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a liquor store at 825 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.
Tracking #: 211496

7.2.B **SP2025-087 - MICHAEL MORSE WITH QUICK'S AUTO SALVAGE STORAGE & TOW LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2020-059, expired February 4, 2026) for an automotive salvage yard at 1124 Pawnee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 10 YEARS.
Tracking #: 211485

7.2.C **SP2025-097 - MATTHEW OSTERMANN AND MARY WOELK WITH EASTERN WOLF LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 4101 Francis Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.
Tracking #: 2163

7.2.D **SP2026-002 - EMILY THORNTON**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 13109 Everett Court, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.
Tracking #: 21156

7.2.E **SP2026-003 - DENNIS MENDOZA**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for used automobile sales at 1417 Minnesota Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.
Tracking #: 21157

7.2.F **SP2026-004 - ANDREA NELSON**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for an event space with live entertainment at 13380 Donahoo Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.
Tracking #: 21158

7.3 MINUTES

7.3.A Minutes

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on August 29, September 26, and December 5, 2024; January 30, 2025; and January 29 and February 26, 2026.

Tracking #: MINUTES

EXECUTIVE SESSION

8. MAYOR'S AGENDA

9. REGULAR CONSENT AGENDA

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

12. ADMINISTRATOR'S AGENDA

13. COMMISSIONERS' AGENDA

14. 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.

Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/86971076459>

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+13462487799,,86971076459# US (Houston)

Join via audio:

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

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

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



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 26, 2026

Re: **Change of Zone Petition COZ2025-032 and NuPath Village Preliminary Plat (PLAT2025-042)**

GENERAL INFORMATION

Applicant Information:

Scott Sperry with Kansas Affordable
1, LLC
12220 State Line Road
Leawood, Kansas 66209

Subject Property:

5444 Parallel Parkway
Kansas City, Kansas 66104

Requested Action and Purpose:

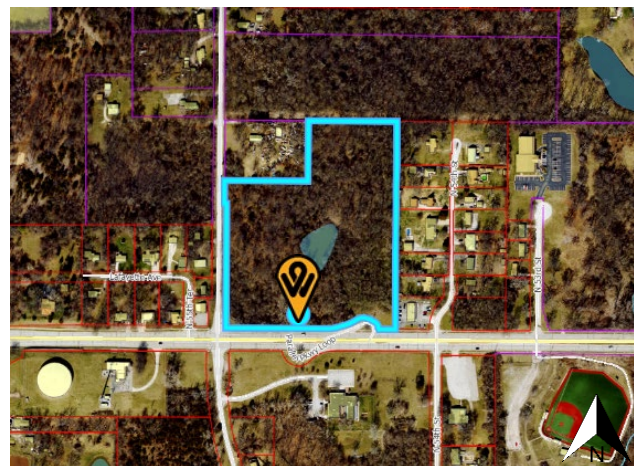
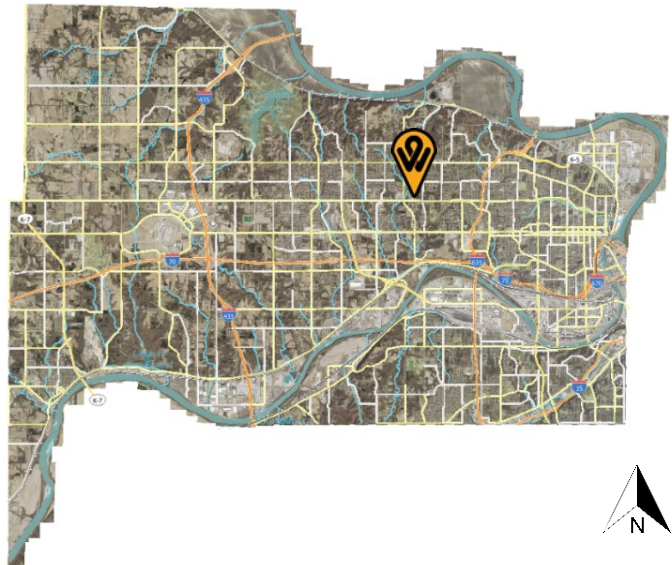
Approval of a Change of Zone from
RP-5 Planned Apartment and C-1
Limited Business Districts to R-1
Single Family District for a single-
family home subdivision.

Commission Districts:

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

Existing Zoning District(s):

RP-5 Planned Apartment and C-1
Limited Business Districts



R-1 Single Family District

Proposed Zoning District(s):

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family Districts	Single-family homes and undeveloped lots
South	RP-5 Planned Apartment District	The Humane Society of Greater Kansas City
East	R-1 Single Family Districts and CP-2 Planned General Business District	Single family homes and a car dealership
West	R-1 Single Family Districts and C-1 Limited Business District	Commercial business and single-family homes

Total Tract Size: 12.28 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Parallel Parkway as a Major Arterial.

Parking Requirement: Section 27-454(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. This will vary for each parcel and tract of land.

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 13, 2026

Public Hearing:	March 9, 2026 and March 26, 2026
Public Support:	None to date.
Public Opposition:	There was one (1) person present at the March 9, 2026 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District to construct single-family residential homes on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-210 through 212, Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, Article VIII Sections 27-340 – 27-765, Article VII Sections 27-245 – 27-339, Article VI Section 27-213, and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ABT25-1657 – Abatement – July 30, 2025 – Closed – Tall weeds and grass.
2. ABT25-0474 – Abatement – April 30, 2025 – Closed – Weeds.
3. ABT24-1607 – Abatement – July 31, 2024 – Closed – Tall weeds.
4. CAC23-2875 – Code-Admin Citation – September 7, 2023 – No Payment – Special Assessment – 2024 Lien Tax Role, Administrative Citation-UG Abatement.
5. ABT23-2284 – Abatement – August 23, 2023 – Closed – Tall weeds and trash.
6. ABT23-1759 – Abatement – July 19, 2023 – Closed – Tall weeds and trash.
7. CAC23-1693 – Code-Admin Citation – June 5, 2023 – No Payment – Special Assessment, Administrative Citation-UG Abatement.
8. ABT23-1012 – Abatement – May 18, 2023 – Closed – Tall weeds and trash.
9. ABT23-0153 – Abatement – February 15, 2023 – Closed – Tall weeds and trash.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. PLAT2025-042 - Preliminary Plat for 35 lots to construct a single-family home subdivision – Approved March 9, 2026.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Bethel-Welborn Statistical Neighborhood and Census Block Group #0444003. The neighborhood consists of large lot single-family homes along the north with some smaller single-family lots along the east and west of the subject property. Parallel Parkway is located south of the property and North 55th street is located to the west of the subject property.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of properties nearby are set out above. The proposed use, single-family homes, is compatible with the adjacent uses as there are large lot of single-family homes along North 55th Street.

3. The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?

The property is suitable for uses to which it has been restricted as the parcel is zoned RP-5 Planned Apartment and C-1 Limited Commercial Business Districts. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than RP-5 Planned Apartment and C-1 Limited Commercial Business Districts.

4. The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.

Based on aerial photography, the property has been vacant wooded land since at least 1997.

5. The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.

The proposed development will provide housing that is reasonably necessary for the convenience and welfare of the public. Developing this land will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines, but it would convert an open, vacant agricultural field into a small, single-family subdivision.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed development of 35 single-family homes will not increase traffic along Parallel Parkway to a degree that will adversely affect the road capacity, safety, or create parking problems. A Traffic Impact Study is currently being reviewed by the Public Works Department and the County's Traffic Engineer. Additional analysis and comments may be generated separately from this report.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use does conform to the PlanKCK Comprehensive Plan from the standpoint of its land use designation, which is designated as Low Density Residential, which allows single-family detached residential units.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

If the site and stormwater management infrastructure are properly managed and maintained, the proposed use will not cause environmental harm.

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

a. *Electric and Water Service*

To be provided by BPU Electric and Water Divisions.

b. *Sanitary Sewer Service*

Sanitary sewer service is being extended by the developer and maintained by the Unified Government.

c. *Storm Water Control*

To be designed to meet City Code.

d. *Police*

Police service is provided by West Patrol, District 223.

e. Fire

Fire service is provided by Station #12, located at Hutton Road and Leavenworth Road.

f. Transit

There is no public transit provided to or near the subject property.

g. Schools

Public Education is provided by Welborn Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above.

10. The economic impact of the proposed use on the community.

The proposed use will have a minimal economic impact on the community. The residences will generate property tax for the Unified Government and increased residences would create greater demand on local retail and thereby sales taxes; however, the Unified Government and the Board of Public Utilities will have to maintain the roads, sanitary and storm sewers, water and power for this development in perpetuity. The Unified Government must also then provide city services to new residents (Police, Fire, Public Health, Sherrif, schools, etc.).

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

The project is capable of meeting applicable ordinance requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the intensity they originally sought to redevelop it as or keep as either the current zoning, RP-5 Planned Apartment and C-1 Limited Business Districts or open space.

13. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans.

The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

The developer is responsible for the installation of all infrastructure, including, but not limited to: streets, sidewalks, sanitary and storm sewers, detention basins, etc. The subdivision will be built in accordance with the Department of Planning and Urban Design, Public Works Department, KCKFD standards and regulations.

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

The preliminary plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations.

15. *Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties.*

The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing development patterns of adjacent properties, primarily to the north, across Haskell Avenue. There are lots similar in size to the proposed subdivision.

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

It will not cause negative impacts on the natural or social environment.

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

The subdivision will increase the Unified Government's burden for maintenance of land and/or facilities. The Developer is responsible for installing all of the associated infrastructure related to this subdivision, but the Unified Government and Board of Public Utilities (BPU) is charged with maintaining it in perpetuity, unless the applicant privatizes the subdivision roadway, absolving the Unified Government of future maintenance.

BPU is still responsible for maintaining water and electrical services to this subdivision.

18. *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, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along Parallel Parkway, has large and small single-family homes who are connected to public utilities.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams on January 26, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-032**, subject to:

1. **Adhere to the Conservation District comments;**
2. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
3. **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 (4) 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;**
4. **Each lot must have at least one (1) tree in the front or side yard;**
5. **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;**
6. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
7. **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;
8. Utility easements shall connect with easements established in adjoining properties;
 9. 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;
 10. 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.
 11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 14. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
 15. 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;
16. 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;
 17. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;
 18. 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,
 19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-032** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Preliminary Plat
Preliminary Plat County Surveyor Comments
Traffic Study
Storm and BMP Study
Preliminary Sanitary Sewer Memorandum
Preliminary Home Designs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 9, 2026 Approval	March 26, 2026
Preliminary Plat	March 9, 2026 Approved	Not Required

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-032** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-032**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 9, 2026, City Planning Commission Minutes: **Hearing starts at 32:06:**

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)

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. *Detailed Outline of Requested Action:* The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Change of Zone from RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District and Preliminary Plat for 35 lots to construct single-family residential homes on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

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

Present in Support:

- Scott Sperry and Zach Nichols, Applicants, 12220 State Line Road, Leawood, Kansas 66209
- Brian Lavery, 11006 Parallel Parkway, Kansas City, Kansas 66109

The Planning Commission directed questions to the Applicants.

Present in Opposition:

- Ollie Hickman, 2201 North 55th Street, Kansas City, Kansas 66104

Staff Recommendation starts at 43:28: Lead Planner Byron Toy stated that the Change of Zone and Preliminary Plat are the first part of the development. If approved, the applicants will come back with a Final Plat, which will show the final sanitary storm grading. Staff recommends approval of this application with conditions.

The Planning Commission directed questions to Toy.

Motion starts at 44:36:

On motion by Commissioner Ward, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-032:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

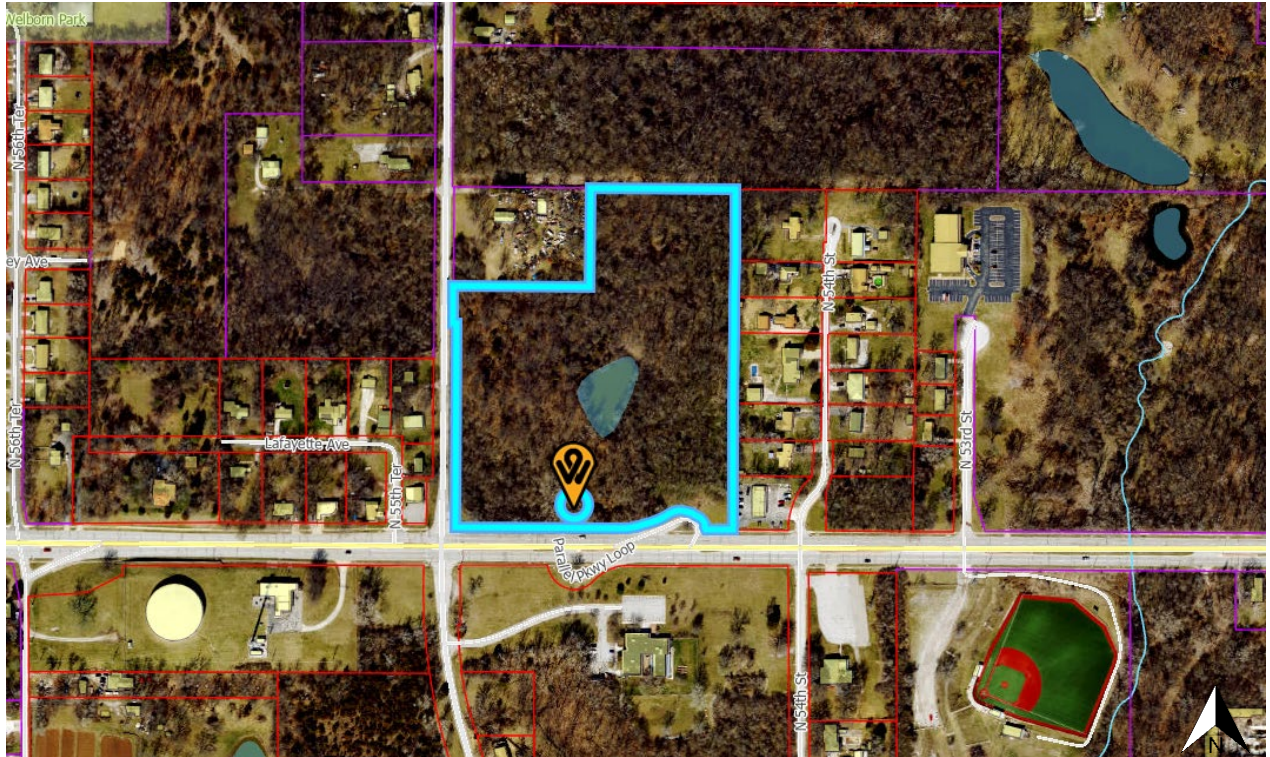
- 1. Adhere to the Conservation District comments;**
- 2. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
- 3. Section 27-314. Within the boundaries 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 (4) 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;**
- 4. Each lot must have at least one (1) tree in the front or side yard;**
- 5. 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;**

6. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;
7. 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;
8. Utility easements shall connect with easements established in adjoining properties;
9. 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;
10. Regarding BPU transformer screening, the following applies:
 - g. Gate doors are required for all types of screening that are placed in front of the transformers.
 - h. 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.
 - i. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
 - j. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - k. 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).
 - l. 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.
11. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;

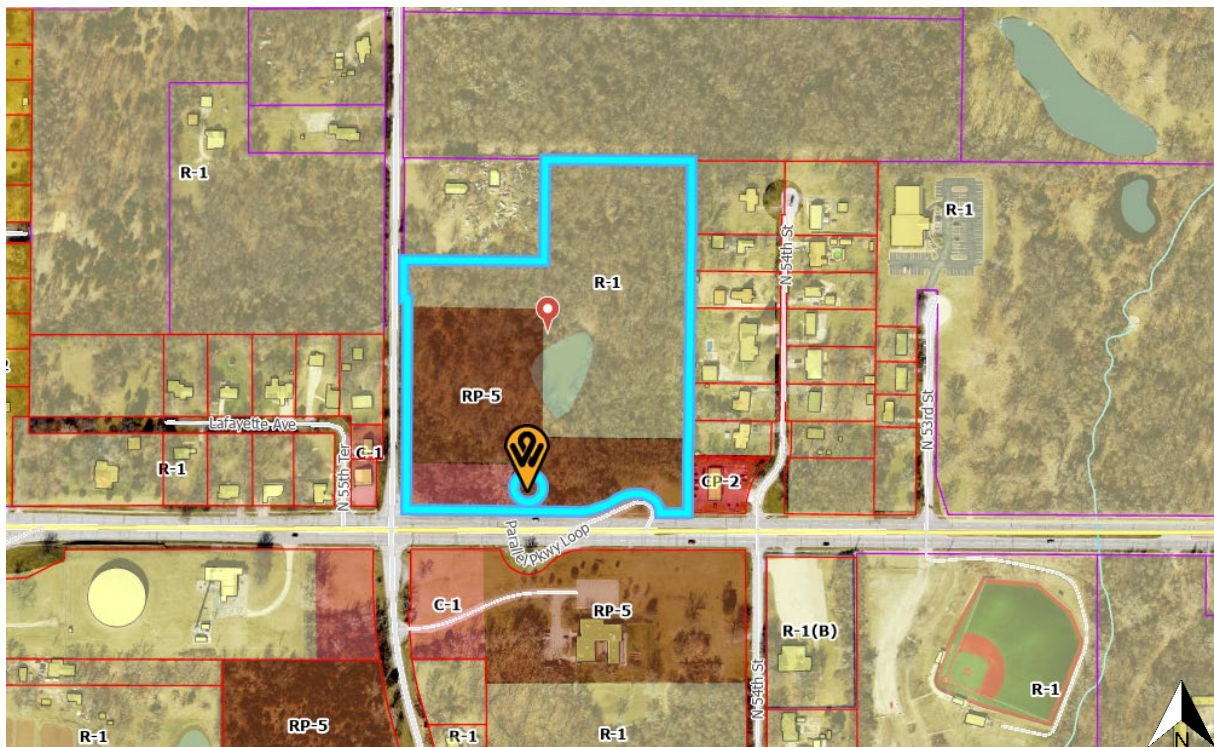
- 14. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
- 15. Applicant shall 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;**
- 16. 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;**
- 17. A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;**
- 18. 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,**
- 19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Application Number COZ2025-032

Date and Location: Teams – Virtual – 1/26/2026

Meeting called to order at: 5:30

Names of people in attendance:

Heather Smith – Within 200 Feet of Property

Sydney Mollentine – President - Humane Society of Greater KC (200 feet)

Anthony Reed – Within 200 Feet of Property

Scot Sperry – NuJEN Preservation Housing, Inc.

Zac Nichols – Dalmark Development Group

Greg Penrod – Dalmark Development Group

Nathan Murkowski – DCG Construction

John Freshnock – WSKF Architects

Brian Lavery – Continental Consulting Engineers

Matt Watkins – Reece Commercial

Introductions:

Zac Nichols of Dalmark Development Group gave an introductory description of the team. NuPath Village was introduced as a 35-unit single family home Low Income Housing Tax Credit development which is rental for 15 years followed by a homeownership opportunity. The meeting was framed as related to a change in zoning and preliminary plan review. A presentation was made which featured a site plan and schematic designs of the homes and general information was given regarding the development such as size of the homes and the accessibility component of the development.

Questions and answers:

Sydney Mollentine inquired about the timeline of the development. Zac Nichols responded that we would break ground sometime this summer and be complete in the summer or fall of 2027.

Sydney Mollentine asked if Parallel Parkway would be impeded by the development and Zac Nichols indicated that we did not foresee any major disturbances.

Sydney Mollentine asked about the present zoning and if it wasn't presently residential. Zac Nichols and Scot Sperry explained that it was partly residential but also partly commercial and partly for apartments.

Sydney Mollentine asked since there is a homeownership component if someone else would be renting out the units and we explained that Dalmark would be the development and management company.

Sydney Mollentine asked about our pet policy and Zac Nichols indicated it wasn't completely determined at this time but that we typically have a limit for number of pets and a weight limit.

Tony Reed asked if we had surveyed the property and mentioned the dropoff and a sinkhole full of water. Zac Nichols introduced Brian Lavery of Continental Consulting Engineers and we acknowledged the amount of site work that will need to be done and the hurdles of the site.

Tony Reed asked about the checked marks on the site plan and Zac Nichols and Brian Lavery explained that it marked the setbacks.

Meeting adjourned at: 5:54

Minutes taken by: Scot Sperry

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
COUNTY OF Johnson) SS:

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

1. That I am the petitioner for Petition # COZ2025-032
2. That I conducted a neighborhood meeting on 1-26-2026
3. The notice to nearby property owners was sent on 1-5-2026.
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.

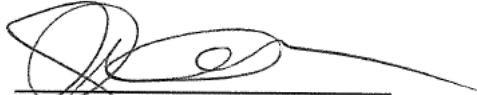


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of January, 2026.

My commission expires 4 of August, 2029.





Notary Public



Nujen Preservation
Housing
 N. 55th Street &
 Parallel Pkwy
 Kansas City, Kansas 66104

FOR REVIEW

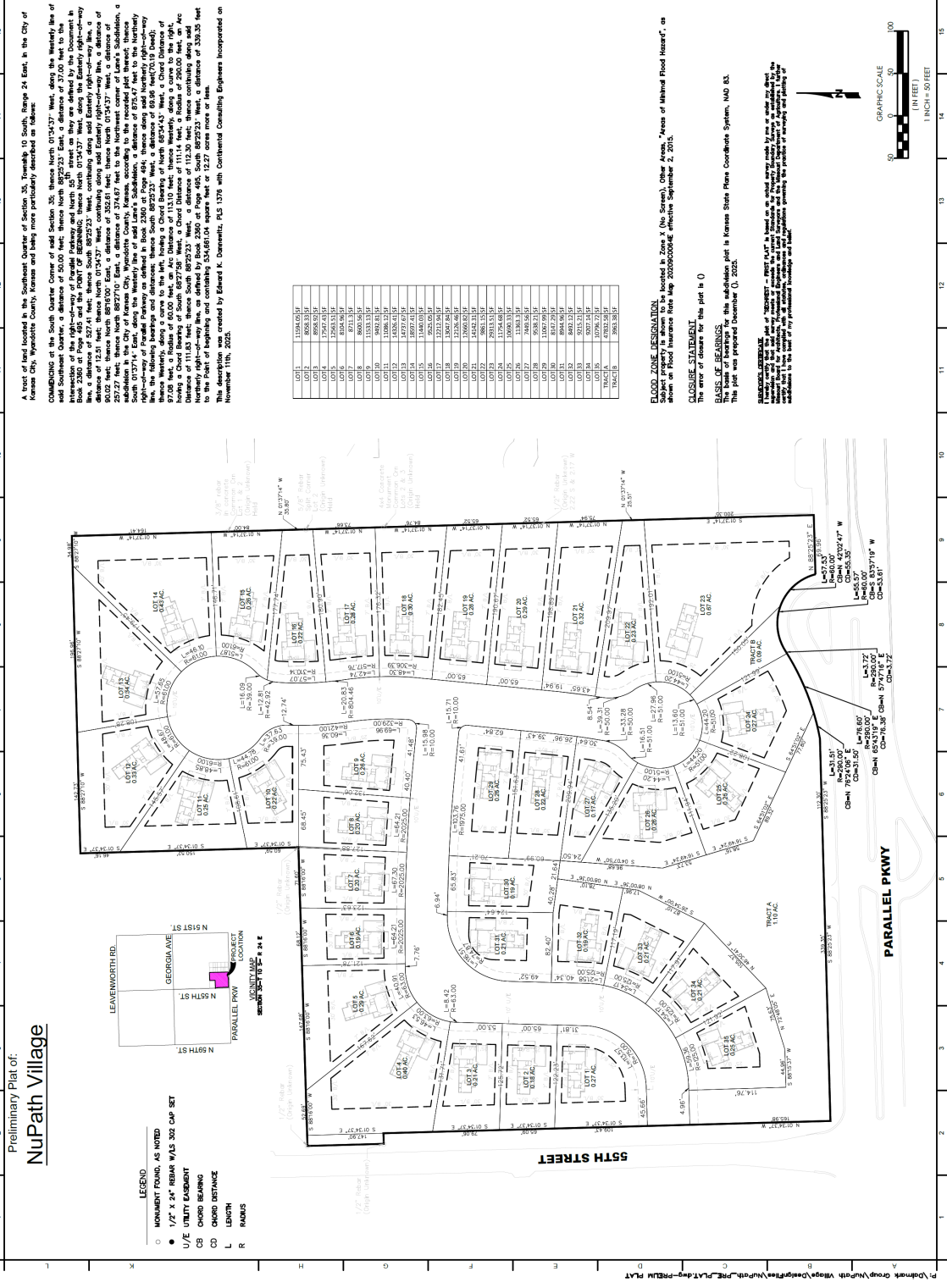


PROJECT NO: 2025-032
 DATE: 12.26.2025
 DRAWN BY: BCL
 SHEET TITLE:

PRELIMINARY
 PLAT

C010

PRELIMINARY PLANS



A tract of land located in the Southwest Quarter of Section 35, Township 10 North, Range 24 East, in the City of Kansas City, Wyandotte County, Kansas and being more particularly described as follows:

COMMENCE at the South Quarter Corner of said Section 35; thence North 01°34'37" West, along the Westerly line of said Southwest Quarter, a distance of 50.00 feet; thence North 89°29'23" East, a distance of 27.00 feet to the Northeast Corner of said Southwest Quarter; thence North 89°29'23" East, along the Eastern right-of-way line, a distance of 527.41 feet; thence South 89°29'23" West, continuing along said Eastern right-of-way line, a distance of 90.02 feet; thence North 89°10'00" East, a distance of 352.61 feet; thence North 01°34'37" West, a distance of 257.27 feet; thence North 89°27'10" East, a distance of 374.87 feet to the Northwest corner of Lena's Subdivision, a distance of 111.83 feet; thence North 89°29'23" East, along the Eastern right-of-way line, a distance of 97.08 feet, a radius of 60.00 feet, an Arc Distance of 115.10 feet; thence Westerly, along a curve to the right, a distance of 111.83 feet; thence South 89°29'23" West, a distance of 112.50 feet; thence continuing along said Eastern right-of-way line, a distance of 338.35 feet; thence North 89°29'23" East, a distance of 338.35 feet to the Northeast corner of said Southwest Quarter. This description was recorded by Edward R. Doran, RLS 1378 with Continental Consulting Engineers incorporated on November 11th, 2025.

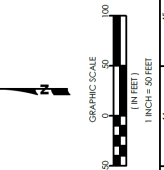
LOT 1	15394.05 SF
LOT 2	8098.33 SF
LOT 3	8098.33 SF
LOT 4	12543.51 SF
LOT 5	12543.51 SF
LOT 6	12543.51 SF
LOT 7	8711.31 SF
LOT 8	12543.51 SF
LOT 9	8600.56 SF
LOT 10	8600.56 SF
LOT 11	11063.71 SF
LOT 12	14717.67 SF
LOT 13	11481.00 SF
LOT 14	11481.00 SF
LOT 15	8250.00 SF
LOT 16	8250.00 SF
LOT 17	13841.86 SF
LOT 18	13841.86 SF
LOT 19	12786.46 SF
LOT 20	12786.46 SF
LOT 21	8861.51 SF
LOT 22	14453.33 SF
LOT 23	14453.33 SF
LOT 24	11754.88 SF
LOT 25	10093.33 SF
LOT 26	10093.33 SF
LOT 27	1490.56 SF
LOT 28	1490.56 SF
LOT 29	8347.29 SF
LOT 30	8347.29 SF
LOT 31	8481.25 SF
LOT 32	8481.25 SF
LOT 33	8213.21 SF
LOT 34	8213.21 SF
LOT 35	10294.72 SF
LOT 36	10294.72 SF
TRACT A	4783.58 SF
TRACT B	2963.38 SF

FLOOD ZONE DESIGNATION
 Subject property is shown to be located in Zone X (No Screen), Other Areas, "Areas of Minimal Flood Hazard", as shown on Flood Insurance Rate Map 2020060006E effective September 2, 2015.

CLOSURE STATEMENT
 The error of closure for this plat is 0

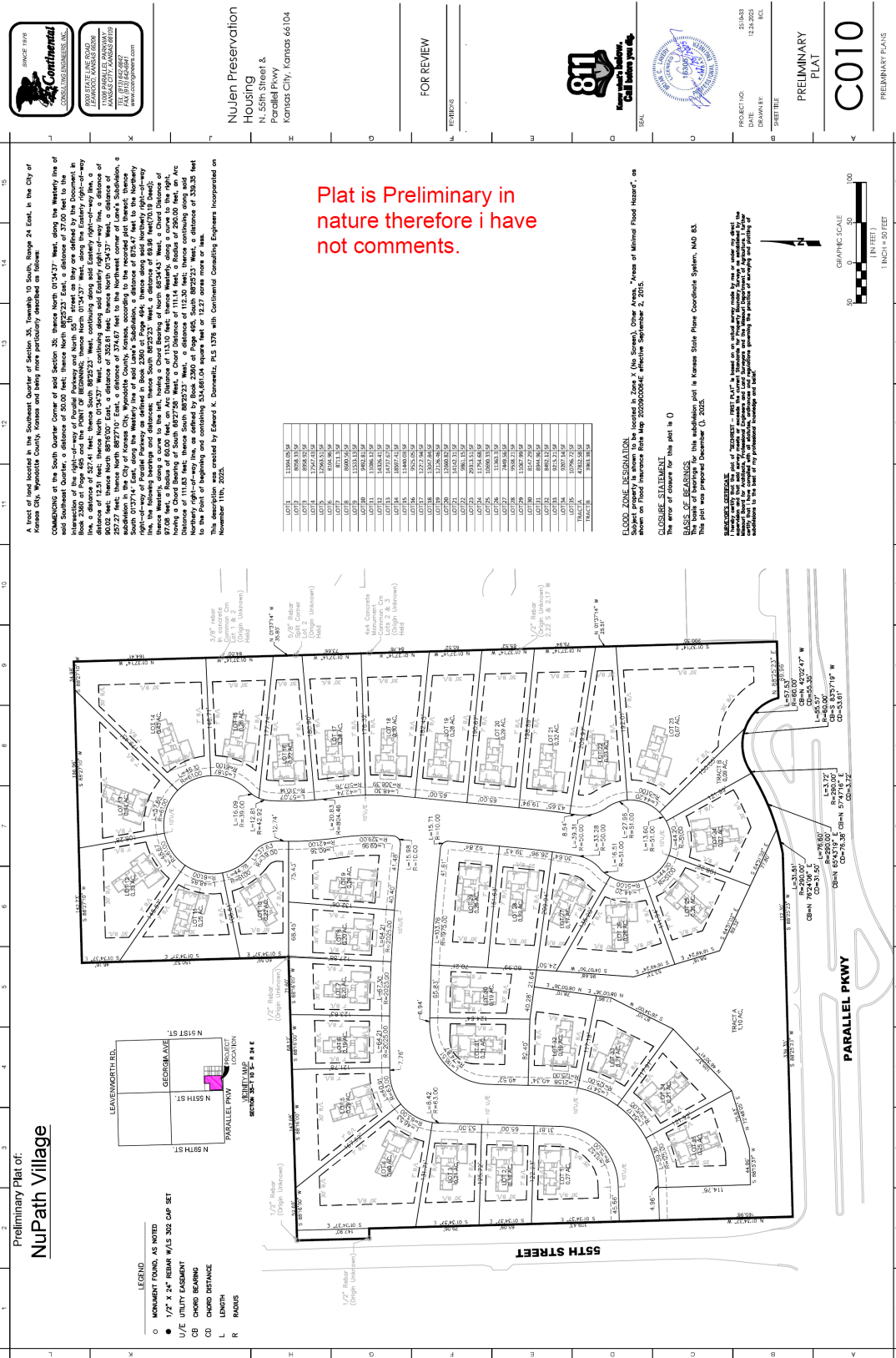
BASIS OF BEARINGS
 The basis of bearings for this subdivision plat is Kansas State Plane Coordinate System, NAD 83. This plat was prepared December 01, 2025.

UNLAWFUL CONSTRUCTION
 It is hereby certified that the plat of subdivision herein is a true and correct representation of the actual conditions on the ground and that the same conform to the laws of the State of Kansas relating to the subdivision of land. It is further certified that the same conform to the laws of the State of Kansas relating to the subdivision of land. It is further certified that the same conform to the laws of the State of Kansas relating to the subdivision of land.



Preliminary Plat of:
NuPath Village

- LEGEND:
- MONUMENT FOUND, AS NOTED
 - 1/2" x 24" REBAR W/AS 302 CAP SET
 - U/E UTILITY EMBANKMENT
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - L LENGTH
 - R RADIUS



NuLen Preservation
Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

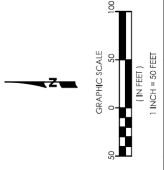
REVERSE



PROJECT NO: 251043
DATE: 12/26/2025
DRAWN BY: BCL
SHEET TITLE: PRELIMINARY PLAT

C010

PRELIMINARY PLANS





**NuLen Preservation
Housing**
N. 58th Street &
Parade Pkwy
Kansas City, Kansas 66104

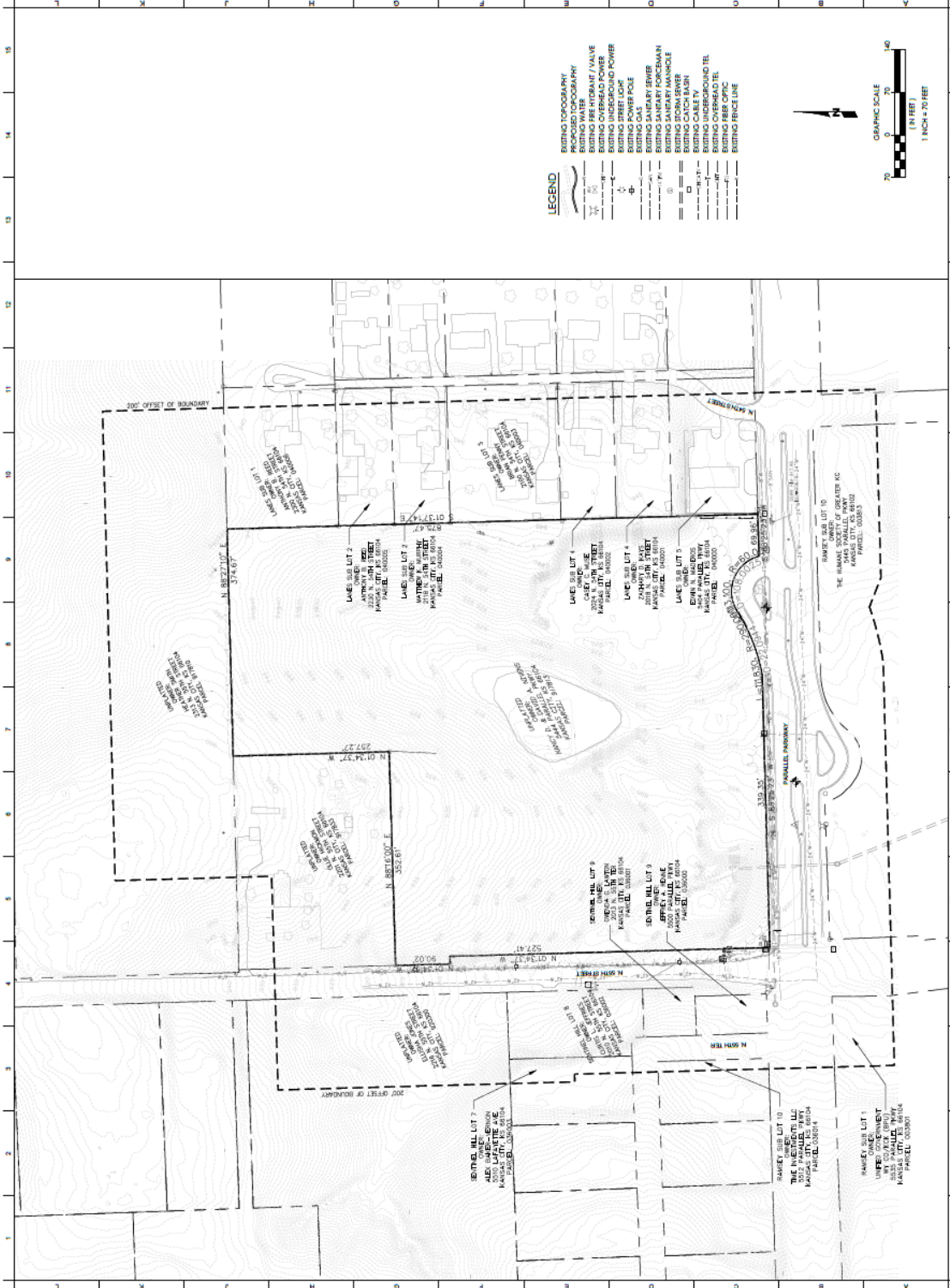
FOR REVIEW



PROJECT NO: 191433
DATE: 12.26.2025
DRAWN BY: BCL
SHEET TITLE: REZONING EXHIBIT

C070

PRELIMINARY PLANS





Nuyen Preservation
 Housing
 N. 55th Street &
 Parallel Pkwy
 Kansas City, Kansas 66104

FOR REVIEW

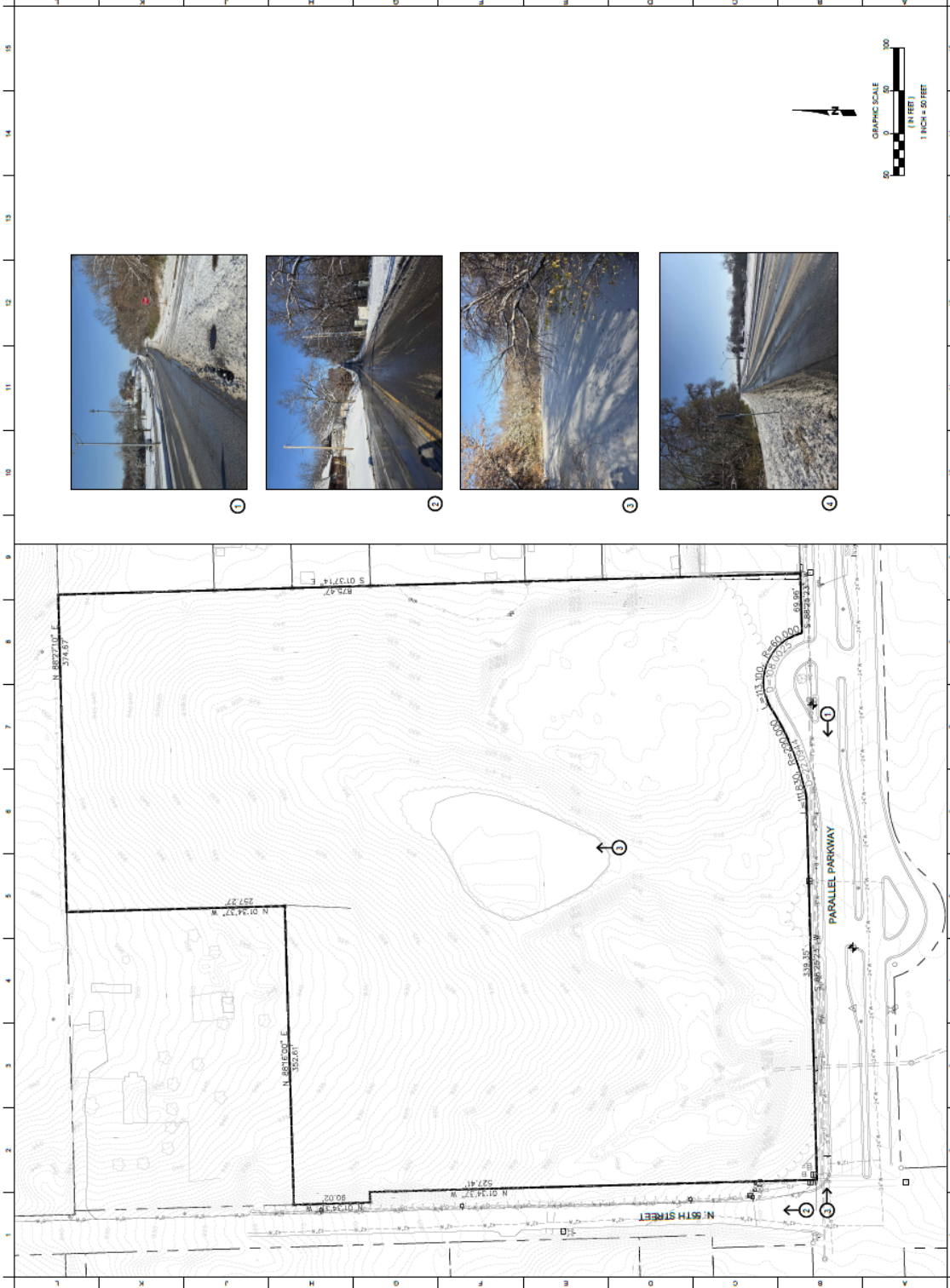
REVISIONS



PROJECT NO: 2010433
 DATE: 12.28.2023
 DRAWN BY: BCL
 SHEET TITLE: SITE PHOTOS

C160

PRELIMINARY PLANS



1



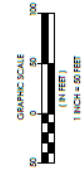
2



3



4





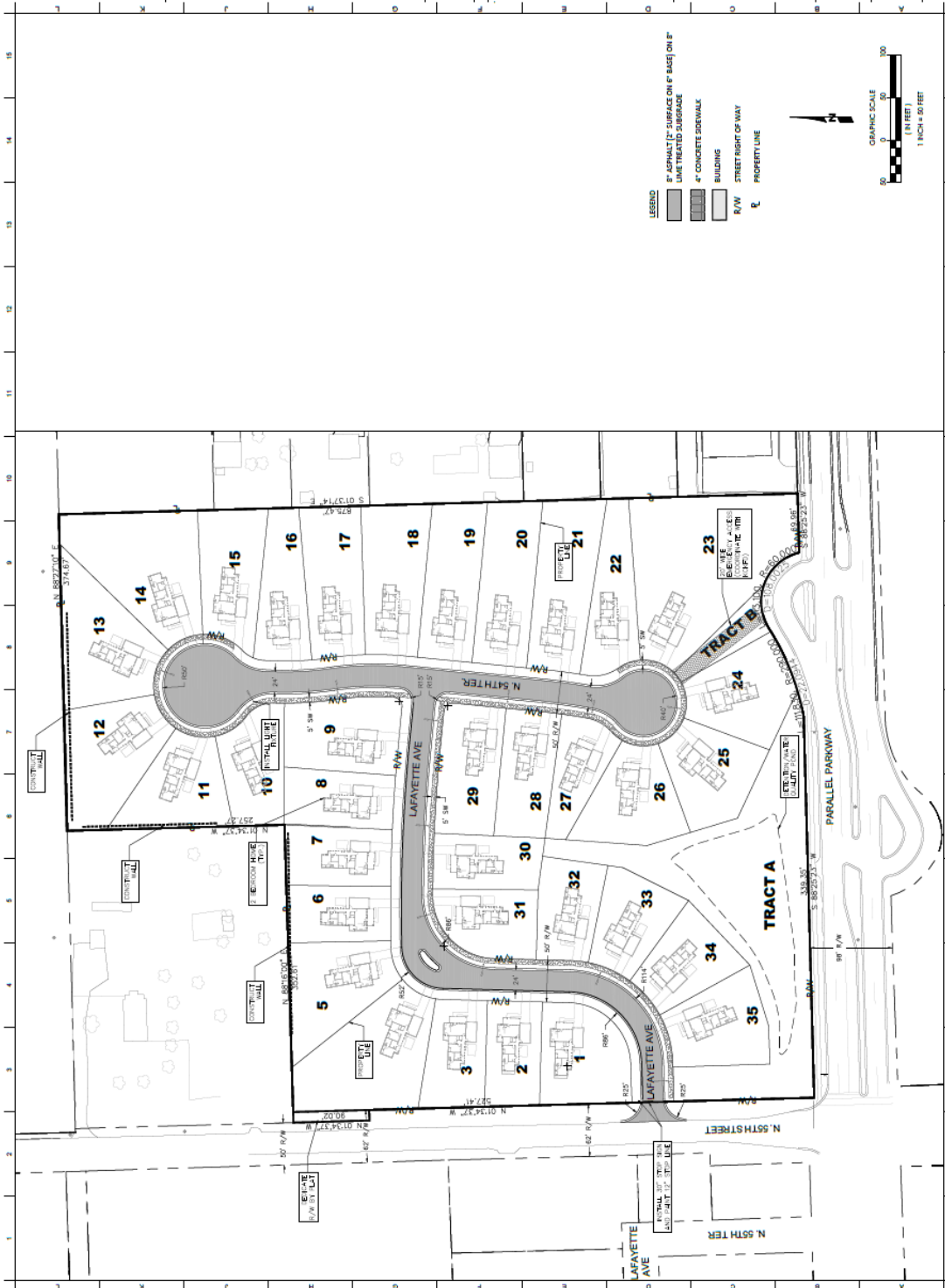
Nullen Preservation
Housing
 1150th Street &
 Powell
 Kansas City, Kansas 66104

FOR REVIEW



PROJECT NO: 2024.03
 DATE: 12.26.2024
 DRAWN BY: BCL
 SHEET TITLE: SITE PLAN

C200
 PRELIMINARY PLANS





Nulen Preservation
Housing
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR REVIEW

REVISIONS

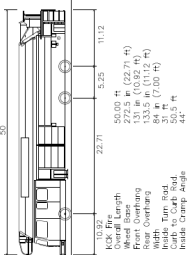
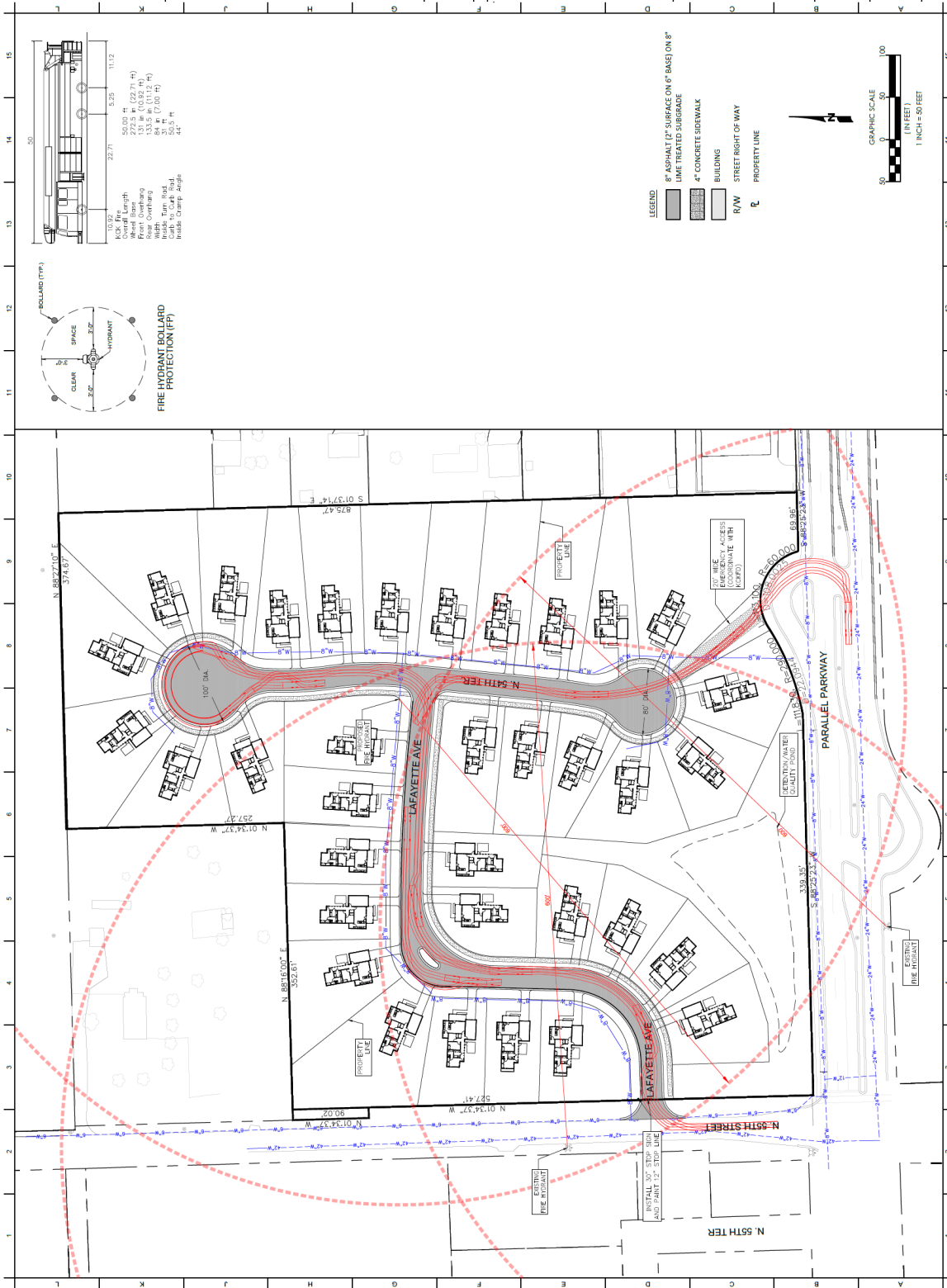


PROJECT NO: 261033
DATE: 12.28.2025
DRAWN BY: ACL
CHECKED BY: ACL

PROJECT TITLE
FIRE ACCESS PLAN

C250

PRELIMINARY PLANS





**NuJen Preservation
Housing**
N. 58th Street &
Paradise Parkway
Kansas City, Kansas 66104

FOR REVIEW

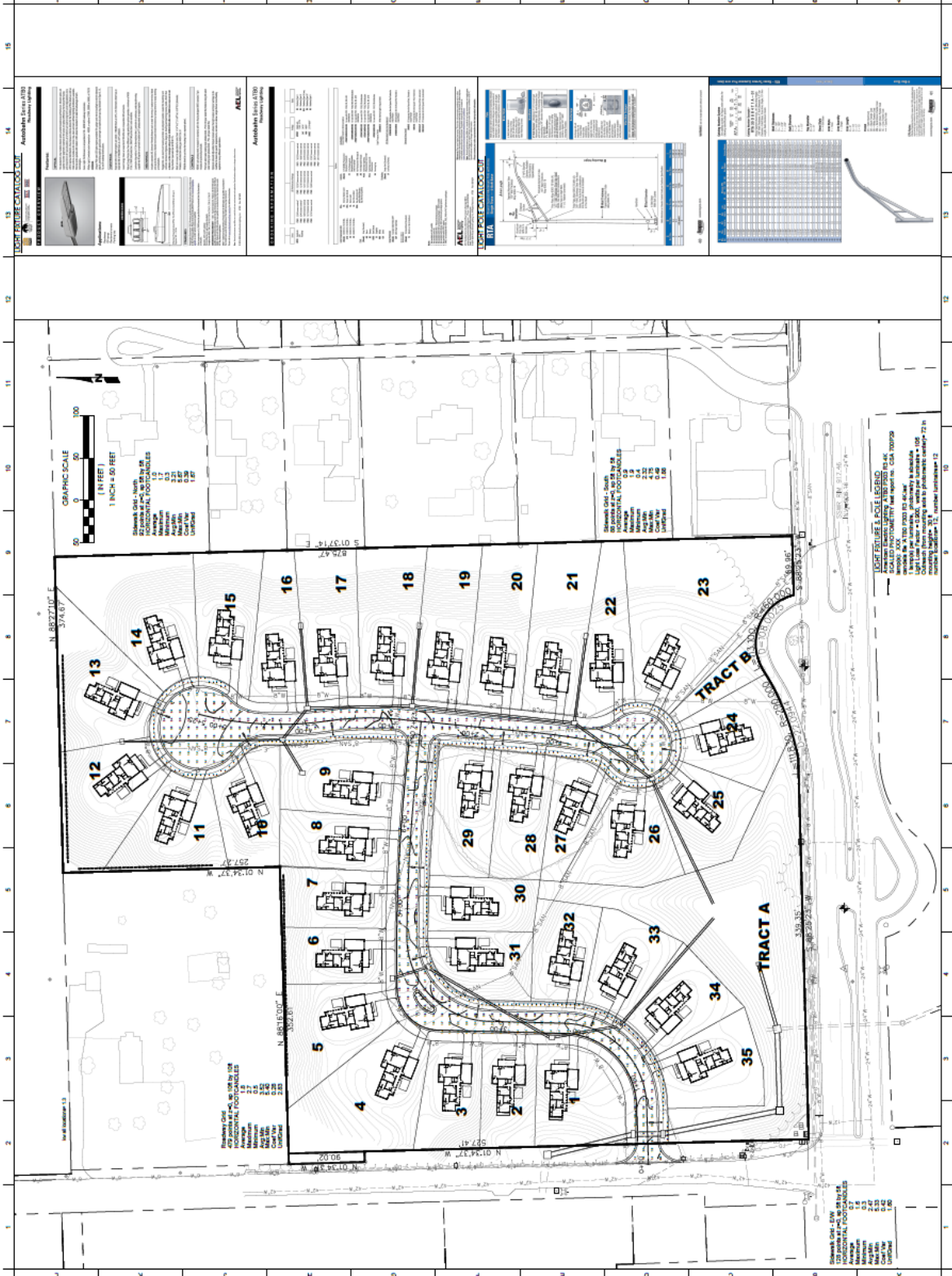


PROJECT NO. 2019-03
DATE: 12.28.2023
DRAWN BY: NCL

PROJECT TITLE
**STREET LIGHTING
PHOTOMETRIC PLAN**

C800

PRELIMINARY PLANS





NuJen Preservation
 Housing
 N. 55th Street &
 Parallel Pkwy
 Kansas City, Kansas 66104

FOR REVIEW

REVISIONS



PROJECT NO: 810033
 DATE: 12.24.2025
 DRAWN BY: BCL
 SHEET TITLE: LANDSCAPE PLAN

L100

PRELIMINARY PLANS



NOTE: ALL UNDEVELOPED AREAS OF THE SITE NOT BEING DEVELOPED FOR PARKING OR BUILDING SHALL BE SEEDING, FERTILIZED AND MULCH APPLIED FOR EROSION CONTROL AND SOIL ENRICHMENT.

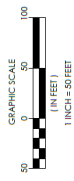
REQUIRED PLANT MATERIAL COUNT:

1 TREE PER BUILDING UNIT = 35 TREES

1 TREE PER 7,000 SF OF SITE AREA FOR USES OTHER THAN RESIDENCES: 91,786 SF = 8 TREES

TOTAL NUMBER OF TREES PROVIDED: 43

TOTAL NUMBER OF TREES REQUIRED: 43





9000 State Line Road
Leawood, Kansas 66206

11006 Parallel Parkway, Suite 1
Kansas City, Kansas 66109

Tel: (913) 642-6642
Fax: (913) 642-6941

December 26, 2025

Kris Finger, P.E.
Unified Government Traffic Engineer
Unified Government of Wyandotte County, Kansas City, Kansas
701 N. 7th Street
Kansas City, Kansas 66101

**RE: NuJen Preservation Housing Proposed Single Family Development
NE Corner of 55th Street and Parallel Parkway, Kansas City, Kansas**

Mr. Finger,

This letter is written to provide preliminary information on the proposed NuJen Preservation Housing project proposed at the northeast corner of 55th and Parallel Parkway in Kansas City, Kansas. A Level 1 Traffic Impact Study will be provided by Priority Engineers in early January when additional field data is collected (intersection geometry, traffic counts, traffic controls, etc.).

1. Peak Hour Site Generated Trips from NuJen Preservation Housing Development

Table 1: AM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	AM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.7	35	25

Table 2: PM Preliminary Trip Generation

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	PM Peak Hour Trips
210	Single Family Detached Housing	Dwelling Units	0.94	35	33

2. Location Description

This project proposes 35 single family residential units at the northeast corner of 55th Street and Parallel Parkway with access onto 55th Street. See Figure 1.

3. Land Use

The existing land use is undeveloped and is zoned for a combination of C-1 (commercial) zoning at the immediate NE corner, RP-5 outside of that and then transitioning to R-1. The proposed land use is entirely single family R-1, less dense than the current zoning would indicate.

4. Connectivity and Circulation

This subdivision intends to only connect to the west to 55th Street which is listed as a minor collector in

the GoDotte Mobility document. The connection to the public street is approximately 200' north of Parallel Parkway within the intersection influence zone for an arterial/collector per UG policy. Any further north and it interrupts the drainage from the west at an 8'x2' box culvert which is undersized and likely floods the road. Further north of that, the site becomes inaccessible due to grade. The site (see Figure 1) is accessed from 55th Street and terminates in cul-de-sacs on the east side of the project. The southern cul-de-sac will have a path through Tract D out to the turn-around in Parallel for emergency vehicle access.

5. Trip Generation Estimate

Table 3: Total Project Trip Generation Daily

ITE Code	Anticipated Land Use	Independent Variable	Average Rate	Size	Total Trips
210	Single Family Detached Housing	Dwelling Units	9.43	35	330

6. Existing Parking and Proposed Parking

There is currently no development or improvements on the site and it has no parking. It is proposed that 35 single family dwellings are constructed on the site and each home will have an attached garage plus a driveway that is at least 35 feet in length and 10 feet in width to park an additional vehicle. Street parking on one side of the street can be identified in the future with coordination from the KCKFD.

Additional information and analysis will be provided in the Level 1 TIS proposed in early January.

Sincerely,
CONTINENTAL CONSULTING ENGINEERS, INC.

Brian C. Lavery, P.E.
Continental Consulting Engineers, Inc.

General Information

This storm drainage and stormwater BMP (Best Management Practices) memorandum addresses the drainage requirements for the proposed NuJen Preservation Housing single family home development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas.

Existing Site

This property is currently undeveloped, wooded and generally drains from the north to the south with steep terrain. There is an existing pond located centrally which is controlled by a small weir and acts as retention for the northeast corner of the site. There is an existing stream at the southwest which is captured by an existing stormwater drainage system at the southern edge of the property that captures most of the runoff from the property. This stream originates on the western edge of the property and runs southeast until terminating along the southern edge of the property where the runoff is captured by an existing 36" RCP that drains south to a storm manhole and continues further south in a 36" RCP. An existing 4' x 10' curb inlet located on Parallel Parkway near the southeast corner of the site captures runoff not retained by the pond or captured by the stream and flows west along the southern edge of the property through a 15" RCP to a 4' x 5' inlet and continues west to the same manhole from where it is routed south in the 36" RCP. (See Figure 1 for the existing site, Figure 2 for existing drainage basins onsite and adjacent, Figure 3 for PondPack schematic of existing drainage model).

The main site drainage as well as the runoff from the west leaves the property at the point noted as 'Existing South Outflow', (see Figure 2). In the 100-yr Type II SCS storm, the peak flow at this location is 169.21 cfs. There is a small amount of flow that sheet flows off both the northeast of the site and southeast of the site where no development will occur. In the 100-yr Type II SCS storm, the peak flow along at the northeast is 0.68 cfs and at the southeast is 1.11 cfs.

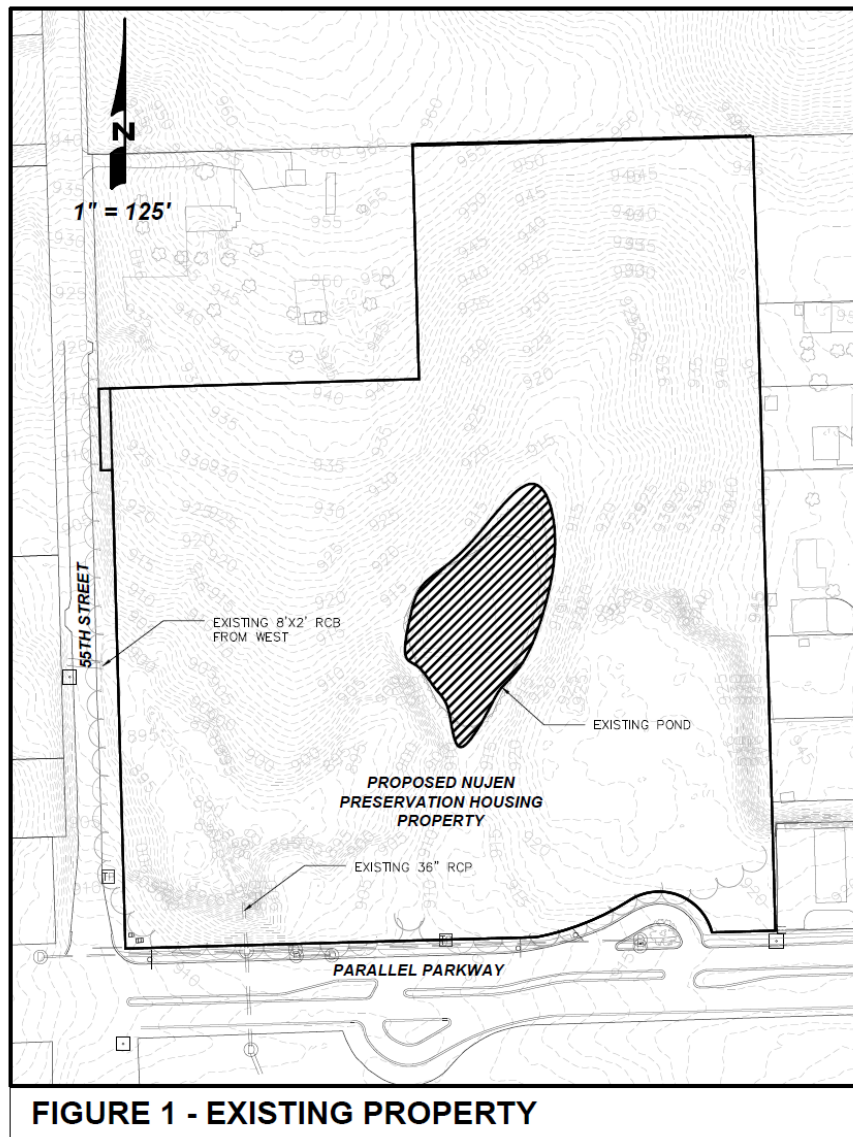
Proposed Development

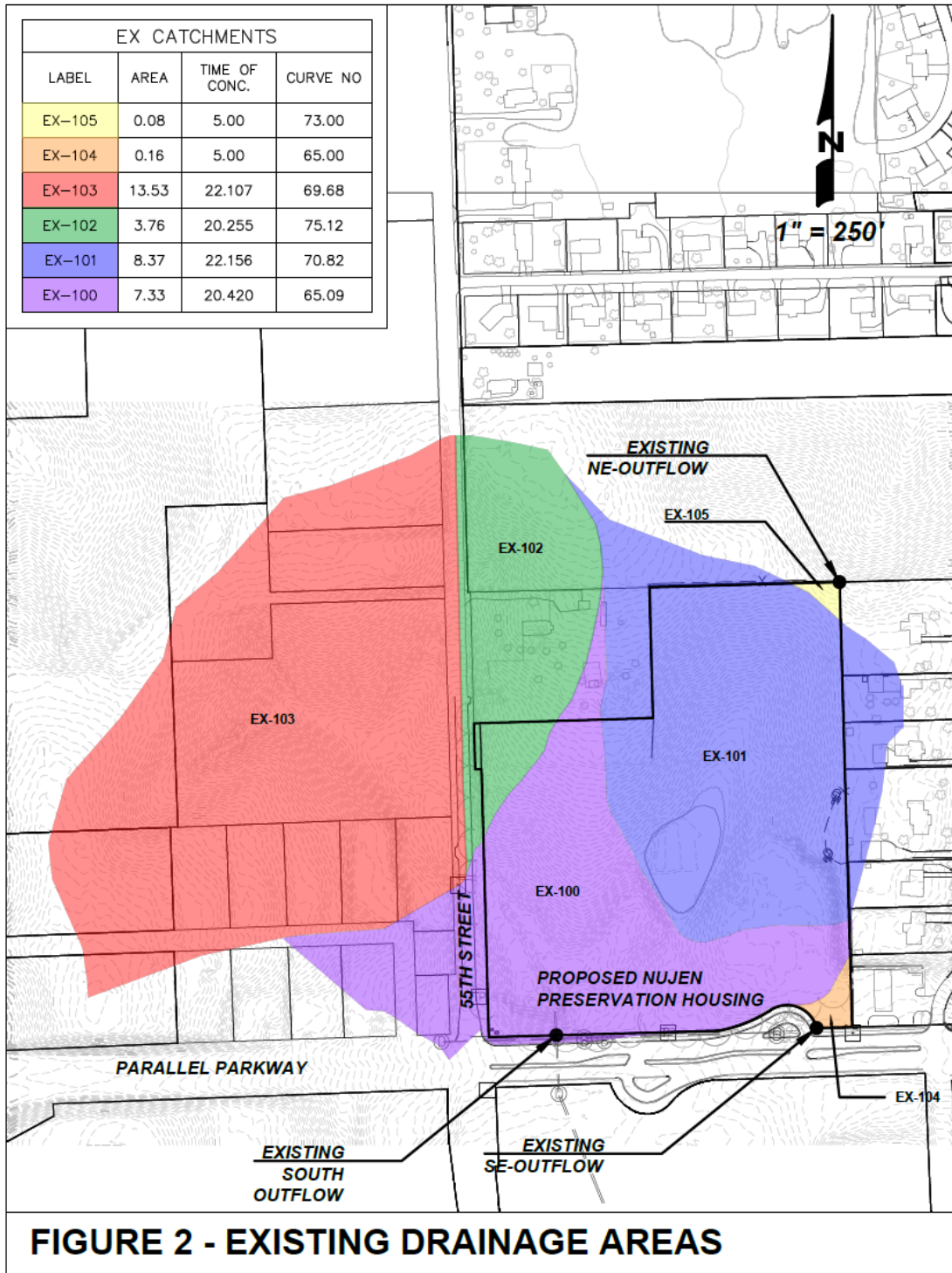
NuJen Preservation Housing is proposing construction of 35 single family home units and one detention pond. The developed area of the homes, will all drain to an extended dry detention basin toward the south side of the site, just north of Parallel Parkway. This basin will serve as both a detention basin and an extended dry detention water quality BMP. (See Figure 4 for Proposed Development, Figure 5 for proposed drainage basins onsite and adjacent, Figure 6 for PondPack schematic of proposed drainage model.)

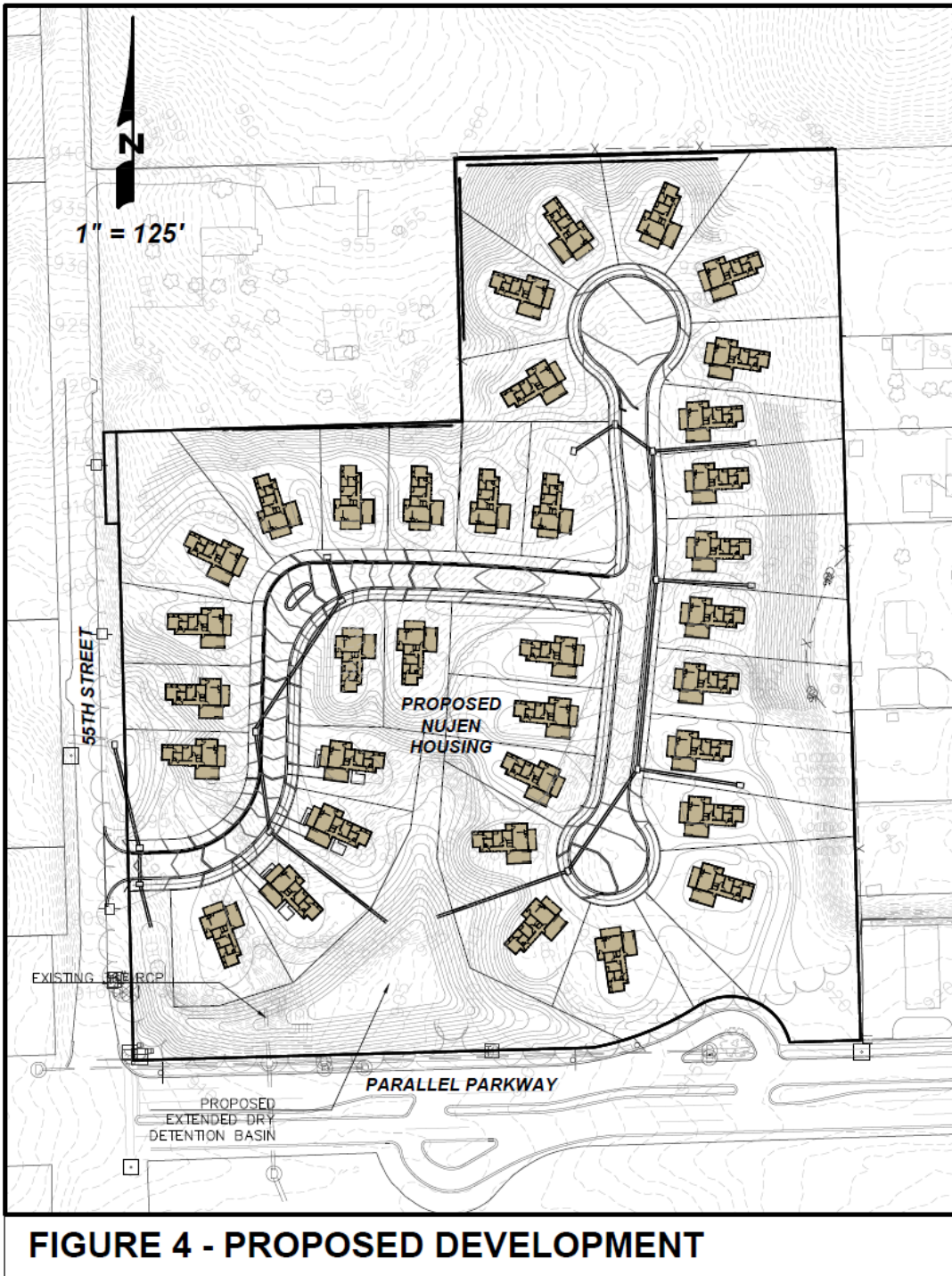
The extended dry detention basin at the south of the site will detain water in storm events and reduce the proposed peak release rate from the existing 100-yr peak flowrate of 169.21 cfs to a proposed 100-yr peak flowrate of 132.20 cfs.. The increase in

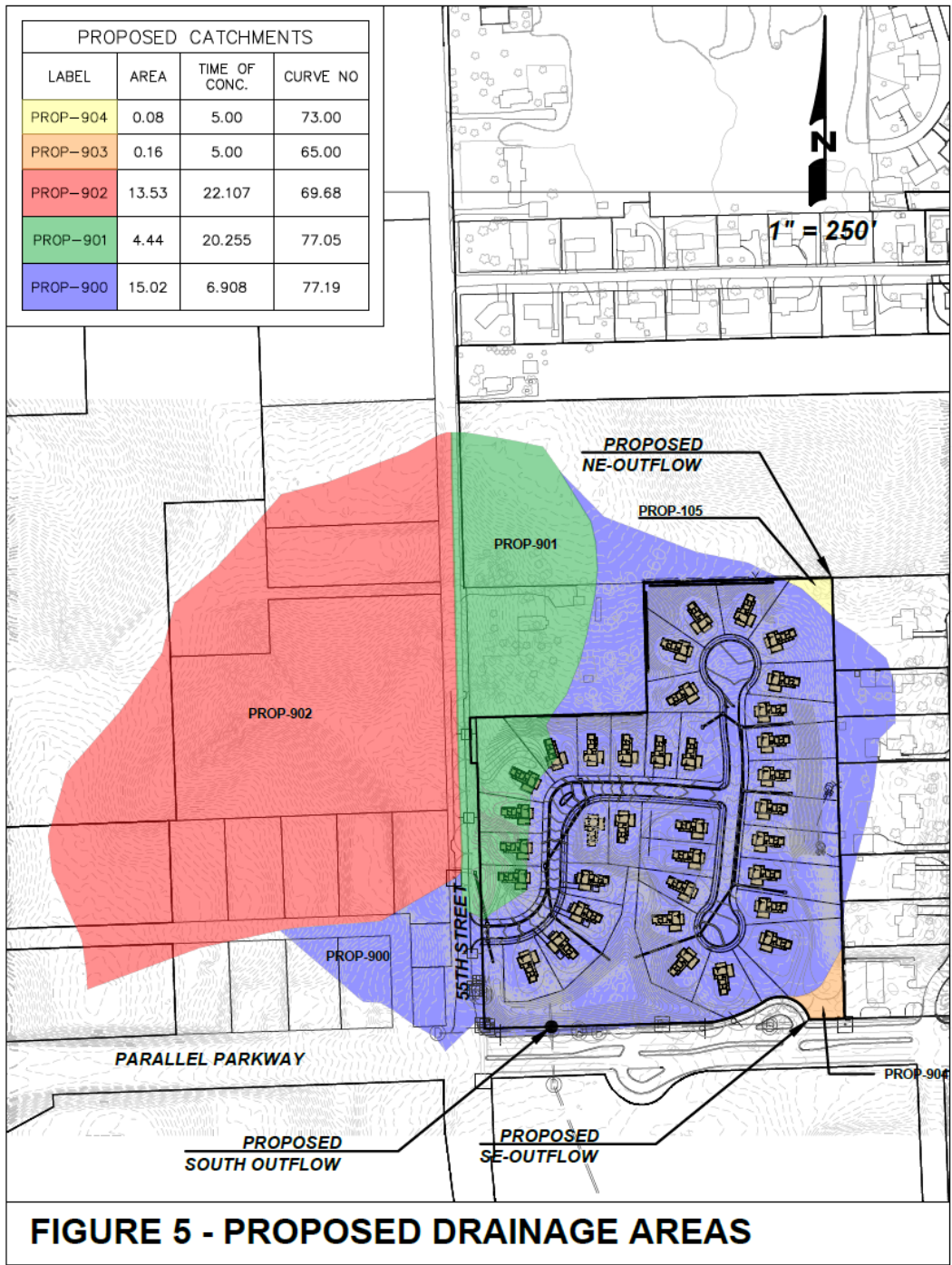
curve number from 66 to 77 will require a value rating of 6.5 points per the MARC BMP Manual. An extended dry detention basin in addition to inlet filters in a treatment train will serve as BMPs to get a water quality value rating of 6.6, meeting the BMP requirements. (See Figure 7 and BMP Worksheets).

With the increased curve number and increased runoff from the NuJen Preservation Housing development, the Extended Dry Detention Basin functions to provide adequate storm water quality as well as detention to keep the peak release rates from the site at or below existing flow rates meeting the requirements of the Unified Government.









General Information

This sanitary sewer memorandum addresses the sanitary sewer requirements for the proposed NuJen Preservation Housing development at 5444 Parallel Parkway in Wyandotte County, Kansas City, Kansas. NuPath Village is a 35-unit single family residential development. There are 35 single family units that comprise the community. The property lies on 12.29 acres of undeveloped land that is at the northeast corner of 55th Street and Parallel Parkway in Kansas City, Kansas (see Figure 1).

Existing Sanitary Facilities

This property is currently served by a gravity sanitary sewer. The closest sanitary sewer is UG MH 178-046 which lies on the southeast corner of this property. There is an 8" diameter PVC sewer draining east out of this. The 8" sanitary line heading out of MH 178-046 is sloped at 1.40% to the east.

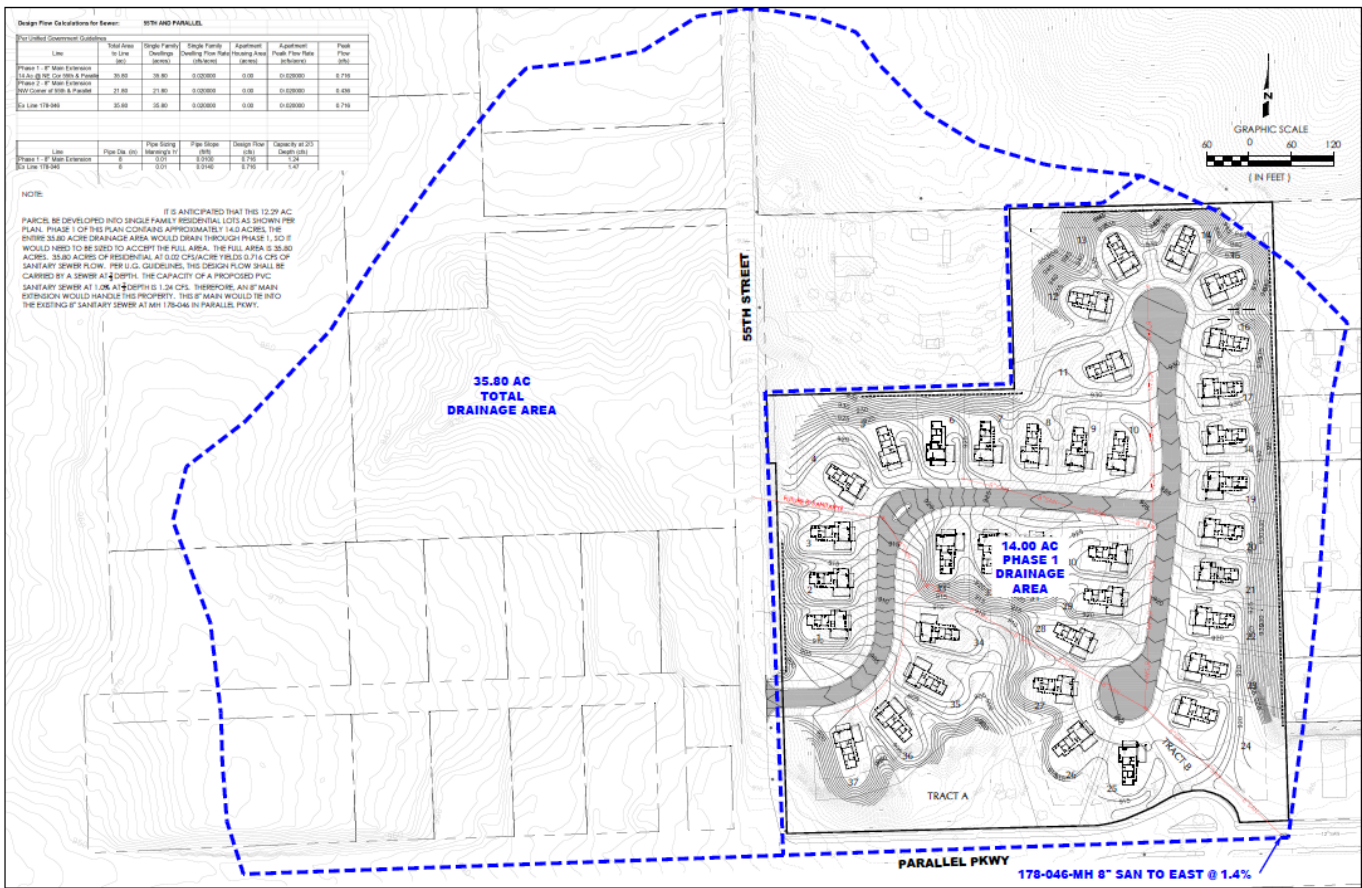
Proposed Development

NuJen Preservation Housing is proposing construction of 35 single family home units that will connect to the sanitary sewer via private service lines running just northwest of MH 178-046.

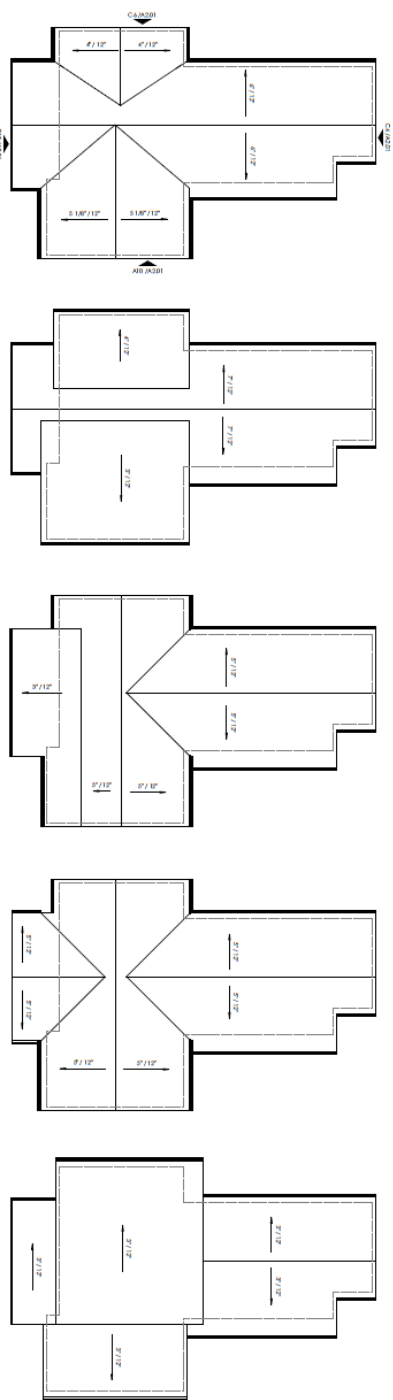
The total area of residential development to this new private service line is 35.80 acres. Per the calculations from the plumbing engineer, the design flow for this development is 268 gpm. Based off a slope of 1%, Manning's 'n' value of 0.010, a 8" PVC sewer line has the capacity of 463 gpm (1.24 cfs) at 2/3 full flow per U.G. Guidelines. The proposed service line at the main shall be 8" based on this information. The service line can be reduced in size at it serves fewer buildings. Based off a slope of 1.40%, Manning's 'n' value of 0.010, the existing 8" PVC sewer line has the capacity of 1.47 cfs at 2/3 full flow.

Conclusion

Based upon the calculations and assumptions described in this memorandum, the existing public sanitary sewer network and the proposed public main extension within this project has and will have the capacity to serve the NuJen project.



NE Corner 55th and Parallel (UG Parcel 917813) - Sanitary Sewer Exhibit
05 / 14 / 2025



B10 ROOF PLAN



FRONT FACADE AREA: 161 SF
 STONE AREA: 160 SF



FRONT FACADE AREA: 161 SF
 STONE AREA: 160 SF



FRONT FACADE AREA: 161 SF
 STONE AREA: 160 SF



FRONT FACADE AREA: 161 SF
 STONE AREA: 160 SF



FRONT FACADE AREA: 161 SF
 STONE AREA: 160 SF

A10 ELEVATION - FRONT

DATE: 11/20/24
 TIME: 10:00 AM
 PROJECT: NUPATH PRESERVATION HOUSING
 SHEET: A2.11
 SCALE: AS SHOWN
 DRAWN BY: JACOB
 CHECKED BY: JACOB
 APPROVED BY: JACOB



NUPATH VILLAGE DEVELOPMENT
 55TH AND PARALLEL PKWY
 KANSAS CITY, KANSAS 66104
 NUJEN PRESERVATION HOUSING
 107 West 20th Ave., 545 5th Fl., Kansas City, Kansas 66101 | Tel: 816.361.4811

JOB NUMBER: 2004



(First published _____)

COZ2025-032

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 5444 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single-Family District.

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

Section 1. It is hereby found and determined that a petition was filed on December 23, 2025, by the owners of property to have the zoning of said property changed from its present zoning of RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single-Family District f.

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

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

COMMENCING at the South Quarter Corner of said Section 35; thence North 01°34'37" West, along the Westerly line of said Southeast Quarter, a distance of 50.00 feet; thence North 88°25'23" East, a distance of 37.00 feet to the intersection of the right-of-way of Parallel Parkway and North 55th street as they are defined by the Document in Book 2360 at Page 495 and the POINT OF BEGINNING; thence North 01°34'37" West, along the Easterly right-of-way line, a distance of 527.41 feet; thence South 88°25'23" West, continuing along said Easterly right-of-way line, a distance of 12.51 feet; thence North 01°34'37" West, continuing along said Easterly right-of-way line, a distance of 90.02 feet; thence North 88°16'00" East, a distance of 352.61 feet; thence North 01°34'37" West, a distance of 257.27 feet; thence North 88°27'10" East, a distance of 374.67 feet to the Northwest corner of Lane's Subdivision, a subdivision in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; thence South 01°37'14" East, along the Westerly line of said

Lane's Subdivision, a distance of 875.47 feet to the Northerly right-of-way of Parallel Parkway as defined in Book 2360 at Page 494; thence along said Northerly right-of-way line, the following bearings and distances; thence South 88°25'23" West, a distance of 69.96 feet(70.19 Deed); thence Westerly, along a curve to the left, having a Chord Bearing of North 68°34'43" West, a Chord Distance of 97.08 feet, a Radius of 60.00 feet, an Arc Distance of 113.10 feet; thence Westerly, along a curve to the right, having a Chord Bearing of South 68°27'58" West, a Chord Distance of 111.14 feet, a Radius of 290.00 feet, an Arc Distance of 111.83 feet; thence South 88°25'23" West, a distance of 112.30 feet; thence continuing along said Northerly right-of-way line, as defined by Book 2360 at Page 495, South 88°25'23" West, a distance of 339.35 feet to the Point of beginning and containing 534,661.04 square feet or 12.27 acres more or less, located at approximately 5444 Parallel Parkway, Kansas City, Kansas,

be changed from its present zoning of RP-5 Planned Apartment and C-1 Limited Business Districts to R-1 Single Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

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

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

PASSED BY THE 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 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

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

To: Unified Government Board of Commissioners
From: Planning and Urban Design Staff
Date: March 26, 2026
Re: Change of Zone Petition COZ2025-033

GENERAL INFORMATION

Applicant Information:

Tyler Coey
Pearl Properties, LLC
4306 West 78th Terrace
Prairie Village, Kansas 66208

Subject Property:

403 Barnett Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:

Approval of a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District.

Commission Districts:

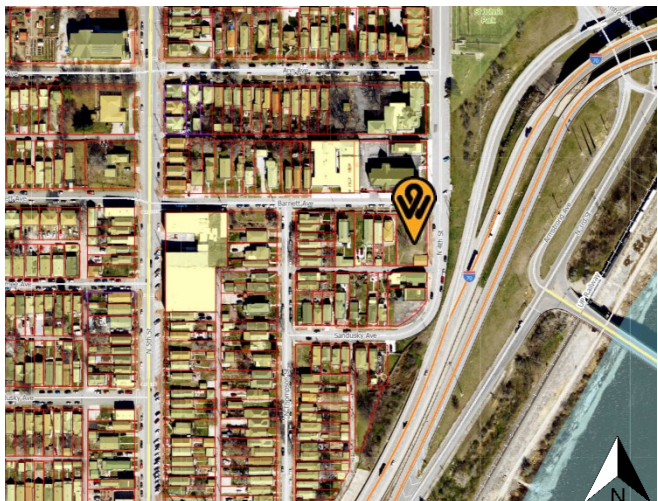
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William (Bill) Burns

Existing Zoning District(s):

R-1(B) Single Family District

Proposed Zoning District(s):

R-2(B) Two Family District



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	St. John’s Catholic Church
South	CP-1 Planned Limited Business District	Commercial business
East	None	Interstate 70 ramp
West	R-1(B) Single Family District	Single-family home

Total Tract Size: 0.24 Acre

Comprehensive Plan Area: Central Area Plan

Comprehensive Plan Designation: The Central Area Plan designates this property as Urban Density, which allows single family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 4th Street and Barnett Avenue as a Local Streets.

Parking Requirement: Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Six (6) spaces must be provided. The applicant has provided a site plan, but parking spaces are not depicted on the plan, so Staff cannot determine how many parking spaces are available for each dwelling unit.

Landscaping Requirement: Section 27-700(a) One (1) shade tree per dwelling unit is required in the front or corner, side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. There is a one (1) tree in the front yard.

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 2, 2026

Public Hearing: March 9, 2026 and March 26, 2026

Public Support: None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tyler Coey with Pearl Properties, LLC, has applied for a Change of Zone to rezone one (1) parcel from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Between 2003 – 2016, there were 7 Code Enforcement violations ranging from brush in front of the garage, tall weeds all over the property, junk and trash all over the property, and remodeling without permits.

Outstanding or Related Permit and Cases:

1. 2016 – Plumbing, electrical, and building permit for interior remodeling.
2. 2011 – Plumbing permit for repairs to a hot water tank.

Previous Planning Actions:

1. ER2021-027 – Landmarks environs review for a retaining wall along North 4th Street in 2021.
2. COZ 2092 – Strawberry Hill Neighborhood Downzoning. This parcel was downzoned from RP-5 Planned Apartment District to R-1(B) Single Family District in 2000.
3. BOZA 1570 – Variance for 13-foot side yard setback to build a three-story deck. Approved on June 19, 1995.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This subject property is within the Riverview Statistical Neighborhood and the Downtown Shareholders Neighborhood Business Group, Strawberry Hill Neighborhood Group, Census Block Group #0419001. The neighborhood consists of single-family homes along Barnett Avenue, commercial businesses

south on North 4th Street and St. John's Catholic Church and Catholic Club. The site is two (2) blocks east of North 5th Street, which is the north/south mixed-use block in Strawberry Hill.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of properties nearby are set out above. The proposed use, a duplex, is abutting a single-family home to the west. The south side of the parcel abuts a commercial building. On the north side, across Barnett Avenue is a church and social club. To the east is North 4th Street, which sits above Interstate 70.

3. *The suitability of the property for the uses to which it has been restricted. Will the remove of restrictions detrimentally affect nearby property?*

Removal of the restrictions should not detrimentally affect nearby property because previously, Planning Staff has determined that the property was a duplex in 1995, albeit the first floor is not inhabited and is currently being remodeled.

4. *The length of time the property has remained vacant as zoned and/or the length of time the property has been actively marketed.*

Staff is unable to determine as to the length of time the property has been vacant. The last rental license expired in 2012.

5. *The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.*

The proposed use is reasonably necessary for the convenience and welfare of the public as the proposal will lead to additional housing units being rehabilitated. The proposed use will not substantially or permanently injure the use, quality, or marketability of nearby property so long as it is properly designed to continue to be consistent with nearby uses.

6. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed use will not inherently lead to an increase in traffic as it will be a duplex and it is not expected to be to the point where it would affect road capacity, safety, or create parking problems in the driveway or along North 4th Street or Barnett Avenue.

7. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use conforms to the Central Area Plan, which allows single family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, and institutional uses such as schools, churches and libraries.

A duplex complies with the Urban Density land use designation in the Central Area Plan.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

If the site is properly managed and maintained, the proposed use will not cause environmental harm as the structure and garage are pre-existing.

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

a. *Electric and Water Service*

To be provided by BPU Electric and Water Divisions.

b. *Sanitary Sewer Service*

UG provides sanitary sewer service.

c. *Storm Water Control*

To be designed to meet City Code.

d. *Police*

Police service is provided by East Patrol, District 115.

e. *Fire*

Fire service is provided by Station #1, located at North 6th Street and Armstrong Avenue.

f. *Transit*

Kansas City ATA provides service at 6th and Ann Avenue, approximately three (3) blocks northwest, Route #101.

g. *Schools*

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

h. Streets

See item #6 above.

10. *The economic impact of the proposed use on the community.*

The economic impact of the proposed use would be limited. The proposed use would be for the economic benefit of the property owner; however, the rehabilitation use of a duplex would add to the housing stock to an area that needs rental housing units.

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

The project can meet all ordinance requirements with revisions.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. The proposed use would benefit the property owner and correct a non-conforming use of the property. If denied, the property owner can continue to convert the structure to single-family dwelling.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 403 Barnett Avenue, Kansas City, Kansas 66101 on January 21, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Site Plan
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2025-033**, subject to:

- 1. Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Two (2) off-street parking spaces are provided within the garage;**
- 2. Repair existing sidewalk along Barnett Avenue with the building permit;**
- 3. Install a handrail on the front stairs with the building permit;**
- 4. Remove the gravel at the bottom of the stairs along Barnett Avenue to**

- prevent washout and uneven tread with the building permit;
5. 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 stie area for uses other than residences;
 6. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;
 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 8. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
 9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 11. 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;
 12. 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,
 13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the

ordinance is published in the newspaper.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **COZ2025-033** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Email from Planning Department dated September 22, 2005
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Floor Plan
Building Rendering
Garage Elevations
Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-033** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-033**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 9, 2026, City Planning Commission Minutes:

Hearing starts at 46:27:

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. *Detailed Outline of Requested Action:* The applicant, Tyler Coey with Pearl Properties, LLC, has applied for a Change of Zone to rezone one (1) parcel from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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 Coey, Applicant, 4306 West 78th Terrace, Prairie Village, Kansas 66208
- Steven Sudekum, Property Co-Owner, 4737 Canyon Lake Drive, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 49:19: Lead Planner Byron Toy stated that the property was originally zoned RP-5 Apartment District. During the 2000s, many

properties in Strawberry Hill were downzoned and this property was changed to R-1(B) Single-Family District, even though it was acknowledged as a duplex at the time. Ultimately, updating the zoning to R-2(B) Two-Family District would fix the legal non-conforming status of the structure. There is also off street parking for two cars in a detached garage. Staff recommends approval with conditions outlined in the staff report.

Motion starts at 50:19:

On motion by Commissioner Jones, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-033:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

- 1. Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Two (2) off-street parking spaces are provided within the garage;**
- 2. Repair existing sidewalk along Barnett Avenue with the building permit;**
- 3. Install a handrail on the front stairs with the building permit;**
- 4. Remove the gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread with the building permit;**
- 5. 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 stie area for uses other than residences;**
- 6. All overstory trees shall be at least two (2) inch caliper when planted. All ornamental trees shall be at least two (2) inch caliper when planted. All evergreens shall be at least six (6) feet when planted. All shrubs shall be five (5) gallons when planted;**
- 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
- 8. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;**
- 9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing**

structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
11. 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;
12. 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,
13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Page 1 of 1

Speise, Steve

From: Speise, Steve
Sent: Thursday, September 22, 2005 11:32 AM
To: Monslow, Joe D
Subject: 403 Barnett

Joe,

This property was a duplex in 1995 when Edwin Metcalfe owned it and was zoned RP-5 Apartment District. Then it was changed to R-1(B) single family with the Strawberry Hill neighborhood zoning. Anyway, 2 units are legally established and can continue.

Steve

3/27/2006

Text by: Steven Sudekum
Drawings by: Tyler Coey
Pearl Properties LLC members

January 29, 2026

To:
Byron Toy, AICP, Lead Planner
Department of Planning and Urban Design
Unified Government of Wyandotte County · Kansas City Kansas

Subject: Applicant's Response to Draft Staff Report
Application Number: COZ2025-033 (R-1B to R-2B)

We've reviewed the Draft Staff Report for COZ2025-033. Our responses to "Staff Comments and Suggestions" follow.

First, our apologies for not meeting the January 26, 2026 deadline for providing this response. There's not a good excuse for that lapse. If you need to delay the UG hearing because staff doesn't have enough time between now and the hearing to consider our responses, then we understand and accept that's on us.

Below we provide responses to all the staff comments. We first want to address comment #4 on page 7 of the Draft Staff Report which we consider the most significant comment which questions whether the garage can be considered a two car garage.

As depicted in the attached drawings, the main part of the garage itself is 24' x 31.5' with the 13' wide garage door extending an additional 2.5' to the east resulting in an overall length of 34'. So the main part of the garage is significantly longer and wider than the typical two car garage, (which in my suburban home is 19' x 22' with a 16' door). Though the 13' wide garage door at 403 Barnett Ave is more narrow than the typical 16' two car garage door, we feel that the additional (12' of) length of the garage and the additional (5' of) width allows ample room for two cars to maneuver in and out independently. Granted, someone could block the door and not leave room for a second car to pull in or out, but that's pretty much the case for any two-car garage.

Comments #s 1, 2 and 3 on page 7 are informational and accurate, as far as we know.

Comment #5, indicates two off-street parking spaces are required. We feel we comply with that as explained in our response to Comment #4.

Comment #6 advises that we need to repair the existing sidewalk along Barnett Ave. We acknowledge that need as legitimate and will comply when a building permit has been issued, if not before.

Comment #7 advises that we need to install a handrail on the exterior stairs leading to the front door. We acknowledge the legitimacy of that comment and will comply when a building permit has been issued, if not before.

Comment #8 advises that we need to remove gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread. We acknowledge the legitimacy of that comment and plan to extend the brick sidewalk up to the riser of the first stair when a building permit has been issued, if not before.

Our responses to the "Standard Conditions" enumerated on page 8 of the Draft Staff Report follow.

#1 calls for one shade tree per dwelling unit and one tree per 7000 square feet yard space, if I interpret the latter correctly. There are currently two big trees on the site, so we meet the requirement for one tree for each of the two dwelling units. As we interpret #1 we need to plan to plant one more tree to comply with the requirement for one tree per 7000 square feet of yard space, which we agree to do.

#2 - We understand that the tree we plant (per #1) needs to comply with the specifications described in #2 of the standard conditions enumerated on page 8 of the Draft Staff Report.

#3 - We have no plans to install any signs and none exist currently, but if we ever do (which is highly unlikely) we will comply with the directive in #3 of the standard conditions enumerated on page 8 of the Draft Staff Report.

#4 - We might need some clarification on #4 of the standard conditions enumerated on page 8 of the Draft Staff Report. We have two exterior lights on the front of the house. They are hooded but I believe they cast light in 180 degrees (approximately), so we might need to change those to comply with #4. We will accept your recommendation and comply accordingly.

#5 - We plan on getting a building permit for all aspects of the work to be performed

#6 - We're hopeful that new curb cuts (for off street parking or other purpose) will not be required, but if we do cut the curb we make sure they are constructed to UG standards.

#7 - We've responded to Planning Engineering comments (received separately) related to separation of sanitary sewer lines and will continue to work with Planning Engineering and Building Inspection to comply with their directives.

#8 - We understand that a certificate of occupancy will not be issued for the permitted work until that work has been completed.

#9 - We understand that we will need to pay \$125 fee within 30 days of the UG Board of Commissioners meeting, otherwise the petition (COZ) if approved would become invalid.

Prepared by:
Steven Sudekum
4737 Canaan Lake Dr
Kansas City, KS 66109

January 23, 2026

To:
Byron Toy, AICP, Lead Planner
Department of Planning and Urban Design
Unified Government of Wyandotte County · Kansas City Kansas

Subject: Neighborhood Meeting MINUTES regarding 403 Barnett
Application Number: COZ2025-033 (R-1B to R-2B)
Date and Location: Meeting held at 403 Barnett Ave. KCK 66101 on January 21, 2026

Names of people in attendance:

- Tyler Coey (COZ applicant, Pearl Properties LLC member and majority shareholder with his wife Alaina)
- Steven Sudekum (COZ applicant's representative, Pearl Properties LLC managing member)
- Cynthia Sudekum (Pearl Properties LLC member)
- Adrienne Nastav (Neighbor)

Meeting called to order at: 6:00pm. Adrienne arrived around 6:15pm.

Introductions were made.

Attendees were provided access to copies of the proposed building plans / layout that were submitted as part of the COZ application, which if approved would result in two apartments, one upstairs and one downstairs, each with their own private first floor entrance. Tyler and Steve then conducted a tour through the property, referring to the proposed plans as they went, taking questions and comments from Adrienne along the way. During the tour Adrienne mentioned that she'd lived in her house up the street since the 1960s and had been in the 403 Barnett when it was occupied by previous owners. She described the past configuration of the rooms as not working well and she was generally very positive regarding the existing and proposed layout.

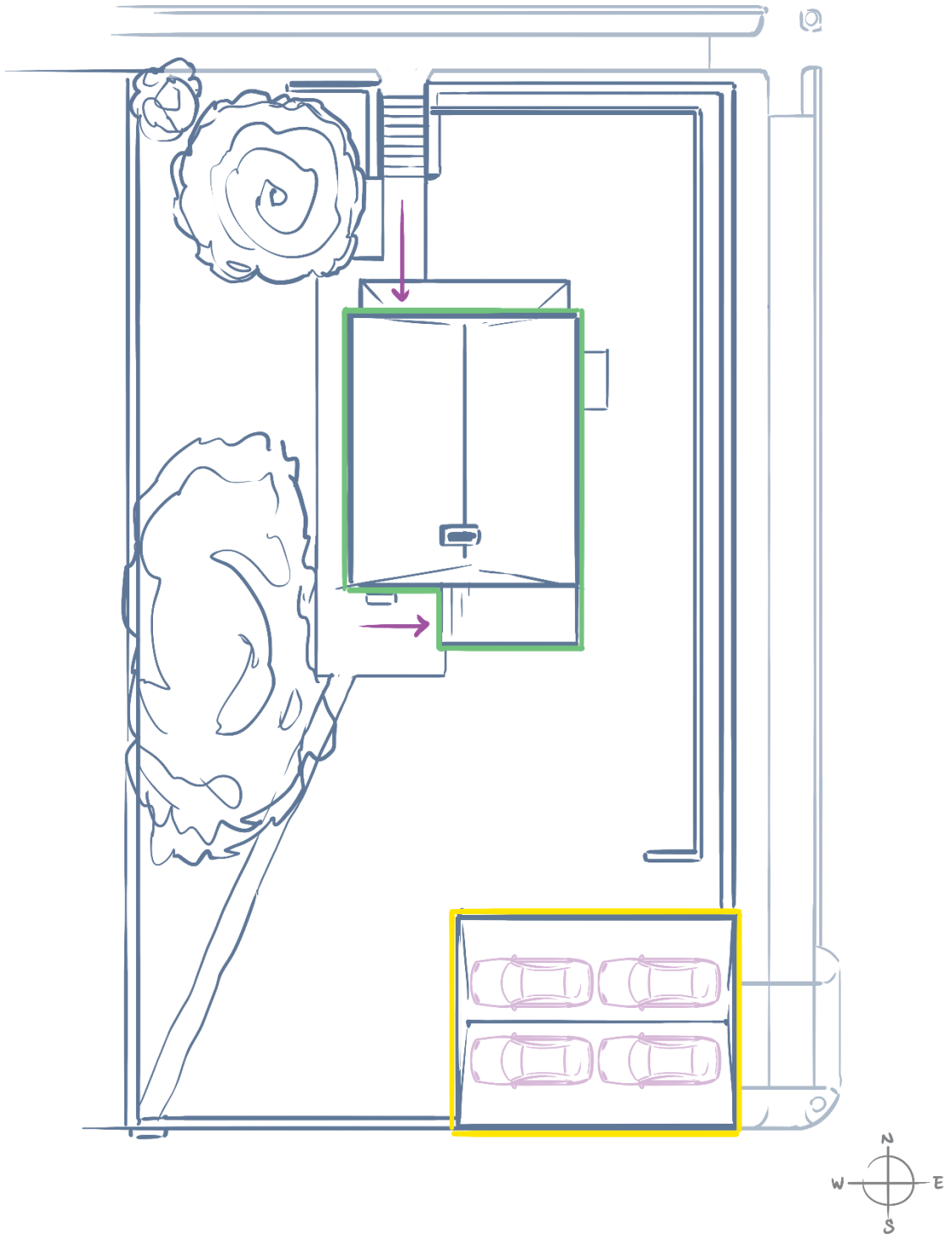
Nearing the end of the tour and wide ranging conversation along the way, Steve asked Adrienne if she had any objections to the change of zone which would allow the property to become a legal duplex. Adrienne indicated she would not have any objections to the change of zone with the following caveats. Adrienne mentioned that given unfortunate events surrounding short term rentals in the immediate vicinity, she would not want it to become a short term rental property and that parking should be off-street or along the long stretch of 4th Street making up the property's eastern boundary. Steve indicated that there were no plans for the property's use as a short term rental. Tyler indicated that there was a detached garage which would be available to tenants for off-street parking.

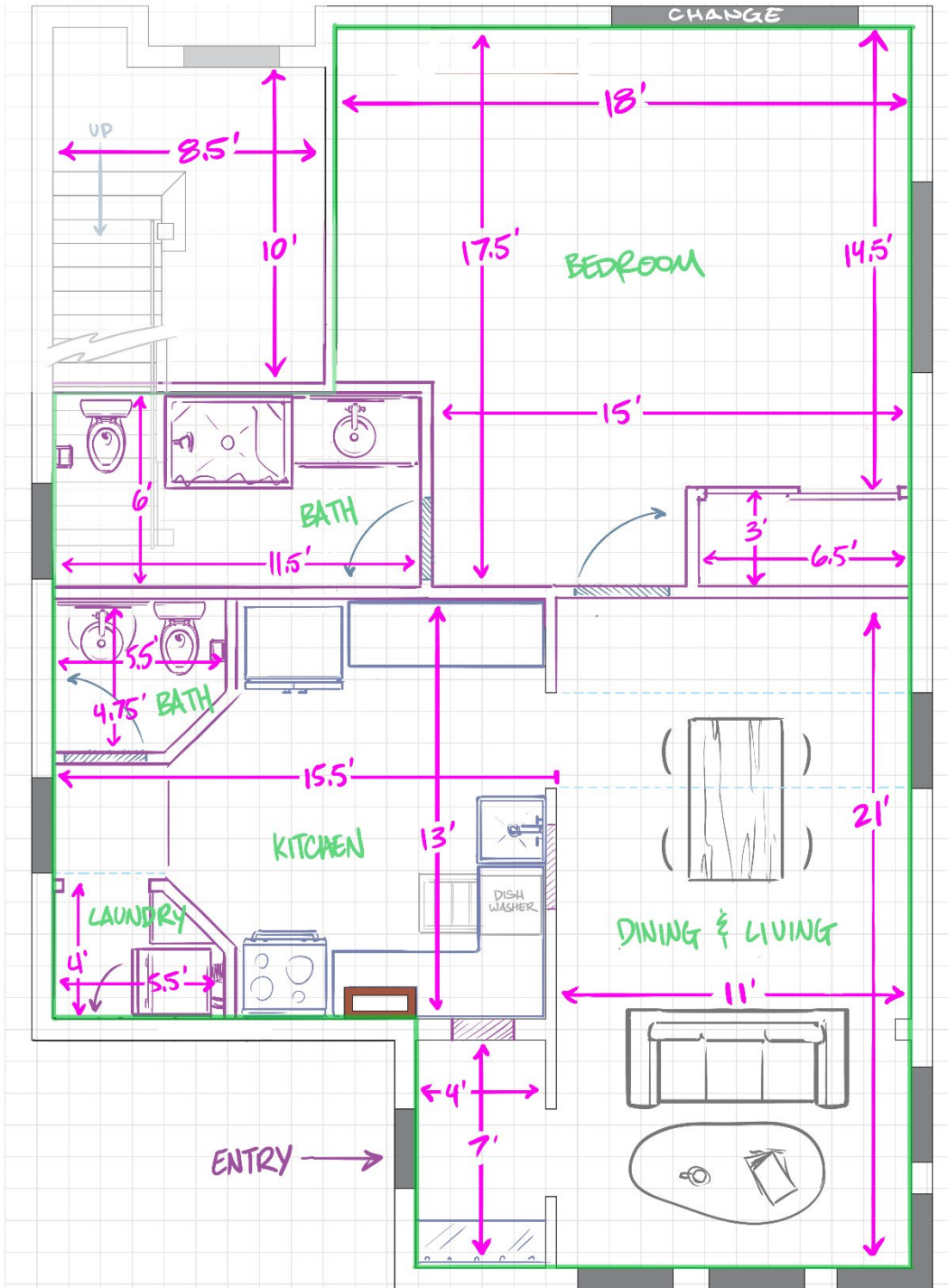
Meeting adjourned at approximately: 7:30pm

Names of people not in attendance who contacted Tyler by phone, email or spoke to him in person:

- John Rebeck

The next door neighbor John Rebeck called Tyler, apologized for missing the meeting and wished him good luck. John had no objection to the change of zone application.



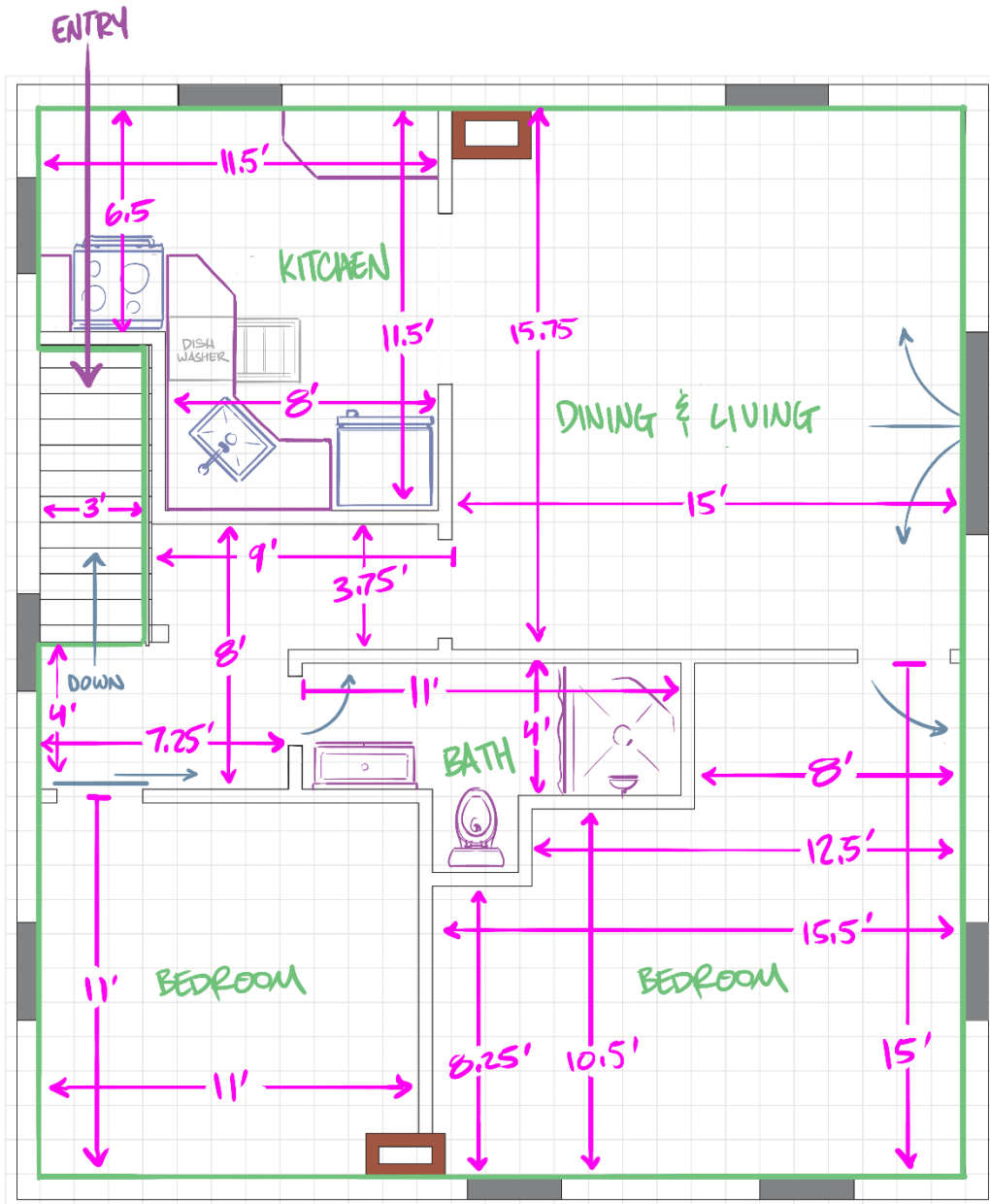


SCALE:
 □ 1/4" = 1'

FIRST FLOOR PLAN

— 403 BARNETT AVE. —

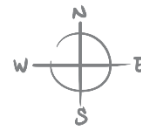


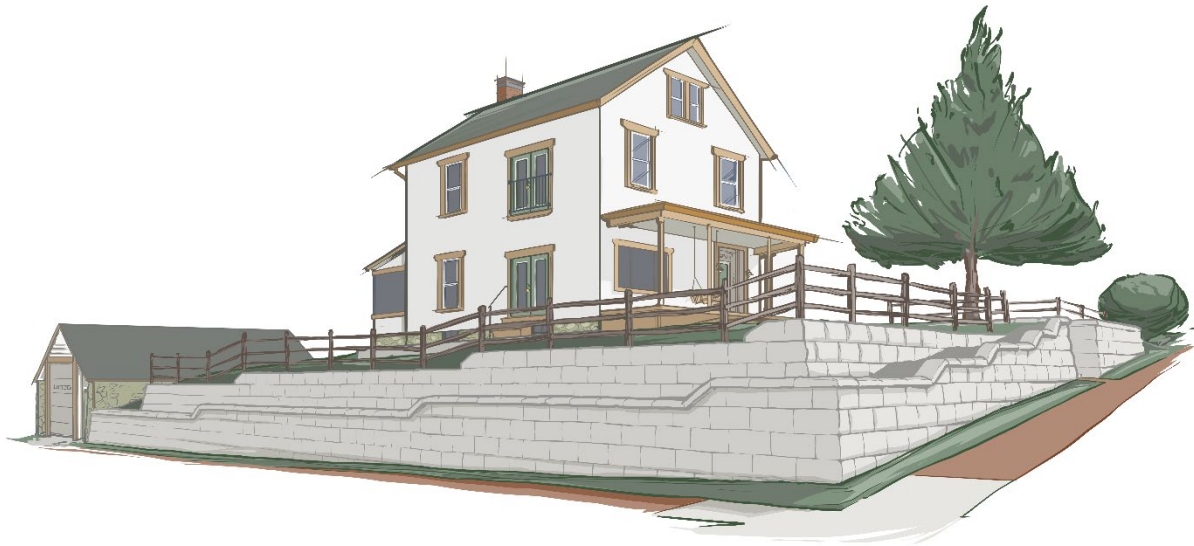


SCALE:
 □ 1/4" = 1'

SECOND FLOOR PLAN

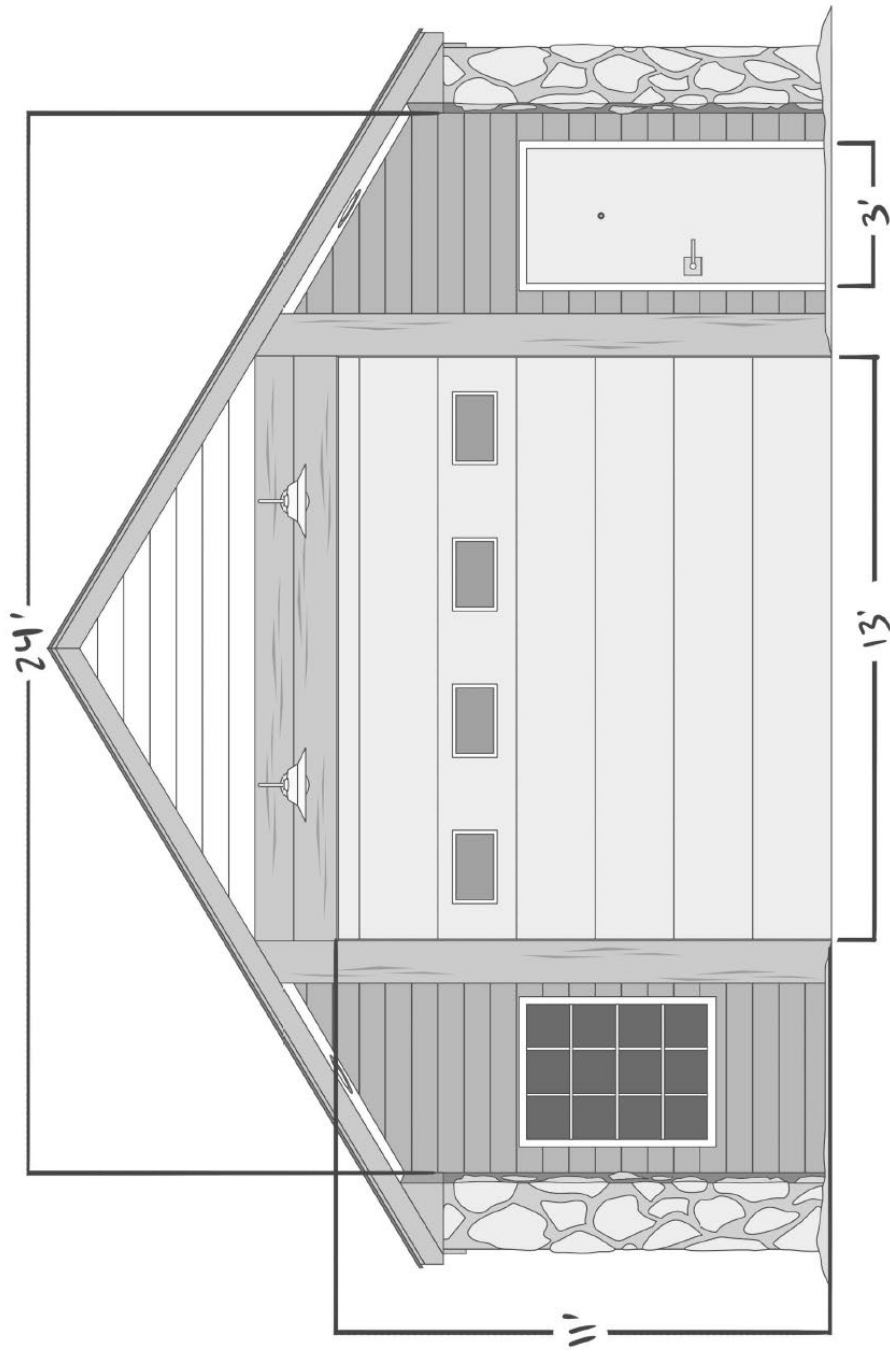
— 403 BARNETT AVE. —



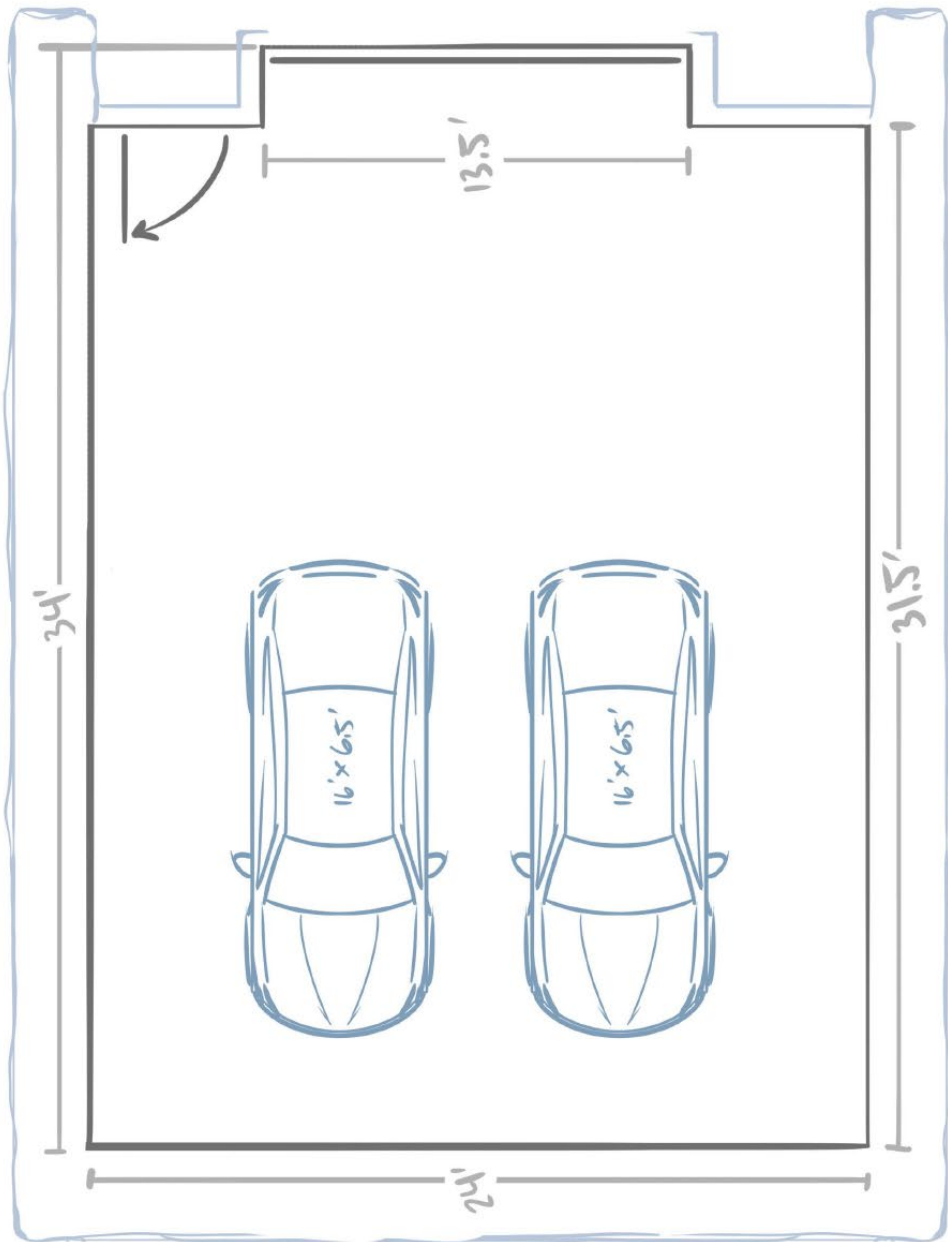


The Pearl House

403 BARNETT AVE.



403 barnett ave.



403 barnett ave. S















(First published _____)

COZ2025-033

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 403 Barnett Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to R-2(B) Two-Family District.

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

Section 1. It is hereby found and determined that a petition was filed on December 29, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1(B) Single Family District to R-2(B) Two-Family District.

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

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

Lots 1, 2 and 3, Block 156, WYANDOTTE CITY, now in and a part of Kansas City, Wyandotte County, Kansas, located at approximately 403 Barnett Avenue, Kansas City, Kansas,

be changed from its present zoning of R-1(B) Single Family District to R-2(B) Two-Family District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Planning and Urban Design Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-2(B) Two-Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

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

PASSED BY THE 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 7th Street, Suite 423
Kansas City, Kansas 66101
www.wycokck.org/planning

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 26, 2026

Re: **Special Use Permit Petition SP2025-063**

GENERAL INFORMATION

Applicant Information:

Albert Hermans with SDC Engineering
Applicant and Representative
5907 Raytown Trafficway
Raytown, Missouri 64133

Subject Property:

825 Kansas Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:

Approval of a Special Use Permit to build a 284 square foot addition and operate as a liquor store.

Commission Districts:

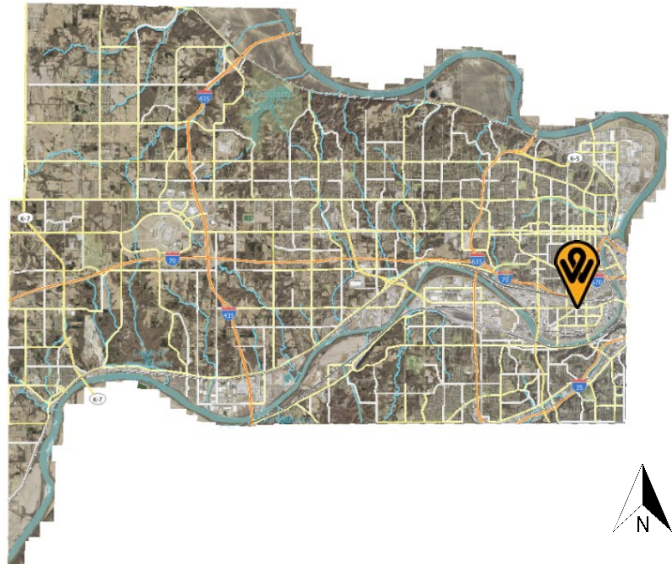
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William (Bill) Burns

Existing Zoning District(s):

C-3 Commercial District

Comprehensive Plan Area:

Armourdale Area Plan



	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Restaurant and grocery store
South	R-2(B) Two Family District	Single-family home
East	M-2 General Industrial District	Auto repair shop
West	R-2(B) Two Family District	Vacant lot and single-family home

Total Tract Size: 0.20 Acre

Comprehensive Plan Designation: The Armourdale Area 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 Kansas Avenue as a Minor Arterial and Argentine Boulevard as a Minor Collector.

Parking Requirement: Section 27-467(e) states uses in this district require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. The structure is 2,165 square feet, including the 284 square foot addition, which requires 9 parking spaces. The applicant is providing 11 off-street parking spaces for the liquor store.

The Unified Government passed an ordinance on July 17, 2025, which does not require off-street parking for commercial businesses and mixed-use buildings with up to six (6) residential units.

Landscaping Requirement: Section 27-467(g) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six-foot (6') high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – September 18, 2025
 Letters to Property Owners – September 19, 2025, November 14, 2025, December 1,

2025, January 5, 2026 and February 2, 2026

Public Hearing: March 9, 2026 and March 26, 2026
Public Support: None to date.
Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Albert Hermans with SDC Engineering, is requesting a Special Use Permit to build a 284 square foot addition by enclosing an outdoor canopy onto an existing liquor store at 825 Kansas Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. BOZA2025-027 – Variance for separation distance between an existing liquor store and two (2) churches and a park.
2. 2024 – DRC24-0002 – Building Permit for a 284 square foot addition to add on existing liquor store.
3. 2018 – 18325-00037 – Building Occupancy.
4. 2005 – 5385-00148 – Mechanical Permit to replace a unit on the roof.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Armourdale Statistical Neighborhood, Census Block Group 0426002. The neighborhood features a mix of single-family

residential, as well as commercial businesses. The property is located in a commercial node along Kansas Avenue, which is a major mixed-use corridor — residential dwellings, and commercial and industrial businesses that run west to North 18th Street and east to the Kansas River.

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

The zoning and uses of nearby properties are set out above. The proposed use is an existing use that is not necessarily compatible with an abutting single-family home, as noise from loitering and illumination from exterior lighting, however, if managed properly, the proposed use should be compatible with nearby properties.

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 property is suitable for a liquor store as it is already existing and the need for the Special Use Permit is due to the 284 square foot addition. There is the possibility for increased traffic and parking demand, as well as potential impacts from noise and illumination, however, if managed properly, these impacts should not be an issue.

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

The property is not vacant. The business is an existing liquor store.

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 Armourdale Area Plan designates this property as Community Commercial, which allows medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

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

The proposed use will inherently lead to an increase in traffic and parking demand, as the property currently serves a lower intensity use than what is proposed. The proposed use, however, is not expected to lead to an increase in traffic to the point where it will exceed the capacity of Kansas Avenue, a Major Arterial, and/or Argentine Boulevard, a Major Collector.

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.*

A liquor store is not reasonably necessary for the convenience and welfare of the public. In the past, other liquor stores have faced opposition from residential neighbors who have claimed that adding a liquor store, albeit an addition will substantially or permanently injure the appropriate use, visual quality, or marketability of their adjoining properties.

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

Noise and illumination are typical issues with this type of use, however, these are not expected to be an issue as long as it is managed properly.

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

The proposed use would not pollute air or land as it is located in an existing, permitted structure. If the applicant properly manages the property, trash from patrons should be minimal and temporary.

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

There are no irreplaceable natural resources that would be damaged by the proposed uses in a pre-existing building in a built-out commercial area with a 284 square foot addition.

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

A liquor store expansion is not reasonably necessary for the convenience and welfare of the public because there is little relative gain to the public health, safety, and welfare when compared to the hardships that may be imposed on the nearby individual landowner or landowners. The operator must continue to work with nearby residents in order to create goodwill between the parties and form a working relationship that will allow for the continued use of a liquor store to operate while still preserving the quiet enjoyment of the residential property owners.

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

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

to meet all conditions of approval.

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

The proposed use would not result in overcrowding as the business function operates within an existing building with adequate parking. There is a propensity for a liquor store to induce loitering, however, a certificate of occupancy for the addition would provide a limit on undue concentrations of populations.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 825 Kansas Avenue, Kansas City, KS 66105 on February 5, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Separation Distance from Shawnee Park
Hours of Operation
Lighting and Screening from Residences

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-063**, for two (2) years, subject to:

1. **Hours of operation are Sunday: 9:00 AM – 10:00 PM and Monday – Saturday: 9:00 AM – 11:00 PM;**
2. **No sales may occur outside;**
3. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
4. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
5. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
6. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

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

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-063** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-063** 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 **SP2025-063**, 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.

March 9, 2026, City Planning Commission Minutes:
Hearing starts at 51:14:

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). Detailed Outline of Requested Action: The applicant, Albert Hermans with SDC Engineering, is requesting a Special Use Permit to build a 284 square foot addition by enclosing an outdoor canopy onto an existing liquor store at 825 Kansas Avenue.

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

Present in Support:

- Albert Hermans, Applicant, SDC Engineering, Raytown

Present in Opposition:

- No one appeared

Staff Recommendation starts at 52:54: Lead Planner Byron Toy stated that staff recommends approval with conditions outlined in the staff report for two (2) years.

The Planning Commission directed questions to Toy.

Motion starts at 53:16:

On motion by Commissioner Jones, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-063 for two (2) years:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

- 1. Hours of operation are Sunday: 9:00 AM – 10:00 PM and Monday – Saturday: 9:00 AM – 11:00 PM;**
- 2. No sales may occur outside;**
- 3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light**

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

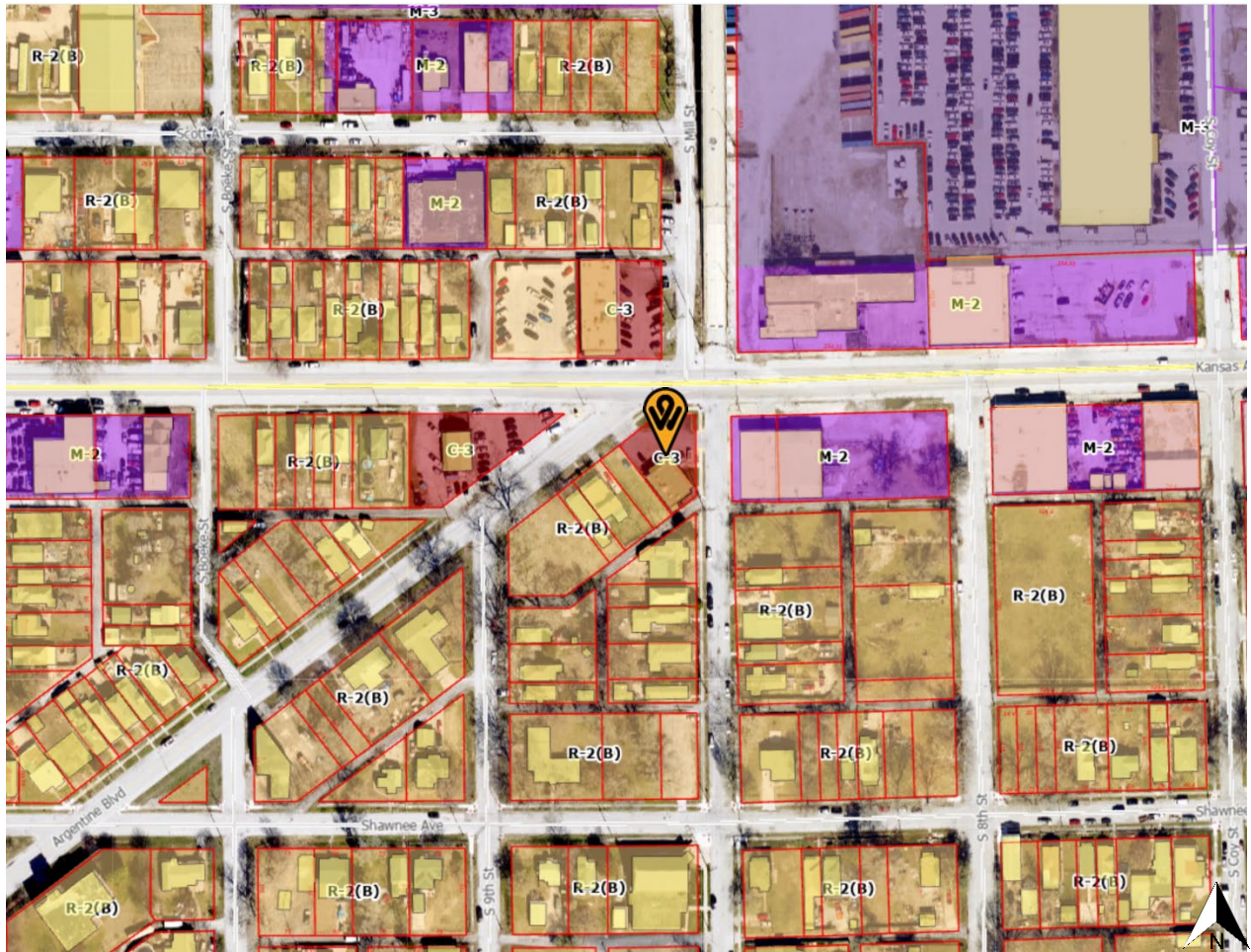
conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

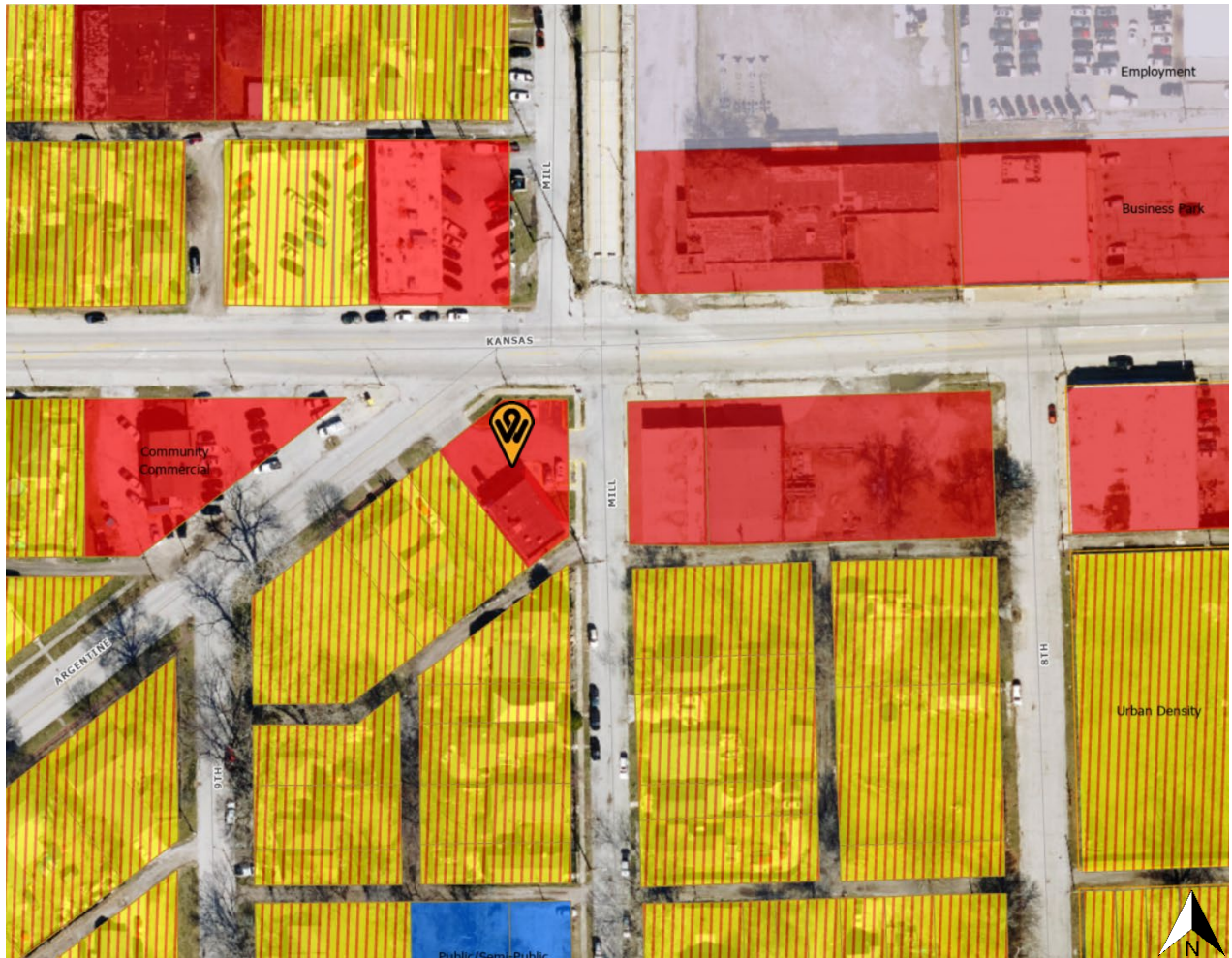
AERIAL MAP



ZONING MAP



LAND USE MAP





MINUTES:

Application Number: SP2025-063

Date and Location: 10/14/25

- 825 Kansas Ave

Kansas City, KS 66105

Meeting called to order at: 6:00 PM

Names of people in attendance:

- Binay Sharma (Owner)
- Mithon (employee)
- Carlos (employee)
- Jaime Marquez (applicant)
- Albert Herman's (architect)

No neighbors arrived to meeting.

Introductions:

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

Questions and answers (include the following):

- > Who asked question or gave comment
- > What was the question or comment

- Who answered the question/comment
- What was the answer given

Meeting adjourned at:6:45

Minutes taken by: Jaime Marquez

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MO)
) SS:
COUNTY OF Cass)

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

1. That I am the petitioner for Petition # SP 2025-063.
2. That I conducted a neighborhood meeting on 10/14/2025.
3. The notice to nearby property owners was sent on 09/29/25.
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.



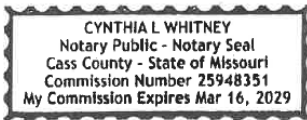
10/16/25

Affiant

Jaime Marquez

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 16th day of October, 2025.

My commission expires Mar of 16, 2029.



Cynthia L. Whitney
Notary Public

CONTRACT NO. 2025-063
 DATE: 03/26/2025
 SHEET NO. 1 OF 1

ARMOURDALE LIQUOR ADDITION
 825 KANSAS AVE.
 KANSAS CITY, KS

ENGINEERING, INC.
 CONSULTING STRUCTURAL AND CIVIL ENGINEERS
 9807 KANSAS STREET
 KANSAS CITY, MO 64133
 816-251-1113

DATE: 03/26/2025
 DRAWN: J. SMITH
 CHECKED: M. JONES
 SCALE: 1" = 30'

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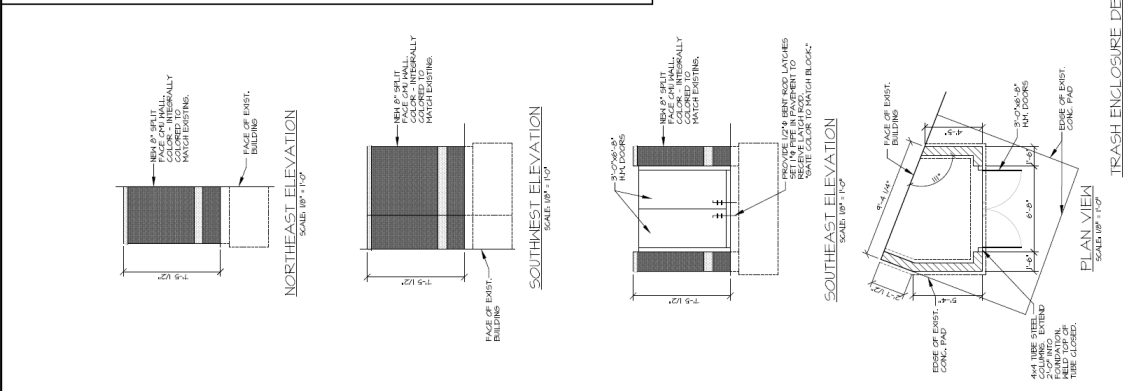
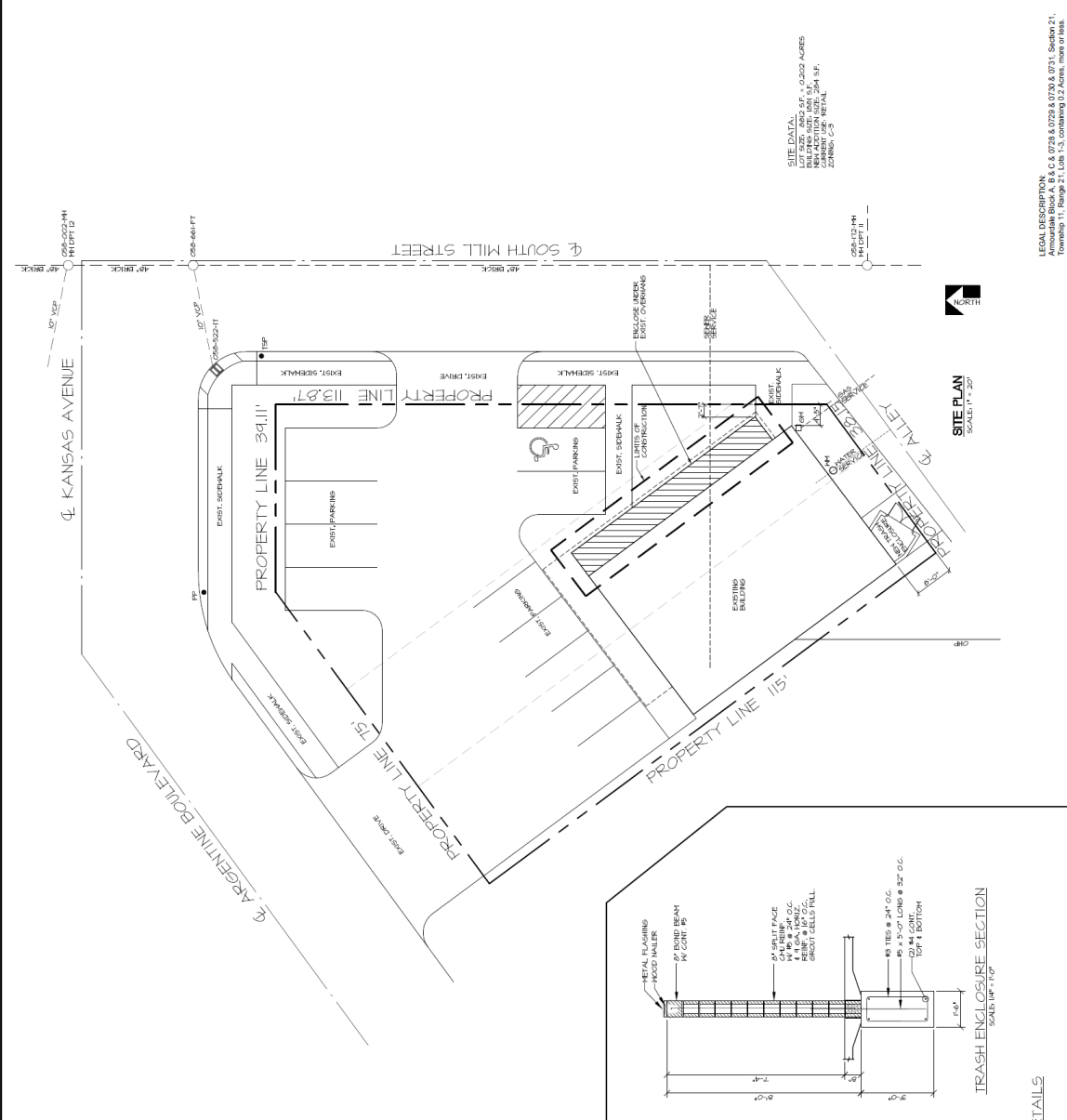
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 SCALE: 1" = 30'

DATE: 03/26/2025
 DRAWN: J. SMITH
 CHECKED: M. JONES
 SCALE: 1" = 30'



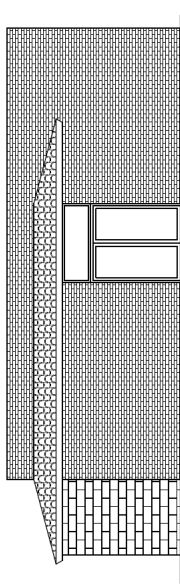
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ARMOURDALE LIQUOR ADDITION
 825 KANSAS AVE.
 KANSAS CITY, KS

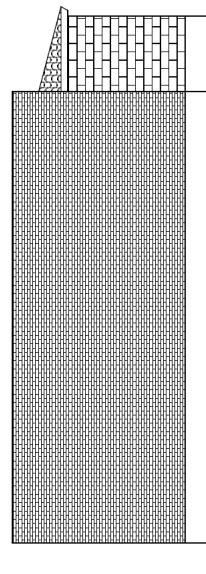
ENGINEERING, INC.
 Consulting, Structural and Civil Engineers
 5907 Astoria, Missouri 64133
 816-356-1115

DATE:	07/18/25
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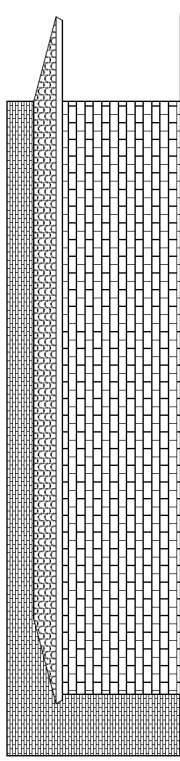
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NORTHWEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION
 SCALE: 1/4" = 1'-0"

(Published _____)

SP2025-063

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 SP2025-063, commonly known as 825 Kansas Avenue, Kansas City, Kansas, legally described as:

Armourdale Block A, B, and C and 0728 & 0729 & 0730 & 0731, Section 21, Township 11, Range 21, Lots 1-3, Containing 8812 Square Feet or 0.202 Acres, more or less, located at 825 Kansas Avenue.

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

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

- 1. Hours of operation are Sunday: 9:00 AM – 10:00 PM and Monday – Saturday: 9:00 AM – 11:00 PM;**
- 2. No sales may occur outside;**
- 3. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
- 4. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
- 5. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges**

that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

of this Special Use Permit.

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 26, 2026

Re: **Special Use Permit Petition SP2025-087**

GENERAL INFORMATION

Applicant Information:

Michael Morse with Quick's Auto
Salvage Storage & Tow, LLC
1120 Pawnee Avenue
Kansas City, Kansas 66105

Subject Property:

1124 Pawnee Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:

Approval of Renewal of Special Use
Permit to Continue Operating an
Automotive Salvage Yard.

Commission Districts:

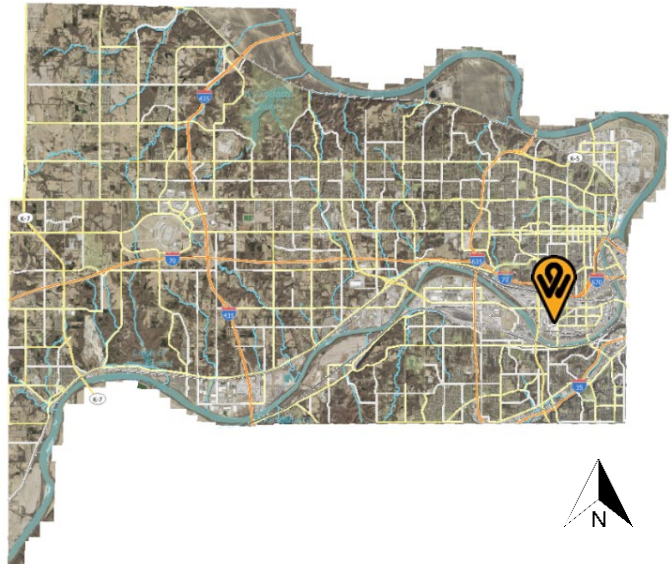
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William J. Burns

Existing Zoning District(s):

M-3 Heavy Industrial District

Plan Area:

Armourdale Area Plan



	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Tow Lot (All City Tow Service)
South	None	Canadian Pacific Kansas City Railway
East	M-3 Heavy Industrial District	Sorella Group
West	M-3 Heavy Industrial District	Tow Lot (All City Tow Service)

Total Tract Size: 1.15 Acres

Comprehensive Plan Designation: The Armourdale Area Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage. These uses are often the most intensive uses characteristic of heavy truck traffic, excessive noise, and potentially noxious impacts.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Pawnee Avenue as a Local Street.

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

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

Advertisement: The Wyandotte Echo – December 18, 2025
Letters to Property Owners – December 19, 2025, January 5, 2026 and February 2, 2026

Public Hearing(s): March 9, 2026 and March 26, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Michael Morse, is requesting the renewal of a Special Use Permit (SP2020-059) for the purpose of continuing an auto salvage yard at 1124 Pawnee Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-4478 – Code-Environment – December 05, 2025 – Closed – Cut weeds/grass – This has not yet been closed.
2. GRA25-0257 – Graffiti – December 05, 2025 – Closed – Gang cement blocks along South Bethany Street.
3. STR25-0749 – Structural – December 05, 2025 – Noticed Issued – Repair/paint exterior walls – This has not yet been closed.
4. GRA21-0048 – Graffiti – February 11, 2021 – Closed – Graffiti on the south wall.
5. 19220-00224 – Graffiti – April 18, 2019 – Completed – Graffiti on wall.
6. 18220-00530 – Graffiti – August 08, 2018 – Completed – Graffiti on block wall.
7. 13220-00991 – Graffiti – September 16, 2013 – Completed – Graffiti on the East and South side wall.
8. 13220-00790 – Graffiti – July 11, 2013 – Complete – Graffiti on the front concrete barrier.
9. 13220-00487 – Graffiti – March 03, 2013 – Complete – Graffiti on the front concrete barrier.
10. 12220-00808 – Graffiti – June 26, 2012 – Completed – Graffiti on the wall along 11th Street.
11. 11220-00428 – Graffiti – April 04, 2011 – Completed – Graffiti on the wall.
12. 11395-00027 – Stop Work Order – February 17, 2011 – Completed – Modular Building without Permit.
13. 10220-01334 – Graffiti – August 10, 2010 – Completed – Graffiti on the wall.
14. 06220-00000-00731 – Graffiti – June 19, 2006 – Completed – Graffiti on the wall.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 20402-00044 – Special Use Permit – June 1, 2020 – Approved – Special Use Permit for an Automotive Salvage Yard (five (5) years).
2. 15402-00016 – Special Use Permit – March 27, 2015 – Approved – Special Use Permit for an Automotive Salvage Yard (five (5) years).

3. 12402-00049 – Special Use Permit – October 26, 2012 – Approved – Special Use Permit for an Automotive Salvage Yard (two (2) years).
4. 10402-00027 – Special Use Permit – June 9, 2010 – Approved – Special Use Permit for an Automotive Salvage Yard (two (2) years).

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Armourdale Statistical Neighborhood and Census Block Group #0426003. The neighborhood consists of Heavy Industrial businesses adjacent properties to the north, east, and west of the property. To the south, the Canadian Pacific Kansas City Railway is located.

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

The zoning and uses are set out above. The subject property is surrounded by the M-3 Heavy Industrial to the north, east, and west of the property. The proposed use, which is Industrial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property being zoned M-3 Heavy Industrial. Additionally, the use being proposed has been in use since 2010. The removal of restrictions could detrimentally affect nearby property, however, no issues have arisen.

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 Armourdale Area Plan. The Armourdale Area Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage. These uses are often the most intensive uses characteristic of heavy truck traffic, excessive noise, and potentially noxious impacts. The proposed use conforms to the Armourdale 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 could have the potential to increase vehicular traffic, but should not exceed the capacity of Pawnee Avenue, a Local Street, to accommodate it if managed properly.

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

The proposed use presents no convenience nor welfare to the public. It should not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining properties if managed properly. The proposed use will not affect the use, quality, or marketability of nearby property since they are also zoned M-3 Heavy Industrial. Additionally, the conditions of SP2020-059 have been followed.

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.

Given that the surrounding area is primarily industrial in nature, any noise, vibration, dust, or illumination normally associated with the proposed use is not expected to create problems for near-by 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 Industrial zone property.

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

The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted Industrial use in an existing, built-out neighborhood. Runoff into the Kansas River is a potential concern if not managed properly.

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

If this Special Use Permit is denied, the landowner would need to find an alternate location to conduct their business elsewhere. The relative gain to the public health, safety, and welfare as compared to hardship imposed on the landowners is minimal.

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 should not result in the overcrowding of land or the undue concentration of population as it is an industrial use.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1120 Pawnee Avenue on February 11, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit, and/or submitted comments to the applicant

KEY ISSUES

Compliance with previous conditions of approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-087, for ten (10) years**, subject to:

- 1. Comply with previous conditions of approval from SP2020-059;**
- 2. All salvaged vehicles shall be within the enclosed property and not be visible from public view;**
- 3. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
- 4. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
- 5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 6. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 7. 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;**

- 8. 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;**
- 9. 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;**
- 10. 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;**
- 11. The Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 12. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 13. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination**

of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-087** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Site Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-087** 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 **SP2025-087**, 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.

March 9, 2026, City Planning Commission Minutes:

Hearing starts at 23:31:

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

CONSIDERATION OF THE FEBRUARY 9, 2026 CITY PLANNING COMMISSION MINUTES.

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. Detailed Outline of Requested Action: The applicant, Michael Morse, is requesting the renewal of a Special Use Permit (SP2020-059) for the purpose of continuing an auto salvage yard at 1124 Pawnee Avenue.

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

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

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the areas in question;

3. The City's currently adopted Master Plan for the areas in question;
4. The staff report and attachments dated March 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 26:31:

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

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

SP2025-087:

1. **Comply with previous conditions of approval from SP2020-059;**
2. **All salvaged vehicles shall be within the enclosed property and not be visible from public view;**
3. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
4. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;**
5. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon**

- themselves to initiate the building permit process accordingly;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 7. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
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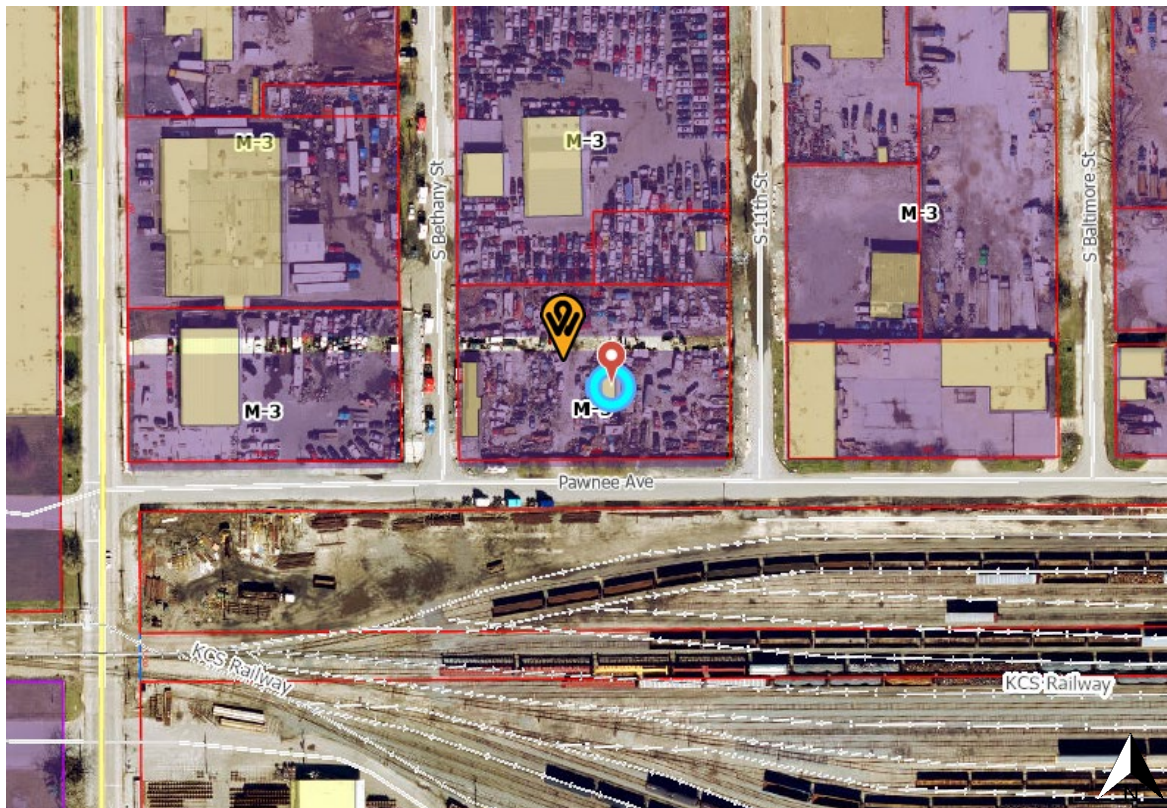
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ATTACHMENTS

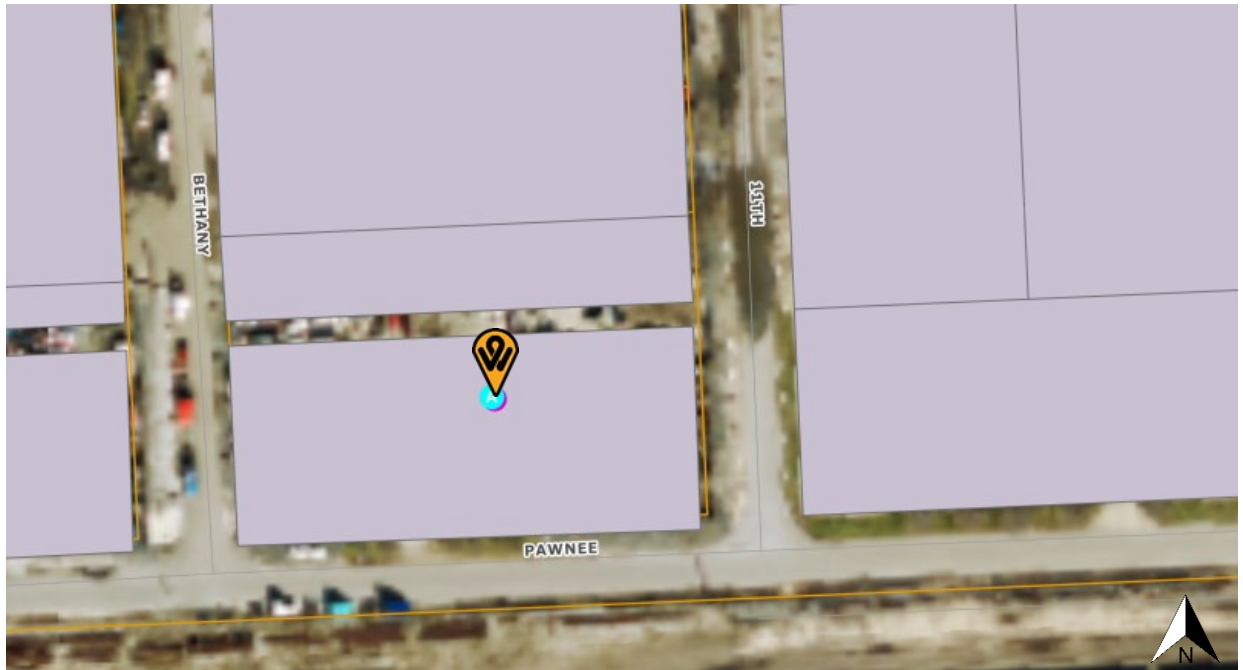
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Application Number: SP-2025-087

Date and Location: 2/11/2026

Meeting called to order at: 1120 Pawnee Ave Kansas City, KS 66105

Names of people in attendance:

- 1. Michael Morse
- 2. Samantha Morse
- 3.
- 4.
- 5.
- 6.

Introductions:

Hi, I am Michael, owner of Quicks auto salvage storage and tow. I am here to answer any questions or concerns you may have.

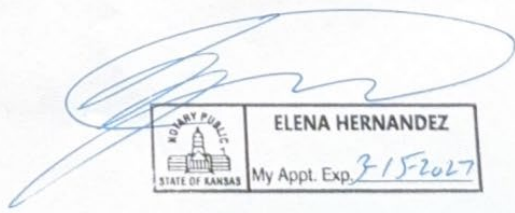
Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

NO ONE SHOWED UP

Ø Who asked question or gave comment

Ø What was the question or comment



ELENA HERNANDEZ
My Appt. Exp. 3-15-2027



Ø Who answered the question/comment

N/A

Ø What was the answer given

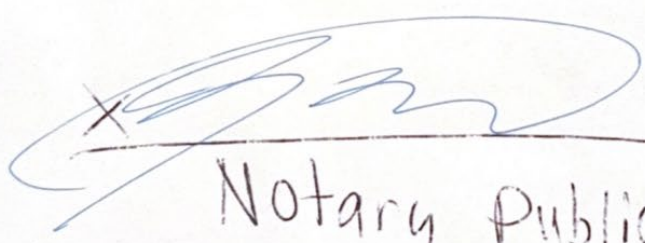
N / A

Meeting adjourned at: (must stay for 30 minutes after start time)

2:33 pm

Minutes taken by: Samantha Morse

Samantha Morse



Notary Public

2/11/26
Date













(Published _____)

SP2025-087

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 SP2025-087, commonly known as 1124 Pawnee Avenue, Kansas City, Kansas, legally described as:

Block 104, lots 20 through 34, Armourdale, a subdivision of land in Kansas City, Wyandotte County, Kansas, located at approximately 1124 Pawnee Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of an automotive salvage yard.

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. **Comply with previous conditions of approval from SP2020-059;**
2. **All salvaged vehicles shall be within the enclosed property and not be visible from public view;**
3. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

4. The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division;
5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
7. 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;
8. 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;
9. 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;
10. 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;
11. The Special Use Permit shall be valid for ten (10) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior

to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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

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 Watson
Mayor/Geo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 26, 2026

Re: **Special Use Permit Petition SP2025-097**

GENERAL INFORMATION

Applicant Information:

Matthew Ostermann and Mary Woelk
4105 Francis Street
Kansas City, Kansas 66103

Subject Property:

4101 Francis Street
Kansas City, Kansas 66103

Requested Action and Purpose:

Approval of Special Use Permit to
operate an Investor Short-Term
Rental (Non-Owner Occupied).

Commission Districts:

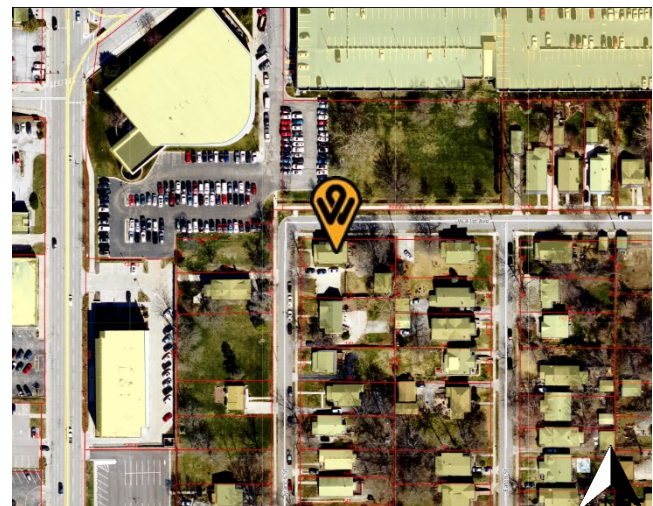
At-Large Commissioner, District #2:
Andrew Kump
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	KU Endowment Association parking lot
South	R-1(B) Single Family District	Single-family home
East	R-1(B) Single Family District	Single-family home
West	R-1(B) Single Family District	Single-family home

Total Tract Size: 0.27 Acre

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates West 41st Avenue and Francis Street as a Local Streets.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. Two (2) off-street parking spaces are required. The Applicant is providing two (2) parking spaces.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. Two (2) trees are planted in the front yard

Advertisement: The Wyandotte Echo – January 15, 2026
Letters to Property Owners – January 16, 2026 and February 2, 2026

Public Hearing(s): March 9, 2026 and March 26, 2026

Public Support: Staff received three (3) letters of support for the proposal.

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicants, Matthew Ostermann and Mary Woelk with Easter Wolf LLC, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4101 Francis Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Between 2003 – 2022, there have been various code enforcement violations for trash enclosures in the front of the property, trash, couch on the front porch, garage needs a roof, and vehicles parked on unimproved surfaces.
2. Between 2006 – 2023, there have been various building, mechanical, electrical and plumbing permits acquired for demolition of a detached garaged, build a new detached garage, electrical service upgrade, installation of a 50-gallon natural water gas heater

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, the Rosedale Development Association Business Group, Historic Hanover Heights Neighborhood Group and Census Block #0452002. The neighborhood consists of single-family homes within the Historic Hanover Heights historic district, as this property is at the end of the block face, intersecting West 41st Avenue and Francis 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 R-1(B) Single Family District zoning, but specifically single-family homes and KU Endowment Association parking lot to the north, across West 41st Avenue. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to Rainbow Boulevard, the primary north-south commercial corridor in Rosedale. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

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

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Francis 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 they are not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via 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.

KEY ISSUES

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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2025-097**, for one (1) year, subject to:

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

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

17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for (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;
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
20. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2025-097** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map

Short-Term Rental Map
 Applicant Response Letter
 Neighborhood Meeting Documents
 Floor Plan
 Home Inspection Report
 Site Plan
 Floor Plans
 Images Submitted by the Applicant
 Letters of Support

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2025-097** 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 **SP2025-097**, 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.

March 9, 2026, City Planning Commission Minutes:
Hearing starts at 54:08:

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. *Detailed Outline of Requested Action:* The applicants, Matthew Ostermann and Mary Woelk with Easter Wolf LLC, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 4101 Francis Street.

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

Present in Support:

- Mary Woelk and Matthew Ostermann, Applicants, 4105 Francis Street, Kansas City, Kansas 66103
- Gilbert Pintar, President of Hanover Heights, 4178 Cambridge Street, Kansas City, Kansas 66103

Present in Opposition:

- No one appeared

Staff Recommendation starts at 55:49: Lead Planner Byron Toy stated that this property has three (3) bedrooms, 1 and $\frac{3}{4}$ bathrooms. Up to six (6) guests and four (4) cars will be allowed at one time.

Motion starts at 56:18:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-097 for one (1) year:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

- 1. Maximum number of guests shall be six (6);**
- 2. All parking must be off-street, maximum number of vehicles is four (4). No**

- STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
 4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
 5. Applicant is to maintain liability insurance;
 6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
 7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
 8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
 9. Per the applicant's declaration, pets are not allowed at the property; however, in accordance with ADA requirements, service animals are permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling. We provide pet waste bags and appropriate disposal facilities on the property;
 10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
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that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

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

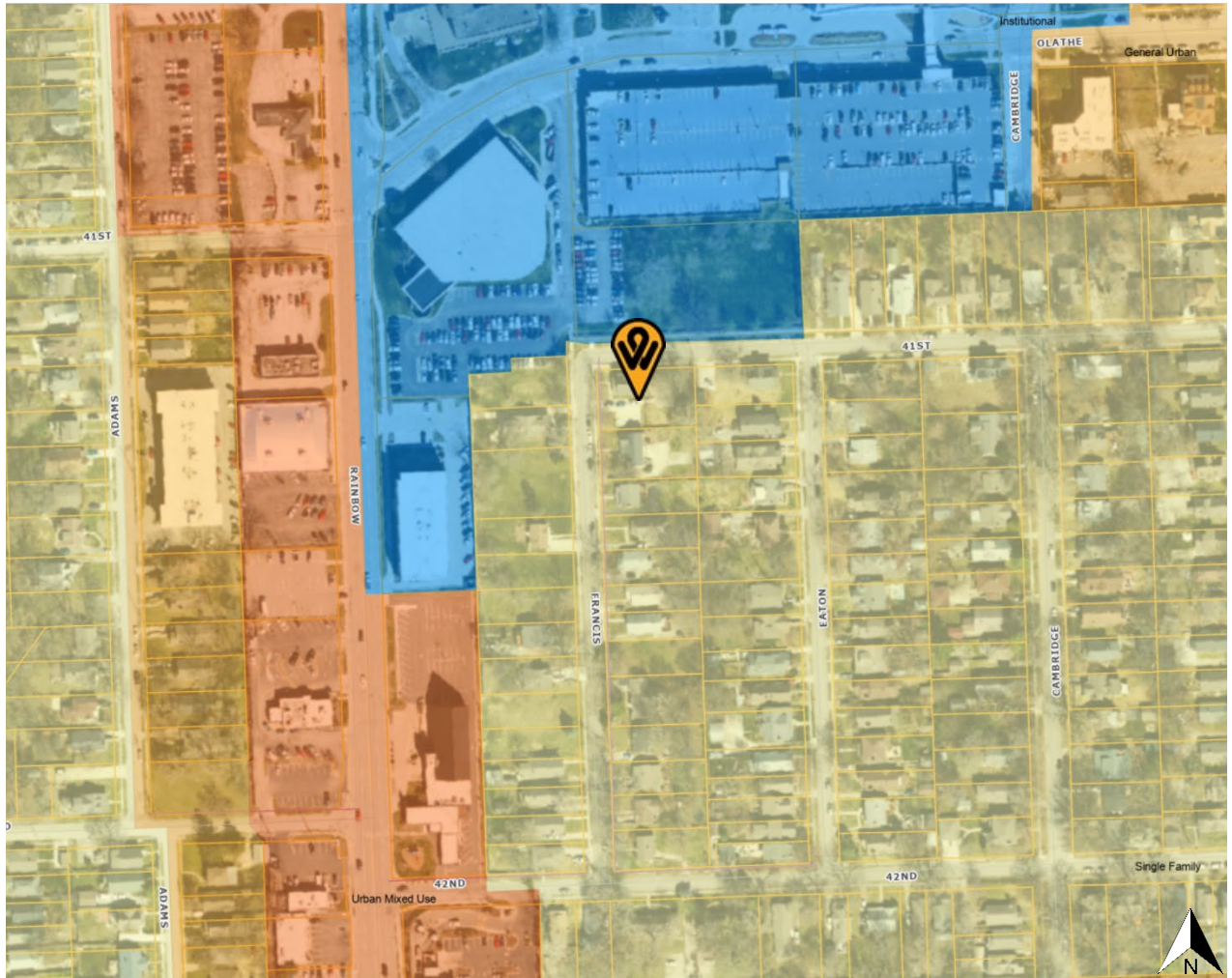
AERIAL IMAGERY



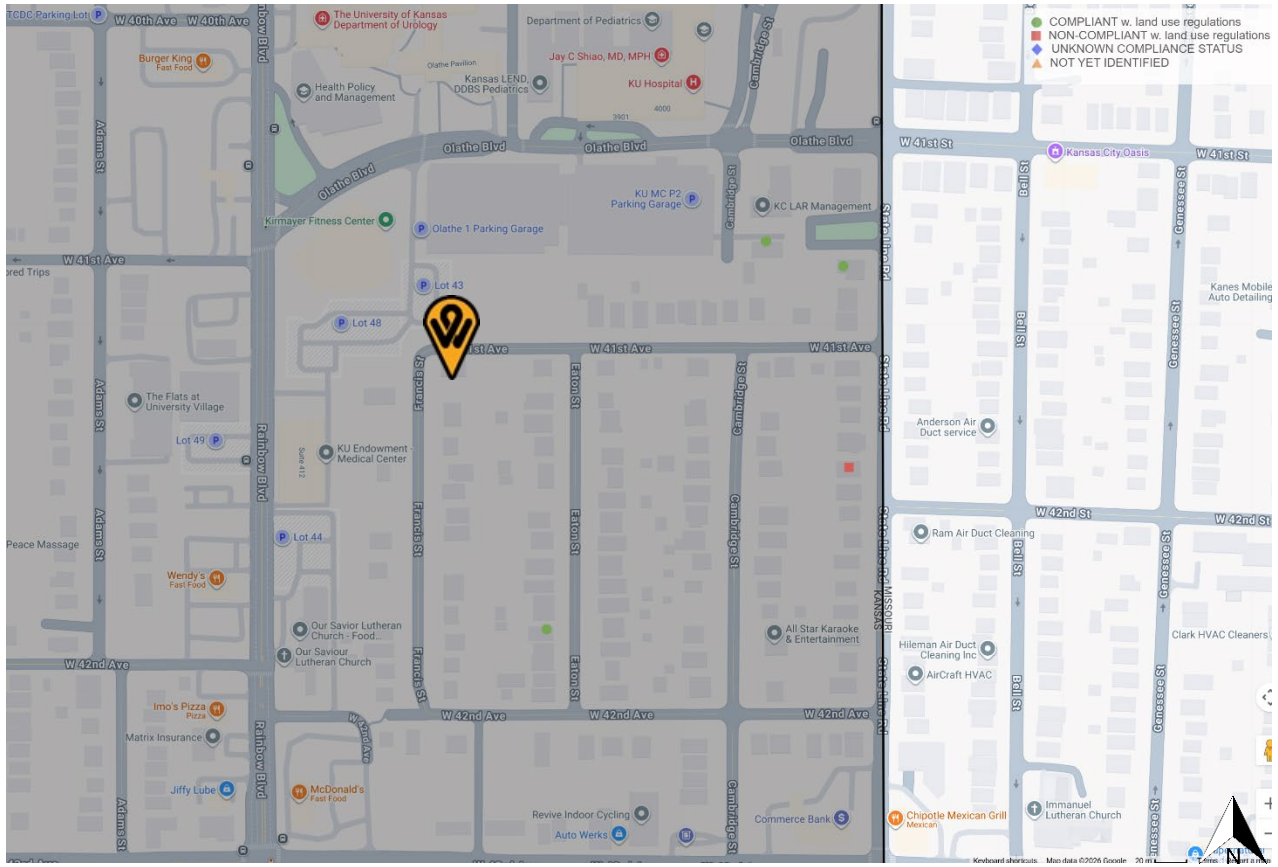
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

1. How are you addressing the comments from the home inspection?

We Currently have a long-term tenant in the home whose lease is ending in no later than April 30th. Once he is out, we plan on going through the entire house and remediating all the items in the inspection report. We already have estimates to fix the siding, roof, masonry, windows and drainage outside that we obtained when we purchased the residence.

2. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

The Whole House will be rented. It consist of a Kitchen, Dinning Room, Great Room, Office, 3 Bedroom and a large 3rd floor lofted space. The house also has one full Bath and one ¼ bath. The rear driveway to the home can easily handle 4 cars. All guests will be instructed to park there.

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

Per the Wyandotte County License 6 max.

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

We will be self-managing this property as we live next door.

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

Since we live next door, we have met all the neighbors through several Hanover Heights picnics and neighborhood meetings. Per the requirements of this application we mailed our contact information to anyone within a 200' radius of the property in question, so they can reach us by either phone or email, but they can also knock on our door.

Due to the nature of our neighborhood be adjacent to KU med many of the homes around us are long term rentals with their owners either living elsewhere or not directly named on the Title for the home.

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

Less than 30 Minutes, probably less as we live next door.

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

This is our first time running any Short Term Rental so we do not have any historical data to work with. However, being optimists we would assume a 67% occupancy rate, or 2/3 of the year we would be booked. (Occupancy rate being # of occupied rooms / total number of rooms).

8. Indicate how you will maintain the property in a safe and sanitary manner, including:

- a. Working smoke detectors in each bedroom plus each level of the unit/house - **Will be Installed, If not already**
- b. GFCI outlets required in bathrooms - **Will be Installed, If not already**
- c. Double keyed locks are not allowed – **A coded deadbolt is planned to be installed on the front door that we can reconfigure after each guest**
- d. Copper cannot be used for gas supply lines – **None to our knowledge**
- e. Windows must be operable, not blocked or boarded – **All windows will be operable by the time the unit goes to the STR market. We have an estimate on file to fix all windows on the building.**
- f. Handrails are required at sets of 4 or more stairs/ risers – **To our knowledge proper hand rails are present at all stairs, this will be reverified before the STR goes to market.**
- g. Hot water tank and furnace must be vented properly and operational - **Done**
- h. Electric panel and circuits must be safe - **Done**
- i. Facility cleaned and sanitized after each guest check-out. **We have a cleaner picked out, they clean our own home, that will be used for cleaning the unit after each guest departs.**

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

Both AirBNB and VRBO collect lodging taxes on behalf of the owner. We also have a professional accountant that helps us with our taxes for all of our real-estate business matters.

10. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.? **Yes, we will also have them posted in a visible area in the home, as well as in the welcome book .**

11. Will guests be allowed to bring pets to the property? - **NO**

12. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips. – **We will include this in the welcome packet as well as make it visible where ever we post house rules.**

About Our Short-Term Rental Proposal

We live at 4105 Francis St, directly next door to 4101 Francis St. We moved into 4105 in April of 2020. As long as we have lived next door, it has been a long-term rental. Tenants have ranged from a group of 4-6 college kids to a single dad. During our time next door, we have watched the house fall more and more into disrepair.

In November of 2023, 4101 Francis went on the market for sale. We were curious about the property next door so we arranged a tour. We were shocked to find that the interior of the home was in great condition, with almost no alterations and all the original wood work intact and untouched. We decided to get the funds together to purchase 4101 Francis St. and start the process of restoring this home back to its former glory, we did not want to sit by and watch this once beautiful house slowly disintegrate and become more and more of an eye sore for our neighborhood.

The exterior repairs required are extensive, and running it as a long-term rental is not producing enough income to cover the costs. So, we have decided to run it as a short-term rental through sites like AirBNB and VRBO to provide the funds for all repairs needed.

The entirety of the house will be available to the renter. There is a standalone 2-car garage in the rear of the property that will be kept as owner's access only. Renter will not have access to this standalone garage.

Renter's will be able to park behind the east side of the house on the concrete driveway in front of the 2-car garage. This driveway can hold up to 4 vehicles. While this driveway behind the house should be adequate to fit the needs of the rental, there is a parking lot to the south of the house that can handle overflow if needed. Both the east driveway and south parking lot should assure that there is no parking impact in our neighborhood from the short-term rental.

As this is the house next door to our home, we intend on self-managing the property. We believe this home is in a prime location for providing much needed lodging around the KU med campus. When not used as a nightly rental it will be a guest house for our family and friends when they visit.

We hope this additional information has answered any questions you might have about our short-term rental application. However, if you have any additional questions please join our virtual neighborhood meeting, or reach out to us directly through the contact information provided on the previous page.

Sincerely,

Matthew and Hanni

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Sincerely,

Matthew and Hanni

4101 Francis Neighborhood Meeting Minutes
January 26th, 2026
5:30pm

Meeting started at 5:30pm on Google Meets per mailed letter.

Attendees: Matthew Ostermann, Hanni Woelk

No other persons from the mailing list attended the meeting.

Meeting adjourned at 6:00pm.

SP2025-097 Neighborhood Meeting

While we didn't have anyone attend our virtual Neighborhood Meeting, in the weeks prior we did have two people that we mailed our letters out to reply via email and text. Those replies are on the following pages.

Jan 26, 2026

Meeting Jan 26, 2026 at 23:29 UTC

Meeting records [Transcript](#)

Summary

Matthew Ostermann and Hanni Woelk attended the meeting, where they discussed logistical and technical issues, including difficulties with name changes and Hanni Woelk's computer charger. The main talking points involved the affidavit process, which Matthew Ostermann confirmed they had completed and planned to sign and submit the next day, along with the meeting minutes and Google Meets transcript. Matthew Ostermann officially closed the meeting at 6 PM due to a lack of other attendees and confirmed they would send out the meeting minutes.

Details

- **Meeting Preparation and Attendance** Matthew Ostermann and Hanni Woelk joined the meeting, which was set to be transcribed and recorded on video by Matthew Ostermann. Hanni Woelk asked if attendees should put their names in the chat, to which Matthew Ostermann explained they could not change their name without changing the whole account name ([00:00:00](#)). Matthew Ostermann mentioned that they were prepared with a video recording using their phone as an extra measure, in addition to the transcription by Google Meets ([00:05:56](#)). Ultimately, the meeting concluded at 6 PM without any other attendees ([00:26:01](#)).
- **Technical Issues and Logistics** Hanni Woelk experienced a computer issue when their charge cord came apart. Matthew Ostermann asked about audio quality, but Hanni Woelk commented that Matthew Ostermann appeared "a little fuzzy" visually ([00:02:05](#)). Hanni Woelk and Matthew Ostermann discussed the affidavit process, where Matthew Ostermann confirmed having filled it out and planning to get it signed and submitted the next day, with the meeting minutes and transcript attached ([00:23:58](#)).

- **Meeting Conclusion and Next Steps** As no one attended the meeting by 6 PM, Matthew Ostermann officially closed the meeting and confirmed that they would send the meeting minutes. Hanni Woelk had sent text via the texting thread, and Matthew Ostermann noted the availability of the transcript via Google Meets to be attached to the affidavit for submission the following day ([00:26:01](#)).

Suggested next steps

Matthew Ostermann will get the affidavit signed, scan it in, and submit it tomorrow, including the date the meeting was conducted, the date notices were sent out, a list of meeting minutes, and the meeting transcript.

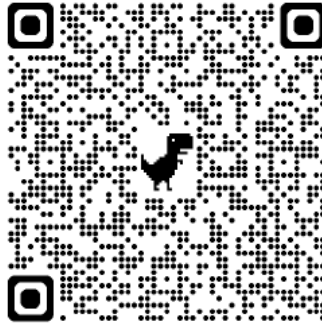
You should review Gemini's notes to make sure they're accurate. [Get tips and learn how Gemini takes notes](#)

Please provide feedback about using Gemini to take notes in a [short survey](#).

SP2025-097 Neighborhood Meeting

A video recording of this meeting can be found at:

<https://www.dropbox.com/scl/fi/6cve160hfr2h79tl8kqze/SP2025-097-Neighborhood-Meeting-Video.mp4?rlkey=uws4jy1yp636rgiebhp13d0zd&st=ne784riu&dl=0> or the QR Code Below



The video above and all other items are within our Dropbox file for this entire STR application Process at:

<https://www.dropbox.com/scl/fo/xo4q5yanztwxdpxhcrfzv/ALvEjg3gyEzZwEksilrbng?rlkey=zqj4hjqkphw9d8b6wbckiyifil&st=0hcyipr2&dl=0> or the QR Code Below



The Neighborhood Meeting was transcribed by Google Gemini.

The entire transcript is available upon request.



December 22, 2025
Matthew Osterman/Eastern Wolf
4101 Francis
Kansas City, KS

RECOMMENDED REPAIRS

The following is a list of recommended repairs or concerns based on the inspection conducted by **Miki Mertz** of Complete Home Inspection (913-268-0222), ASHI Certified Inspector #95399. Items listed are improperly installed, not functioning as intended, unsafe or otherwise defective.

It is not the responsibility of the inspector to require repairs. This list is provided for the convenience of the parties involved in the real estate transaction to assist you in the negotiation process. This listing is only a portion of the full report. Do not take action until you have read the full report. Do not hesitate to obtain a second opinion regarding any of the items listed here or in the body of the report.

Repairs should be made by a qualified contractor. I encourage you to get and keep copies of the repair receipts for work that is performed.

Photos of some of the defects can be found in the body of the report listed under the specific category mentioned.

DECK

One of the main floor joists under the back deck is split. Reinforce as needed.

ROOF and GUTTERS

Roof shingles are very worn. There is evidence of hail damage. Based on the high number of hail damaged roofs in the Kansas City area, I recommend that you contact your insurance company to see if they will insure this house. Regardless of the inspector's opinion on the extent of any hail damage, it is the insurance company's opinion that matters in this situation.

The roof is old. It may continue to function without leaks for awhile, but I recommend planning to replace it in the near future.

There is evidence of leakage around the built in gutter collection openings. Repair as needed.

There are some bends and dents in the gutters.

The down spout is damaged at the NW corner.

EXTERIOR

Damaged siding under front third floor window.

Repair the damaged siding piece at the upper NE.

Wood rot under the second floor SE window.

Tuck pointing recommended. This is a process that fills in worn or missing mortar joints between bricks. A brick specialist should properly fill the gaps in the mortar joints all around the house.



I recommend a brick specialist repair the brick at the NW and SE walls that have moved due to foundation settlement and rotation. If not repaired there is a danger that the bricks can fall off the house, harming the structure and people.

There are a couple of places on the eaves that have been patched with wire, likely to keep pests out. A more permanent repair is recommended. The tenant reports that there seems to be a squirrel or other pest that found its way into the house again. Consult pest specialist to locate, remove and seal up the access point.

HEATING, VENTILATION & AIR CONDITIONING

I was unable to cause the mini split system that provides heating and cooling to the third floor to operate. Repair as needed. With the mini split not working, the third floor is not a habitable space.

The pipe insulation on the exterior for the mini split unit is damaged. Repair as needed for best operation.

The thermostat is loose at the wall. Secure as needed.

ELECTRICAL SYSTEMS

I recommend that a licensed electrician examine and repair electric items, including, but not limited to the following listed items. The nature of the professional electrician's evaluation may determine more items in need of attention.

There are missing bushings where wires pass through the main electric panel enclosure. This can be a safety hazard. Install proper connecting bushings.

There are ground and neutral wires sharing the same screw connector at their buss bar. This was a common practice in the past, but now, most electricians feel that they should not share the same screw. Consult electrician for corrections.

A former fuse box is now serving as a junction box on the second floor, but is not properly contained in a safe metal box. I recommend it be repaired to prevent electric hazard.

The sub panel in the garage is improperly wired. The bonding connection in a sub panel is not supposed to be connected to the neutral buss bar. Consult licensed electrician for correction.

Cover plate missing at receptacle/switch at back door front house.

PLUMBING SYSTEM

The water flow at the upstairs bathroom shower and sink are very weak. The kitchen faucet is also weaker than desired. This is likely related to the older supply pipes. I recommend repairing for better operation.

KITCHEN

The food waste disposal is not working. Repair or replace as needed.

The dishwasher is not working. Repair as needed.

Adjust the back right burner to fully light.

BATHROOM

Repair the toilet in the first floor bath. It is loose at the floor, allowing it to wobble and possibly leak. Change the wax seal and re-secure it to the floor.

Repair the sink in the upstairs bathroom. Part of the drain pipe has been replaced with a corrugated piping material. Although sold at home improvement stores, this type of pipe isn't supposed to be used because codes call for a smooth interior surface that doesn't catch debris. It will work, but may tend to clog or become smelly due to trapped drainage. You may want to consult a licensed plumber about other options. There is an "S" trap installed



at the bathroom sink. This type of trap was common decades ago, but is no longer approved because it can cause the water in the trap to be siphoned out and allow sewer gases to enter the house. Consult plumber for other options.

INTERIOR

Missing door knob for toilet room door in upstairs bathroom.

Adjust the latch to hold the door closed in the basement.

Third floor front room doesn't have a door knob, only a dead bolt. Repair for convenience and safety.

The door fits too tightly at SE bedroom. Adjust as needed.

Pocket doors between livingroom and diningroom don't operate.

The back exterior door frame and trim are rotted at the bottom and there is a large gap at the bottom, allowing air, water, leaves and pests to enter. Repair as needed.

The windows in the home are old and showing their age. It may be a good investment to plan to replace the windows with newer, more energy efficient windows.

Paint is peeling on the inside and outside of the windows. Based on their age, this may also contain lead paint, which should be handled with care to prevent health risks.

The windows were not fully inspected today due to the overall condition of the windows. The first one I tried had the top sash slam down and required two of us to move it back to the closed position.

Sash cords on the old windows are broken or missing at many locations. The window will not stay up by itself. This can be a safety hazard, although it is normal for the age of the window.

Cracked window glass in NW bedroom and first floor bathroom.

The attic loft ladder is not safe. I recommend replacing it.

The basement stairs hand railing is not long enough at the top and is set too high for normal installation.

The basement stairs are open on the side, which can be a safety hazard for children. Although typical for the age of the house, I recommend adding additional railings, vertical slats or a solid wall for improved safety.

GARAGE

There is some siding rot on the west side of the garage.

STRUCTURAL

There is one wood post in the area under the basement stairs next to the electric panel that is not connected to the floor. Repair as needed.

ADDITIONAL COMMENTS



The following are important comments the inspector wants to bring to your attention. Although these are not necessarily serious repair recommendations at this time, it is important information for you to know about and monitor in the future. These comments usually deal with maintenance, safety, or future expense of items that are nearing or beyond a normal life expectancy. Items that were not inspected may also be included here.

SITE

Maintain a positive slope away from the house. Periodically inspect the area around the house and adjust as needed. When adding fill dirt, keep it away from touching the siding of the house to prevent termites and wood rot. The slope of the yard near the house is relatively flat or neutral slope. Although there aren't any specific concerns at this time, it would be a wise investment to improve the grading around the house to create a positive slope for water to run away from the foundation.

There are a few places where the ground is too close or in contact with wood siding or trim at basement windows. Try to keep soil from touching wood and monitor for wood rot and termite activity.

DECK

Decks are not permanent structures. They have an average life expectancy of about 15-20 years, based on proper installation, maintenance, weather and other natural events. The deck materials are aging with limited remaining life. Monitor for weakening wood and plan to replace all or part in the near future.

For the best life of the wood, maintain with proper water treatment. If you want a color, choose stain, not paint. Some products are a stain and water seal all-in-one. The deck wood is very dry and starting to crack and splinter. Water treatment and/or stain recommended to protect the wood and extend the life of the deck.

EXTERIOR

There are imperfections, typical for all houses.

Paint is peeling on various areas of the lap siding and wood shingle siding.

Paint peeling on front columns. Touch up as needed.

The trim boards need maintenance attention to prevent deterioration and/or water entry. Paint is peeling on the trim boards. Touch up painting recommended to protect the boards. Lead paint may be present on the exterior painted surfaces. If you paint your own house, use caution to properly clean up and work around a potential lead paint hazard. If hiring someone to paint, be sure they are a Certified Renovator trained to handle lead dust and protect you. This sometimes increases costs. For more information go to www.epa.gov/lead.

HEATING, VENTILATION & AIR CONDITIONING

Some of the flexible ducts in the basement are sagging. Add proper support.

ELECTRICAL SYSTEMS

White insulated wires are being used on 240 circuits to carry current. Although this is a common practice, it is not correct. The wire should be indicated as "hot" by being black. Many electricians color or tape the white wire when used this way.

PLUMBING SYSTEM

Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that some or all of the pipes will need to be replaced.

INTERIOR

Some windows have storm windows, some are missing.

Some screen panels were installed on some of the windows, but they are screwed in place from the outside. When

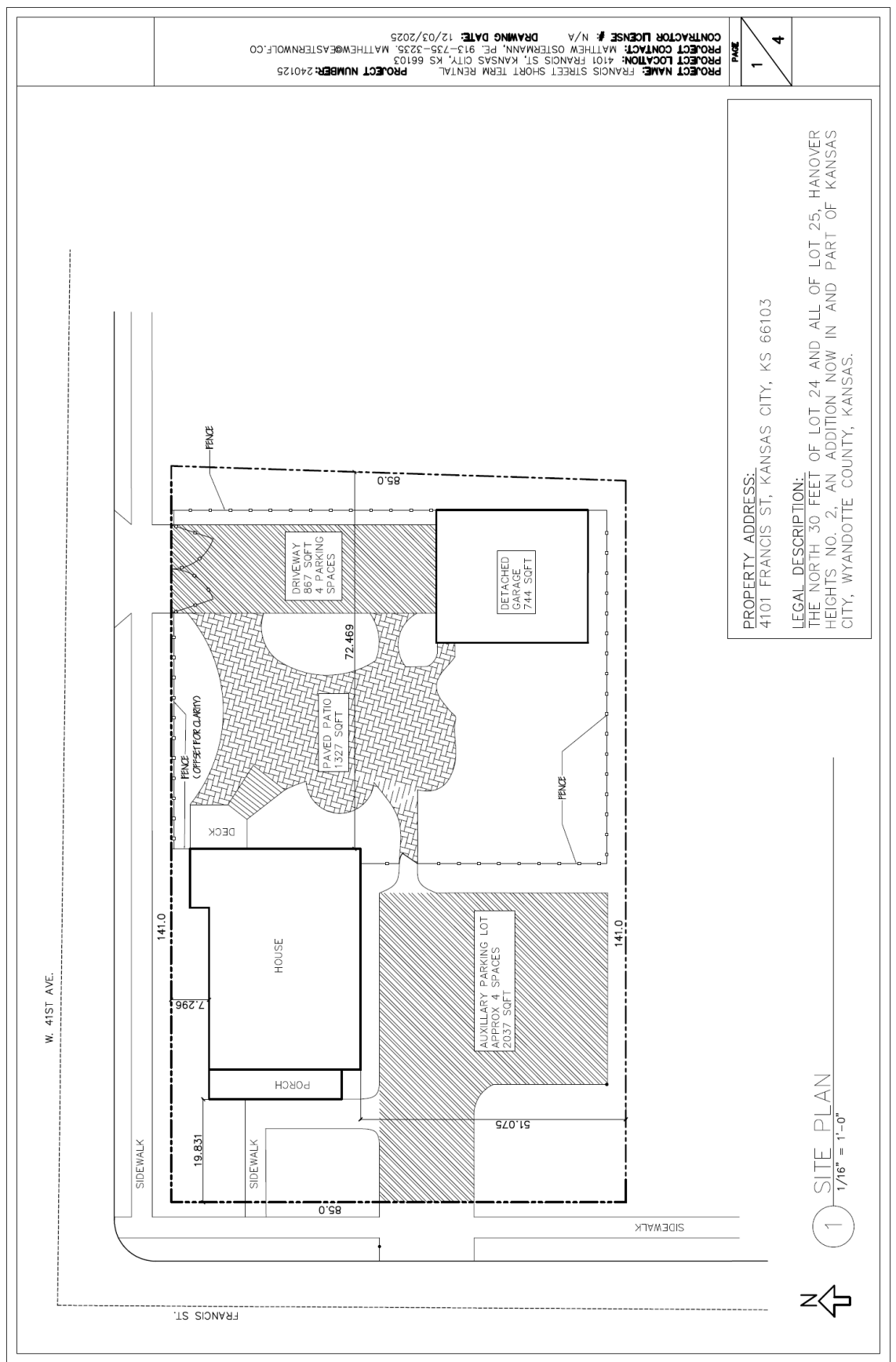


installing new windows, new screens should be provided.

The attic loft should be used with caution so as not to fall off the loft, since there is not a safety railing on the side.

FOUNDATION

Monitor condition of walls for any significant changes and consult a specialist if necessary in the future. The amount of movement in the basement is fairly typical for the age and type of foundation. Grading improvement will help reduce water entry and future movement.



PROPERTY ADDRESS:
4101 FRANCIS ST, KANSAS CITY, KS 66103

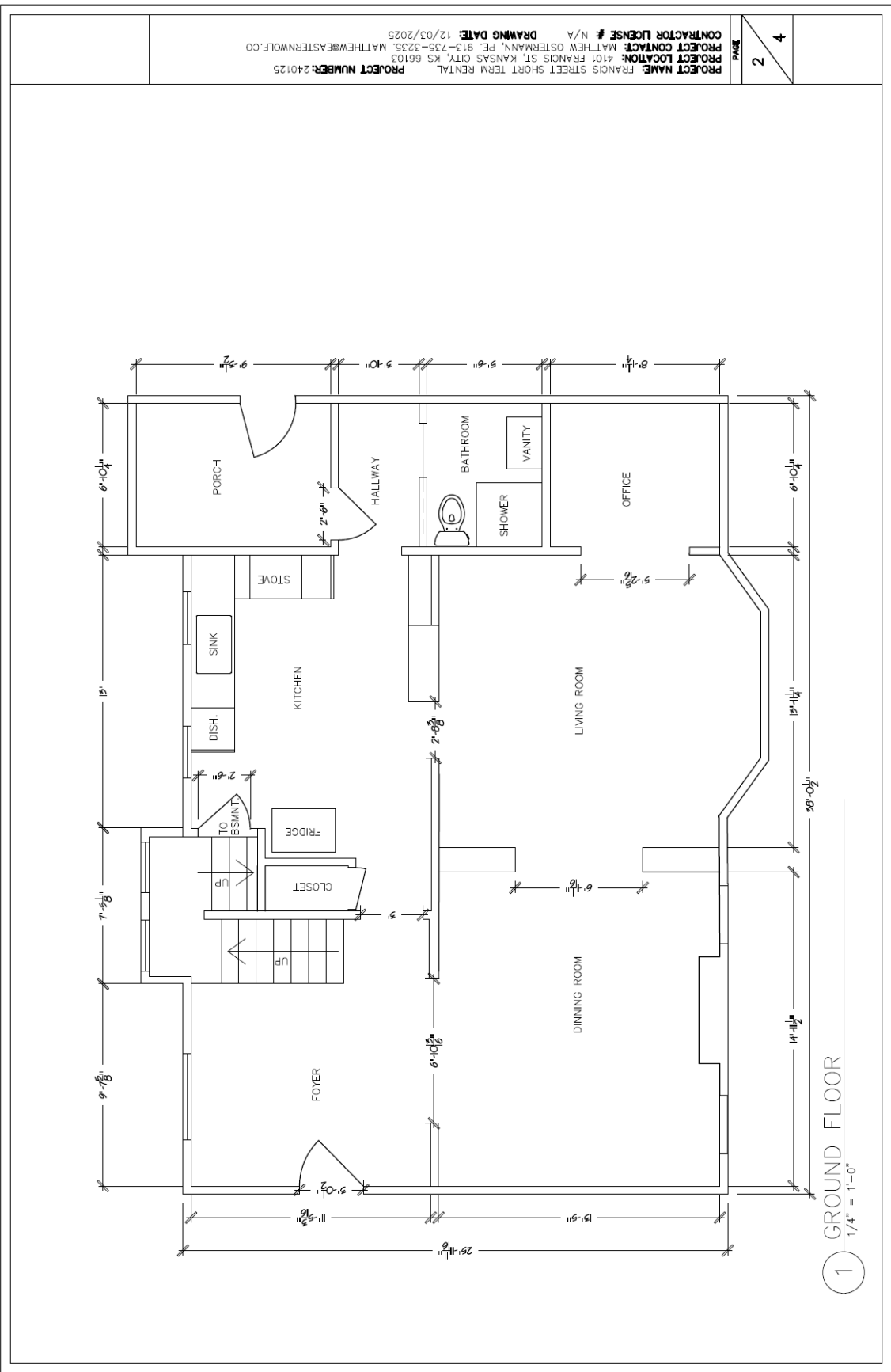
LEGAL DESCRIPTION:
THE NORTH 30 FEET OF LOT 24 AND ALL OF LOT 25, HANOVER HEIGHTS NO. 2, AN ADDITION NOW IN AND PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

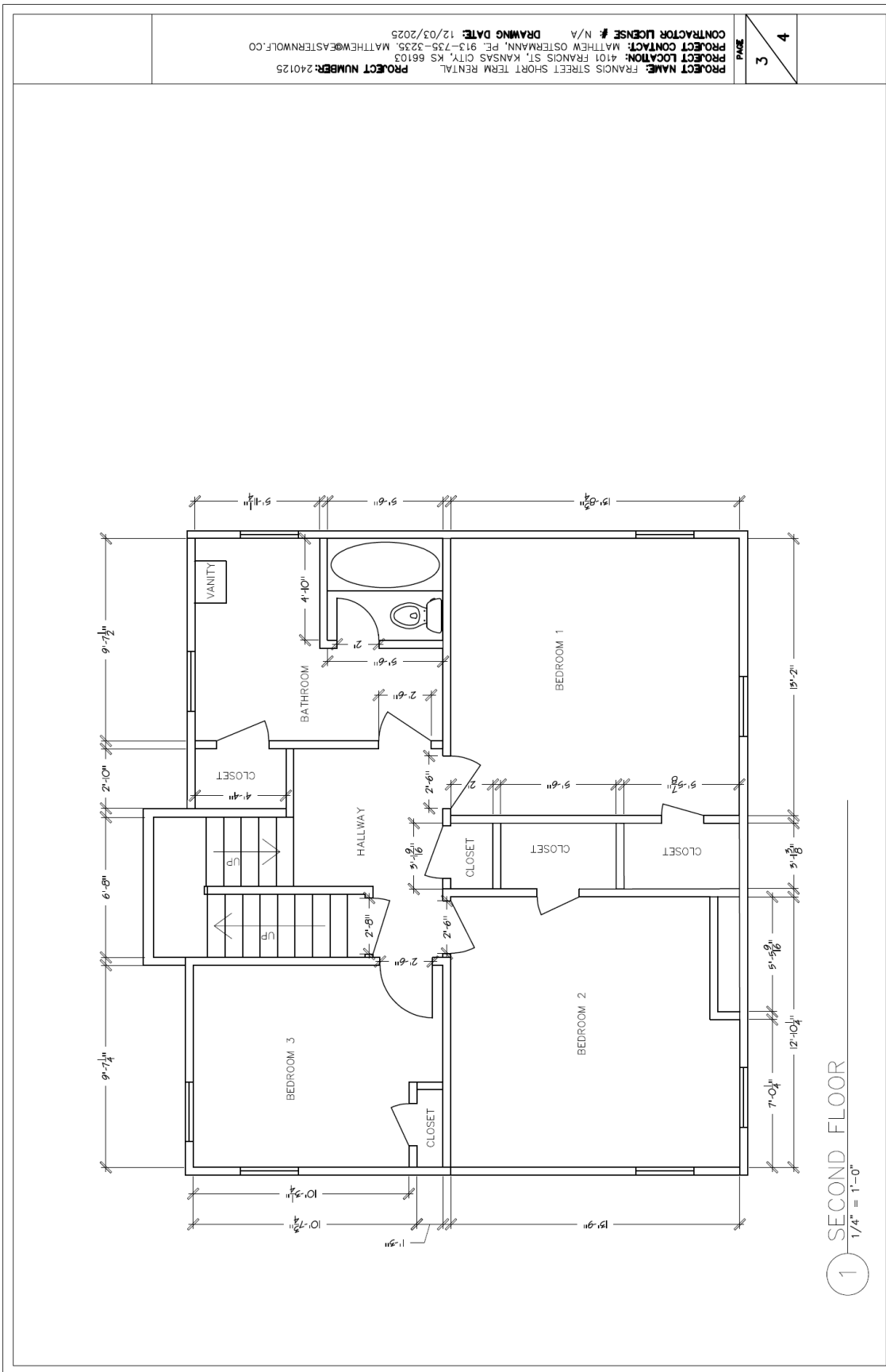
1 SITE PLAN
1/16" = 1'-0"

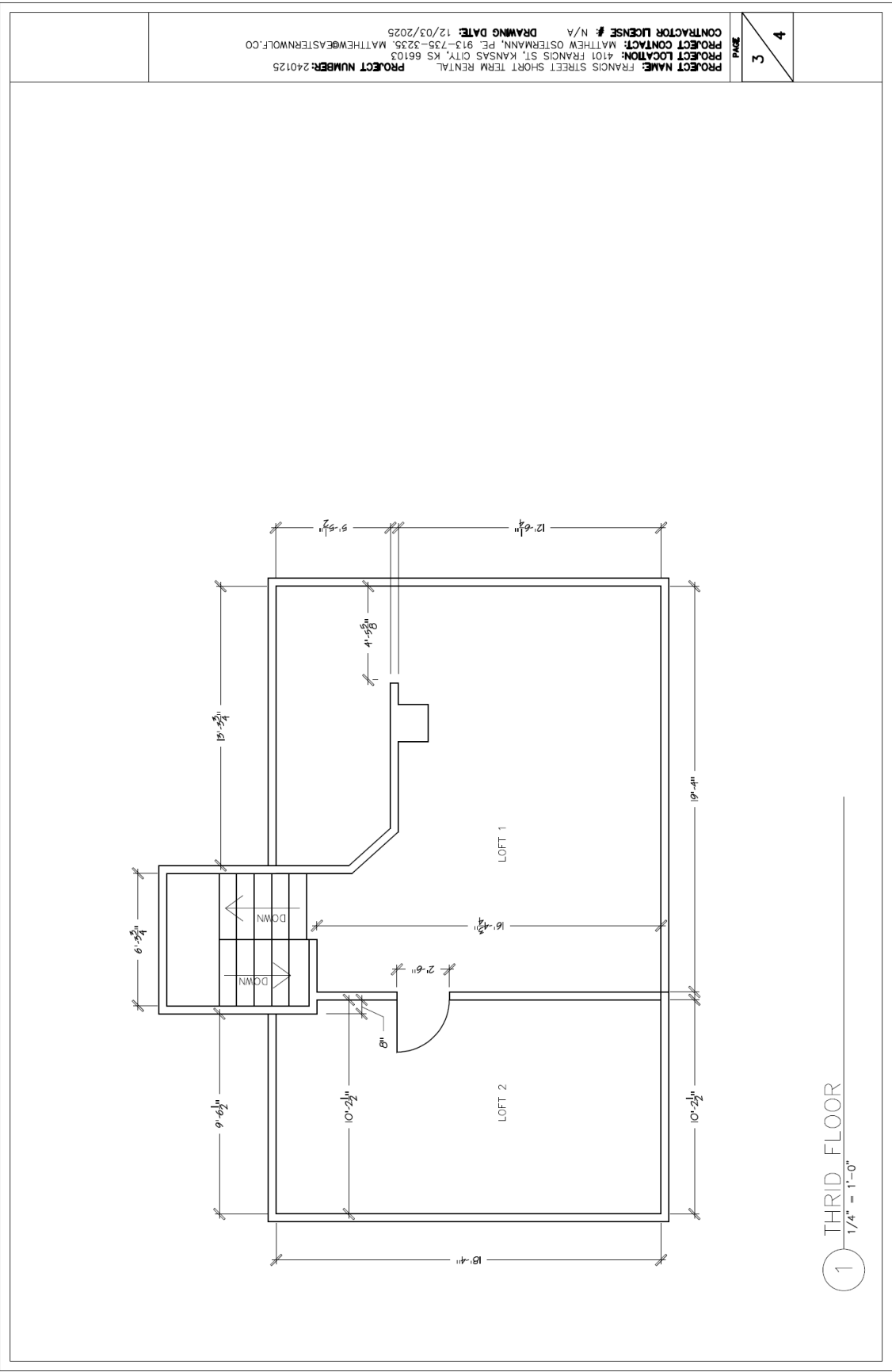


PROJECT NAME: FRANCIS STREET SHORT TERM RENTAL
PROJECT LOCATION: 4101 FRANCIS ST, KANSAS CITY, KS 66103
PROJECT CONTACT: MATTHEW OSTERMANN, PE, 913-735-3235, MATTHEW@EASTERNWOLF.CO
CONTRACTOR LICENSE #: N/A
DRAWING DATE: 12/03/2025
PROJECT NUMBER: 240125

PAGE
1 / 4

























Eastern Wolf <info@easternwolf.co>

Neighborhood property meeting

1 message

Leah Anderson <andersonleah28@gmail.com>
To: "info@easternwolf.co" <info@easternwolf.co>

Tue, Jan 13, 2026 at 1:39 PM

Hello Mathew and Hanni,

My name is Leah Anderson and I'm your neighbor at 4145 Francis St.
(I believe we might have met once at Leo's BBQ some summers back?)

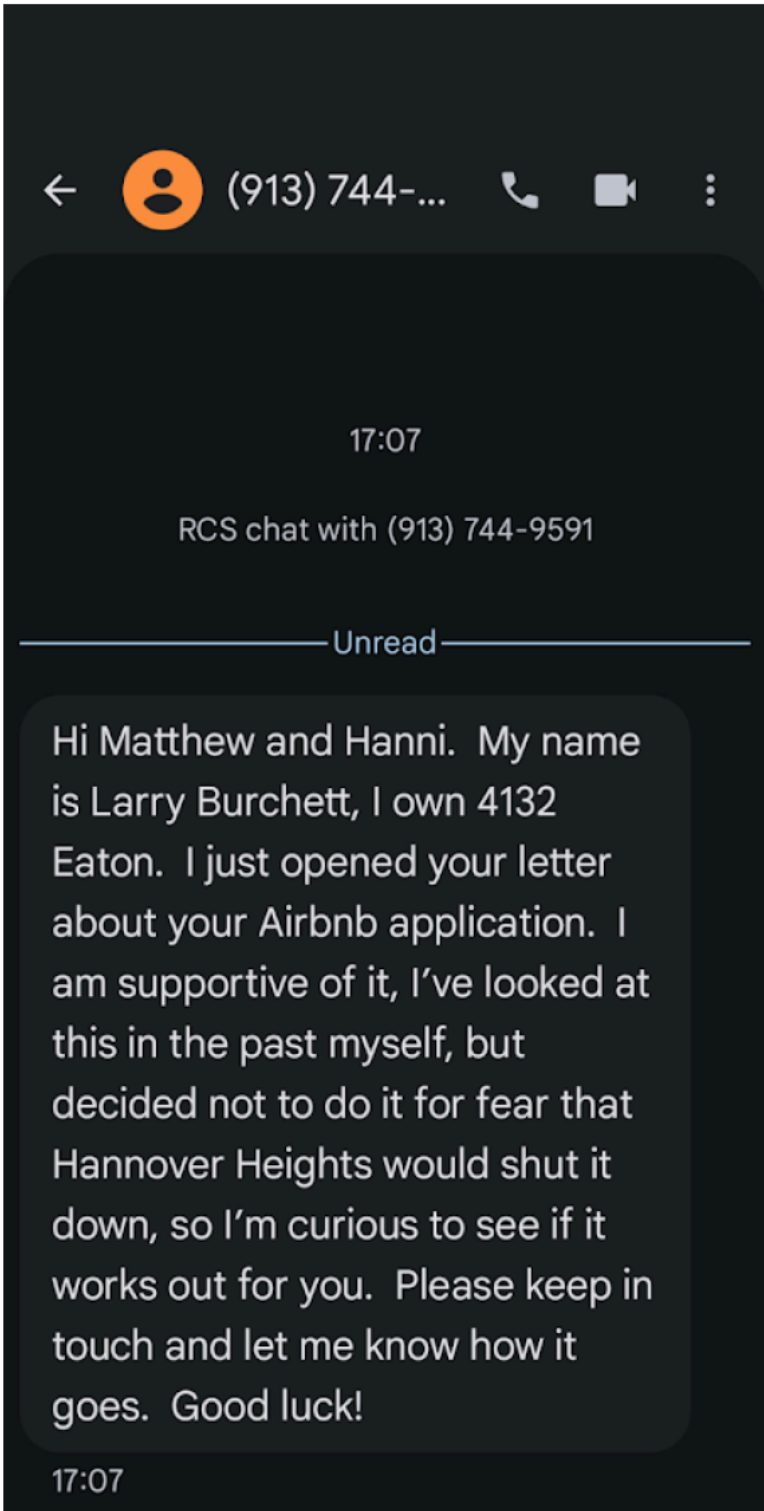
I got your letter regarding the property at the corner of the block. I will not be able to attend the meeting, however, I wanted to write to show my support.

I am so glad someone in the neighborhood bought the house and is so studious in taking care. I'd really be disappointed if outside entities bought it, or KU med. As great as they are for neighbors, I get worried at times that they may buy up more property, or land in the neighborhood.

Your proposal letter was enough info for me. I know first hand, with this house, how expensive home ownership, upkeep, and especially renovations can be.

I hope it brings you in enough money to keep restoring such a beautiful house. ...especially with the world cup coming!
Good luck!! ...and...if you need anything please feel free to get a hold of me.

-leah anderson
913 424 0300





HANOVER HEIGHTS

*A National and State Historic Neighborhood in Kansas City, KS tucked
between State Line and Rainbow & 43rd and Olathe Blvd.*

UG Planning Commissioners
UG Planning and Development Staff
701 North 7th Street
Kansas City, KS 66101

February 23, 2026

Re: SP2025-097 Non-Owner-Occupied Short-Term rental request
4101 Francis Street Hanover Heights KCKS
Matthew Ostermann and Hanni Woelk residing at 4105 Francis

Dear City Planning Commissioners and UG Staff:

The above application will be heard at your March 9th meeting. We respectfully wish to advise you that the Hanover Heights Historic Neighborhood is in favor of its approval as presented in the applicants' summary.

We are confident that Matthew and Hanni are responsible stewards of our neighborhood. And we look forward to seeing their property preserved and restored to serve as an attractive anchor for the northwest neighborhood boundary. The homeowners' commitment is already yielding a positive influence on nearby neighbors, and we commend them for their role as a stabilizing influence along Francis Street.

We recognize that approval of this adjacent homeowner short-term rental (STR) will effectively prevent any further STRs on Francis Street. By prioritizing resident owners over absentee investors, we protect the historic character of our neighborhood and ensure that Hanover Heights remains a community defined by long-term commitment rather than transient commercial interests.

Thank you for being our advocate regarding all land use and planning processes in Rosedale.

Sincerely,

Gilbert A. Pintar,
President Hanover Heights
4178 Cambridge, KCKS 66103

ec: Commissioner Christian Ramirez
Commissioner Tyler Kump
Sarah Oltved, RDA Executive Director
M. Ostermann & Ms. Woelk, 4105 Francis Ave

(Published _____)

SP2025-097

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 SP2025-097, commonly known as 4101 Francis Street, Kansas City, Kansas, legally described as:

THE NORTH 30 FEET OF LOT 24 AND ALL OF LOT 25, HANOVER HEIGHTS NO. 2, AN ADDITION NOW IN AND PART OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, located at approximately 4101 Francis 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 six (6);**
2. **All parking must be off-street, maximum number of vehicles is four (4). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**

5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per the applicant’s declaration, pets are not allowed at the property; however, in accordance with ADA requirements, service animals are permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling. We provide pet waste bags and appropriate disposal facilities on the property;
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
11. If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The

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

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

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

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

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

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

To: Unified Government Board of Commissioners
From: Planning and Urban Design Staff
Date: March 26, 2026
Re: **Special Use Permit Petition SP2026-002**

GENERAL INFORMATION

Applicant Information:

Emily Thornton
4250 North 109th Terrace
Kansas City, Kansas 66109

Subject Property:

13109 Everett Court
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of Special Use Permit to
operate a Non-Owner-Occupied
Short-Term Rental.

Commission Districts:

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

Existing Zoning District(s):

RP-5 Planned Apartment District

Plan Area:

Prairie Delaware Piper Master Plan



	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Single-family residence
South	RP-5 Planned Apartment District	Single-family residence
East	RP-5 Planned Apartment District	Single-family residence
West	RP-5 Planned Apartment District	Single-family residence

Total Tract Size: 0.04 Acre

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Everett Court as a Local Street.

Parking Requirement: Section 27-454(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one of which shall be in a garage or carport. Applicant meets the requirements.

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

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

Public Hearing(s): March 9, 2026 and March 26, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Emily Thornton, is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 13109 Everett Court.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. ENV26-0138 – Code-Environment – January 28, 2026 – Closed – Grey Mercury vehicle parked with no tags.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Prairie-Piper Statistical Neighborhood and Census Block Group #0448032. The neighborhood consists of single-family homes with RP-5 Planned Apartment District zoning to the north, east, south, and west of the subject property. To the north of the property, State Avenue is located.

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

The zoning and uses are set out above. The subject property is surrounded by the RP-5 Planned Apartment District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby

properties in close proximity. 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 Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential District, which allows, a variety of residential densities and unit types. These areas could be developed with patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multifamily uses. The proposed use conforms to the Prairie Delaware Piper 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, should not exceed the capacity of Everett Court, a Local street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of

the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

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

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that

prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on February 19, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Overcrowding

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-002**, for one (1) year, subject to:

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

- 11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 12. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2026-002** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

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

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-002** 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 **SP2026-002**, 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.

March 9, 2026, City Planning Commission Minutes:
Hearing starts at 57:03:

SP2026-002 - EMILY THORNTON

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 13109 Everett Court. *Detailed Outline of Requested Action:* The applicant, Emily Thornton, is requesting a Special Use Permit to operate a Non-Owner-Occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 13109 Everett Court.

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

Present in Support:

- Emily Thornton, Applicant, 4250 North 109th Terrace, Kansas City, Kansas 66109
- Alex Repscholdt, 338 North 14th Street, Kansas City, Kansas 66102

The Planning Commission directed a question to the Applicant Representative.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 58:51: Lead Planner Byron Toy stated that this property has three (3) bedrooms, one (1) bathroom, and two (2) parking spaces. Staff recommends approval with conditions for one (1) year.

The Planning Commission directed questions to Toy.

Motion starts at 1:00:05:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-002 for one (1) year:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

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

- this process;
10. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
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 16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
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Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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ATTACHMENTS

AERIAL IMAGERY



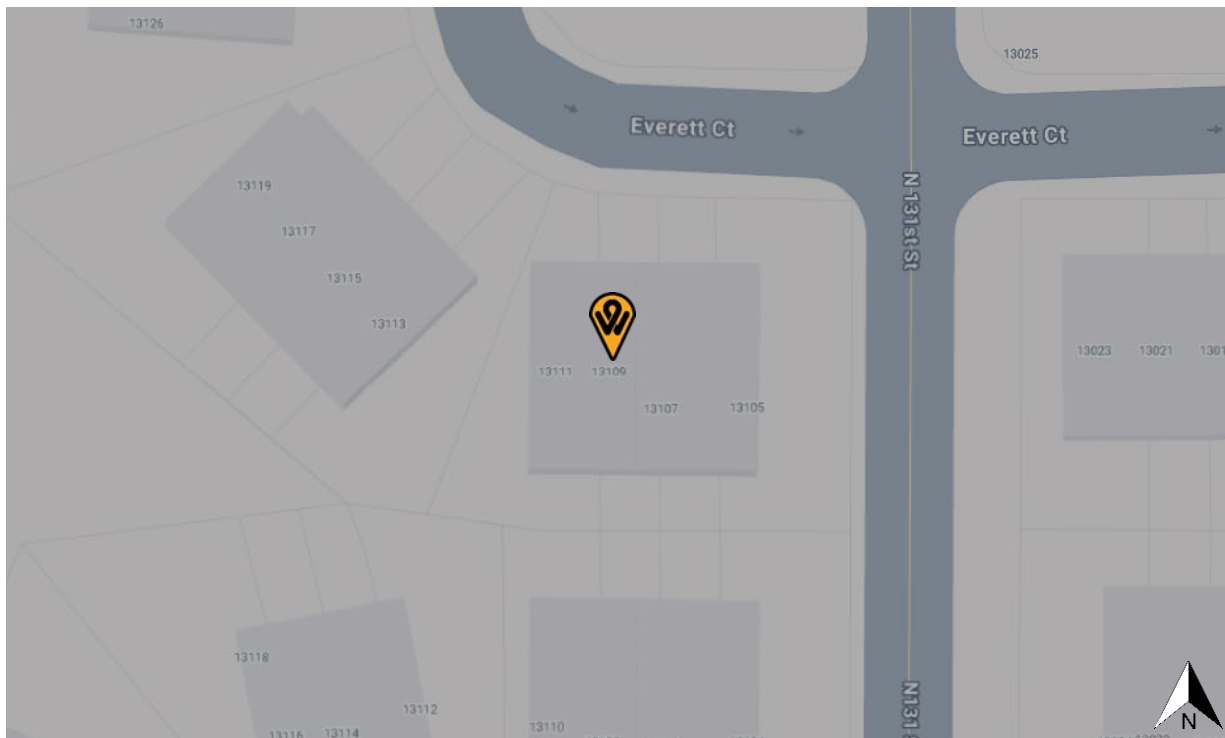
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)

) SS:

COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #SP2026-002
13109 Everett Court, Kansas City, KS 66109
2. That I conducted a neighborhood meeting on 2/19/2026.
3. The notice to nearby property owners was sent on 2/4/2026.
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.

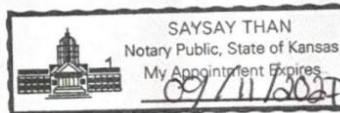
Further affiant saith not.

Emily Thornton
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 20 day of February, 2026.

My commission expires 09 of 11, 2027.

[Signature]
Notary Public



Emily Thornton

Cell: 913-543-0054 | Email: TheLegendsLandingKC@gmail.com

MEETING MINUTES:

Application Number **SP2026-002**

Date and Location: 2/19/2026 via ZOOM

<https://us05web.zoom.us/j/83941698980?pwd=O1aV2zAS1tdALXYIABfvQONOK7wjGJg.1>

Meeting ID: 839 4169 8980

Passcode: 5xBdQe

Meeting called to order at: **2:01pm**

Names of people in attendance: **4, Emily Thornton, Alex Repsholdt, Angela (Alex's Operations Manager), Joy Brown (neighbor)**

Introductions:

Presentation by applicant (Emily Thornton) & STR Manager Alex Repsholdt.

Information given to those in attendance included details of the Short Term Rental, such as location, reasoning why it would be an ideal STR and background about the Management Company (Owl Stays).

Property Overview - Name: The Legends Landing KC. Tagline: Stay Close to the Action.

13109 Everett Court, Kansas City, KS 66109 – Townhome

3 Bedroom, 2.5 Bathroom, 1 Car Garage

Onsite Parking - 2

How the STR will be used – Entire Home | Minimum Stay Length – 3 nights, with exception of orphan days, one-sided orphan days, some holidays being 4 minimum, and last minute bookings being potentially 1 night.

Typical Guests – Business Professionals, Event Attendees,

This is designed for responsible, short stays — not events or gatherings.

Management & accountability:

Owl Stays – Alex Repsholdt Team | 24/7 local contact phone number

- The property is overseen by a licensed, local short-term rental manager with active monitoring and enforcement.

Rules & enforcement:

- Quiet hours (usually 10pm–7am)
- Explicit no-party policy
- No events, no gatherings
- Violation = immediate removal + platform reporting

Safety & compliance:

Smoke/CO detectors | Fire extinguishers | Permit & inspection compliance

Impact on the neighborhood:

- Property is maintained at a higher standard
- Frequent inspections vs long-term neglect
- No absentee tenant issues
- Local spending by guests

Questions and answers (include the following):

All Questions asked by Joy Brown, all answers by Alex

Joy Brown's question: will we be turning it into a STR? Alex replied YES.

Right off, Joy Brown said she will be at the meeting and not give consent. Said it would be better to have an evening meeting

Joy Brown questions:

- Worried about noise -
 - Owl Stays standards exactly the same as any long term management property. Clearly posted quiet hours 6am -10pm. Noise decibel tracker \$10/mth- get alerts when it's violated. Neighbors will get Alex's contact info and white glove treatment. Response time less than 10 minutes.
- Parties -
 - Not big enough for parties. Every guest has the opportunity to correct violations, notice first, if it gets worse then a visit, escalate with police.
- Proximity -
 - direct contact info given for management. Staff overseas first, Escalation to Alex or Angela very simple.
- Prior Experience- friend had one, property damaged, etc-
 - margins for STR insane. Times have changed, margins very tight now. Legislators way more organized.
- Property Value - Chiefs stadium -
 - not going to have an affect on values
- How does this as a business affect our livelihood. Peoples homes, not a business.
 - will be basically the same as a long term rental. Real estate is a good retirement strategy. The government limits options for retirement. Evaluating Risk - STR have less risk than LTR.

Trial period - only granted 1 year. Renew if approved - 2 years.

Prove to neighbors that Owl Stays does a good job.

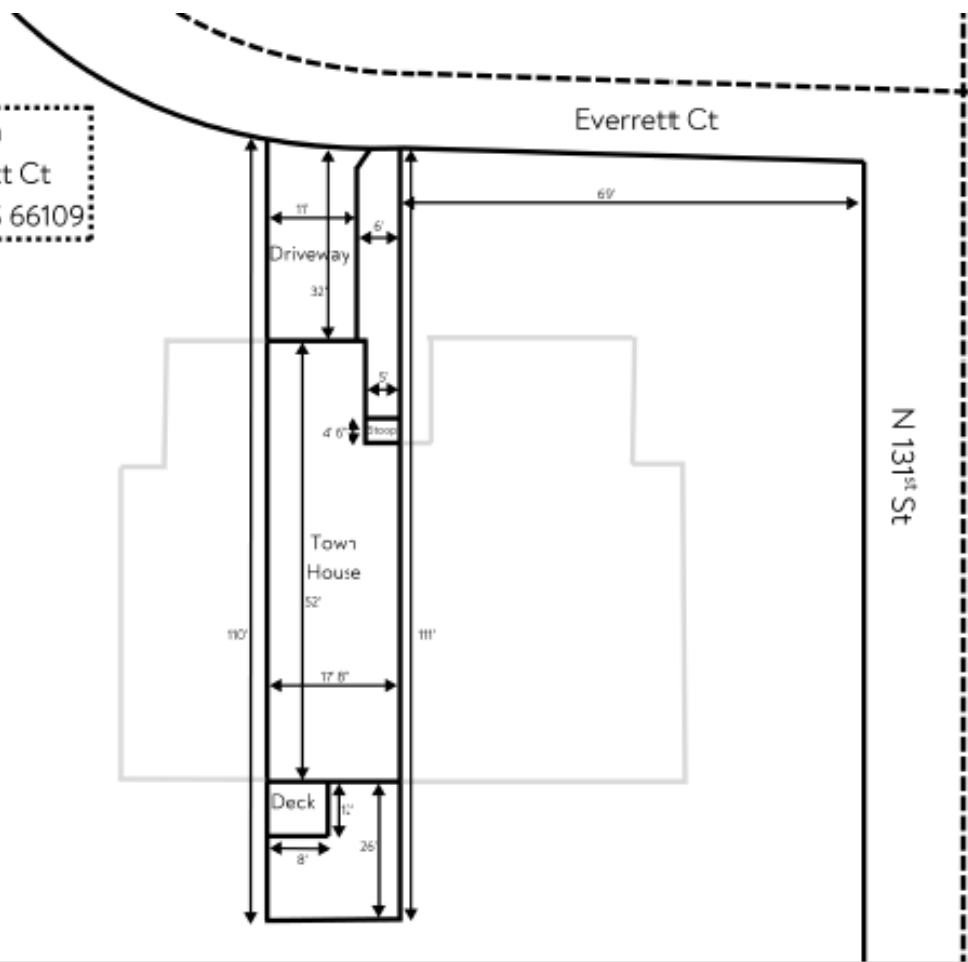
Alex - Close meeting with this thought - come to the commissioner meeting. Speak about concerns. Potentially schedule another evening meeting and some more neighbors will be involved. Come up with some days and time that will work for her and let Alex know!

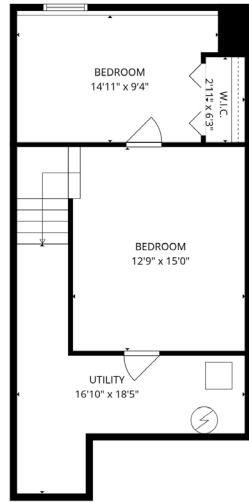
Joy also mentioned she has alot to think about!

Meeting adjourned at: 2:49pm

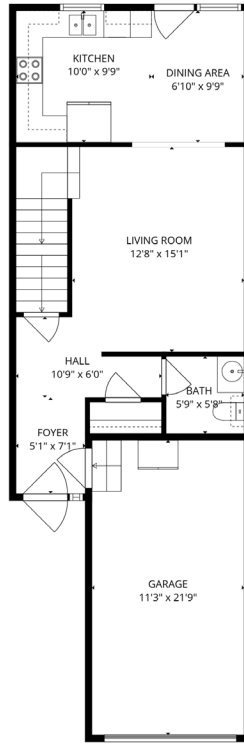
Minutes taken by: Emily Thornton

Site Plan
13109 Everett Ct
Kansas City, KS 66109

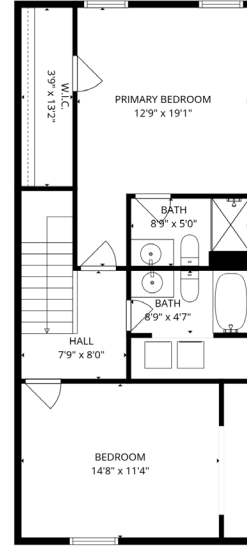




Basement 1



1st floor



2nd floor

TOTAL: 1607 sq. ft

Basement 1: 398 sq. ft, 1st floor: 549 sq. ft, 2nd floor: 660 sq. ft
 EXCLUDED AREAS: UTILITY: 151 sq. ft, GARAGE: 245 sq. ft, WALLS: 189 sq. ft

Measurements are calculated by technology deemed highly reliable, but not guaranteed



Note: In the header above, you'll see "Full report," "Summary," & "Major Concerns" on the left. On the right, you'll see the "PDF" button. Use these to navigate the report.



Categories:

MAJOR CONCERN:

A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or may be very difficult or expensive to remedy.

MINOR CONCERN:

A functional component that is defective or not operating as intended. Items that inevitably lead to, or directly cause adverse impact on the value of the home, or unreasonable risk to people or property. These concerns typically require further evaluation and are more complicated to remedy.

MAINTENANCE & INFORMATIONAL ITEMS:

Maintenance Items, DIY Items, Recommended Upgrades, and Informational Items will fall into this category. These things will ultimately lead to Minor Concerns or Major Concerns if left neglected. These items are generally more straight forward to remedy.

Recommendations

9.6.1 Faucets & Fixtures

Minor Concern

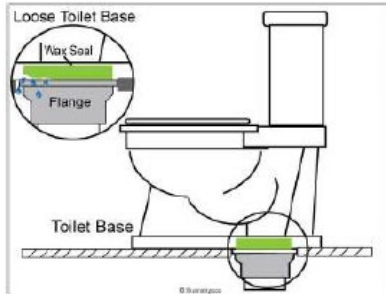
TOILET - LOOSE

The toilet(s) was not tightly secured to the floor, which can result in leaks. I recommend having the toilet evaluated and repaired as necessary by a qualified plumbing contractor.

This condition is considered conducive to mold growth.

Recommendation

Contact a qualified plumbing contractor.



2nd Floor Hallway Bathroom



Primary Bedroom Bathroom

13109 Everett Ct

Emily Thornton

Recommendations

10.2.1 Air Conditioning

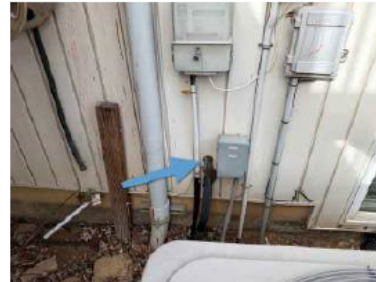
Maintenance/Informational Items

LINE SET - SEAL WALL PENETRATION

The hole where the air conditioner line set enters through the exterior wall was not sealed. In order to prevent moisture intrusion and energy loss, I recommend having the penetration sealed by a qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



DECLARATIONS

We will provide the insurance described in this policy in return for the premium and compliance with all applicable provisions of this policy.

Coverage afforded by this policy is provided by:

STATE FARM FIRE AND CASUALTY COMPANY
PO Box 853907
Richardson TX 75085-3907

91-B4-F853-4 Policy Number

A Stock Company with Home Offices in Bloomington, Illinois.

Named Insured and Mailing Address
EMILY L THORNTON REVOCABLE
TRUST DATED 7/8/21
4250 N 109TH TER
KANSAS CITY, KS 66109-4171

The Policy Period begins and ends at 12:01 a.m. Standard Time at the residence premises.

Automatic Renewal - If the Policy Period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

06/18/2025 Effective Date
12 months-Policy Period
06/18/2026 Expiration of Policy Period

Limit of Liability - Section 1
\$ 219,100 Dwelling (Coverage A)
Actual Loss Loss of Rents (Coverage C)
Sustained-
12 months

Deductibles - Section 1 \$4382
ALL LOSSES In case of loss under this policy, the deductible will be applied per occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to your policy.

Policy Type
Rental Dwelling Policy
Special Form 3

Location of Premises
13109 EVERETT CT
KANSAS CITY, KS 66109

Policy Premium \$976.00

Forms, Options, & Endorsements
RENTAL DWELLING END FE 5610

LIABILITY- \$1,000,000

Additional Insured
THORNTON, EMILY
4250 N 109TH TER
KANSAS CITY, KS 66109-4171

Agent Name & Address
REED INS AND FIN SVCS IN
21632 Midland Dr
SHAWNEE, KS
66218 (913) 422-0123

Loan Number:

Prepared: January 13, 2026
559-916.5

9BB8
Agent's Code
MORTGAGEE COPY



WELCOME BOOK

WELCOME TO THE LEGENDS LANDING KC!

WE'RE SO GLAD YOU CHOSE TO STAY WITH US. WHETHER YOU'RE HERE FOR A RACE WEEKEND, CONCERT, FESTIVAL, OR A RELAXING KANSAS CITY GETAWAY, OUR GOAL IS TO MAKE YOUR STAY EFFORTLESS AND MEMORABLE.

THIS HOME WAS THOUGHTFULLY DESIGNED TO BE STYLISH, COMFORTABLE, AND CONVENIENT — JUST MINUTES FROM THE AREA'S MOST ICONIC ATTRACTIONS.

ENJOY YOUR STAY, AND STAY CLOSE TO THE ACTION!

HOUSE RULES

- ✓ REGISTERED GUESTS ONLY
- ✓ QUIET HOURS: 10:00 PM – 8:00 AM
- ✓ NO SMOKING OR VAPING INSIDE
- ✓ NO PARTIES OR EVENTS
- ✓ RESPECT NEIGHBORS & COMMUNITY
- ✓ PETS ONLY IF APPROVED IN ADVANCE

THANK YOU FOR HELPING US KEEP THIS HOME BEAUTIFUL FOR FUTURE GUESTS!

EMERGENCY & IMPORTANT INFO









 EMERGENCY: 911

 NEAREST HOSPITAL:
ST. LUKES COMMUNITY HOSPITAL (ER)
PROVIDENCE MEDICAL CENTER

 GROCERY STORES:
TARGET • WALMART • ALDI

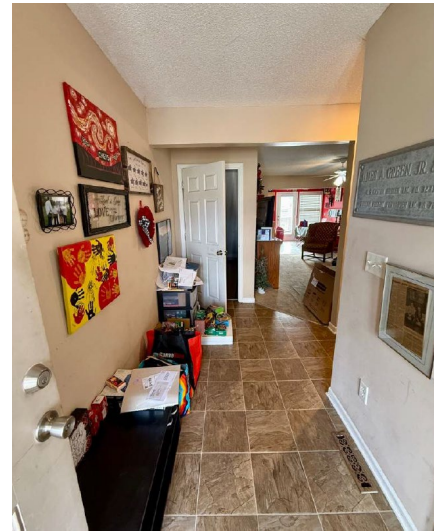
PROPERTY MANAGER:
 OWLSTAYS SERVICES, LLC
 CONTACT PROVIDED IN YOUR BOOKING PLATFORM

YOUR STAY INCLUDES:

-  3 BEDROOMS | SLEEPS UP TO 6
-  2.5 BATHROOMS
-  PRIVATE GARAGE + DRIVEWAY PARKING
-  HIGH-SPEED WI-FI
-  SMART TVs
-  FULLY EQUIPPED KITCHEN
-  WASHER & DRYER
-  CENTRAL HEATING & AIR



GARAGE



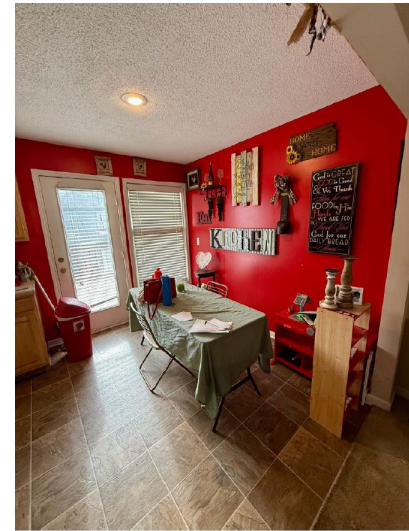
1/2 BATH ON MAIN LEVEL



MAIN FLOOR LIVING ROOM



DINING ROOM



KITCHEN



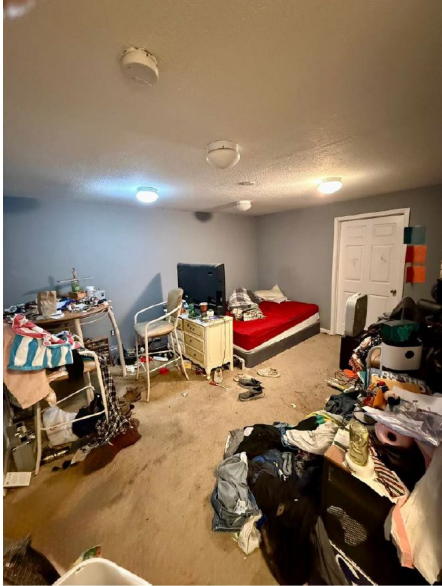
UPSTAIRS BEDROOM



UPSTAIRS FULL BATHROOM



2ND LIVING AREA - WILL BE MOVIE LOUNGE/GAME ROOM



3RD BEDROOM



STORAGE



BACK OF HOUSE



(Published _____)

SP2026-002

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 SP2026-002, commonly known as 13109 Everett Court, Kansas City, Kansas, legally described as:

DELAWARE RIDGE SECOND RE & 2850, S5, T11, R5, ACRES 0.04, B36 LOT C, located at approximately 13109 Everett Court, 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 six (6);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**

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

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

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

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

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

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

To: Unified Government Board of Commissioners
From: Planning and Urban Design Staff
Date: March 26, 2026
Re: **Special Use Permit Petition SP2026-003**

GENERAL INFORMATION

Applicant Information:

Dennis Mendoza
8021 Clearwater Drive
Kansas City, Missouri 64152

Subject Property:

1417 Minnesota Avenue
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Special Use Permit for used automobile sales.

Commission Districts:

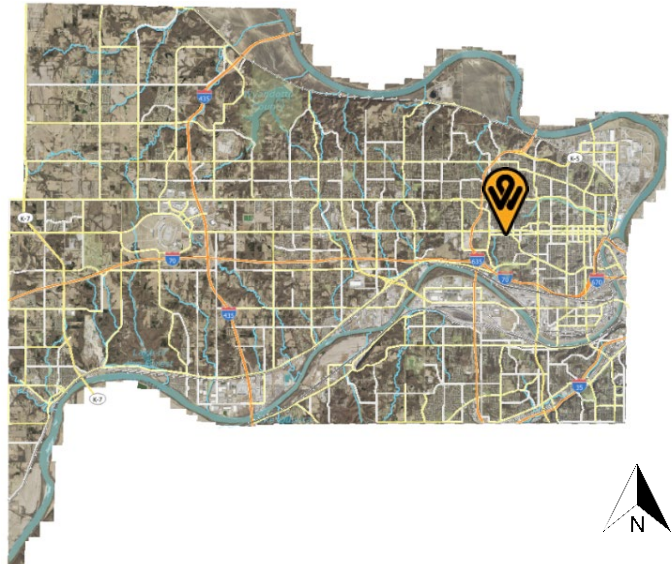
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William J. Burns, Jr

Existing Zoning District(s):

C-3 Commercial District

Plan Area:

Downtown Area Plan



	Adjacent Zoning	Adjacent Uses
North	C-3 Commercial District	Convenience store and Mexican restaurant
South	R-1(B) Single Family District	Single family homes
East	C-3 Commercial District	KC Auto and Performance
West	C-3 Commercial District	Mechanic shop

Total Tract Size: 0.16 Acre

Comprehensive Plan Designation: The Downtown Area Plan designates the subject property as Urban Residential, which allows higher density residential, 12 units per acre or greater, in an urban format (typically attached units – townhomes/stacked flats). Detached patio homes/zero lot line or single-family homes may be acceptable based upon density, design and location. Live/work units with commercial/retail/office on the first floor and residential above are allowed at the corners of blocks and if they do not deter from the residential character of the neighborhood. Institutions including schools and churches would be allowed within the Urban Residential land use designation.

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

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building.

Landscaping Requirement: Section 27-467(g) states that trees are required to be provided at not less than one per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Applicant is required to have one (1) tree.

Applicant do not meet the requirement.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

Public Hearing(s): March 9, 2026 and March 26, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Dennis Mendoza, is requesting a Special Use Permit for used automobiles sales at 1417 Minnesota Avenue Kansas City, Kansas 66102.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. STR23-0280 – Structural – March 8, 2023 – Closed – The fence near the alley needed to be resecured and a window on the front of the property was boarded.
2. 19220-00570 – Graffiti – September 24, 2019 – Completed – Graffiti along they alley.
3. 19220-00030 – Graffiti – January 15, 2019 – Completed – Graffiti per PD.
4. 18220-00562 – Graffiti – August 28, 2018 – Completed.
5. 18220-00540 – Graffiti – August 20, 2018 – Completed.
6. 18220-00514 – Graffiti – July 31, 2018 – Completed.
7. 17395-00039 – Stop Work Order – February 28, 2017 – Completed.
8. 14220-00418 – Graffiti – September 17, 2014 – Completed – Graffiti on the back fence.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Riverview Statistical Neighborhood, Cathedral Neighborhood Group, and Census Block Group #0417003. The

neighborhood consists of commercial properties to the north, east, and west. To the south of the subject property, single family residential zoning is located.

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

The zoning and uses are set out above. The subject property is surrounded by the C-3 Commercial District to the north, east, and west. To the south of the property, R-1(B) Single-Family District is found. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property as the use is allowed within the current zoning, however, it does not follow the Downtown Area Plan land use. The removal of restrictions will not detrimentally affect nearby property.

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

The property is not vacant.

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

Special Use Permits are not addressed in the Downtown Area Plan. The Downtown Area Plan designates the subject property as Urban Residential, which allows higher density residential, 12 units per acre or greater, in an urban format (typically attached units – townhomes/stacked flats). Detached patio homes/zero lot line or single-family homes may be acceptable based upon density, design and location. Live/work units with commercial/retail/office on the first floor and residential above are allowed at the corners of blocks and if they do not deter from the residential character of the neighborhood. Institutions including schools and churches would be allowed within the urban residential land use designation. The proposed use does not conform to the Downtown Area Plan designation because the nature of the proposed use is commercial in nature.

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

The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of Minnesota Avenue, a Minor Arterial street to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public because there are other commercial businesses with the same use as being proposed within less than 880 feet to the north, east, and west of the subject property. The proposed use will not affect the use, quality, or marketability of nearby properties.

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

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

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

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

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 businesses 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 as there are already three (3) other business with the same use as being proposed less than a quarter of a mile away. If denied, the property owner may not use the property as a dealership, however, they can still use the property for other commercial business.

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

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

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

The proposed use could potentially result in the overcrowding of land due to the size of the site. If managed properly, however, the size of the site is not a major concern.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1417 Minnesota Avenue on February 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with the Commercial Design Guidelines
Landscaping
Site Overcrowding
Outside storage

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-003**, for two (2) years, subject to:

1. **No installation, mechanic repair, or tire sales is permitted on site;**
2. **Hours of operation are Monday to Saturday from 10:00 AM to 6:00 PM;**
3. **No more than 9 cars may be displayed for sale on the property at any one time;**
4. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
5. **Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each parking stall are required. Non-ADA parking stalls must be 9' wide from the inside of stripe to inside of stripe and 18' in length;**
6. **Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin;**
8. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and**

industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;

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

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

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2026-003** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Conservation District Comments
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-003** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-003**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 9, 2026, City Planning Commission Minutes:

Hearing starts at 1:01:01:

SP2026-003 - DENNIS MENDOZA

Synopsis: Special Use Permit for used automobile sales at 1417 Minnesota Avenue.

Detailed Outline of Requested Action: The applicant, Dennis Mendoza, is requesting a Special Use Permit for used automobiles sales at 1417 Minnesota Avenue Kansas City, Kansas 66102.

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

Present in Support:

- Dennis Mendoza, Applicant, 8021 Clearwater Drive, Kansas City, Missouri 64152

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:02:44: Lead Planner Byron Toy stated that this property was priorly a mechanic shop. The proposed use of automotive sales would actually be a less intense use in terms of outward appearance with less inoperable vehicles on the premises. The applicant also understands that they will have to improve the parking lot, as it is currently in disrepair. Staff recommends approval.

Motion starts at 1:03:20:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-003 for two (2) years:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

- 1. No installation, mechanic repair, or tire sales is permitted on site;**
- 2. Hours of operation are Monday to Saturday from 10:00 AM to 6:00 PM;**
- 3. No more than 9 cars may be displayed for sale on the property at any one time;**
- 4. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 5. Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each parking stall are required. Non-ADA parking stalls must be 9' wide from the inside of stripe to inside of stripe and 18' in length;**
- 6. Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**

- 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin;**
- 8. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
- 9. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
- 10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
- 11. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 13. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 14. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure**

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

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP




ADDITIONAL ATTACHMENTS

02/22/2026

Neighborhood meeting

1417 Minnesota ave kansas city ks 66102

Name	Signature
Flor J. Herrera A.	
Mrs. Herrera asked if any cars	
to be sold will be parked on the street	
Answer: Cars will be park inside the lot.	

NEIGHBORHOOD MEETING INFORMATION

1) only one person attended

Flor Idalia Herrera

she had one question, if I was going to park any cars on the street,

answer was, we will park all the cars inside the lot,

2) One contacted me by phone or Email.

3) I will be sending the notarized affidavit on monday the 23rd around 10:00 am

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Clay)

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

1. That I am the petitioner for Petition # SP2026-003.
2. That I conducted a neighborhood meeting on 02-22-2026.
3. The notice to nearby property owners was sent on 02-07-2026.
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.

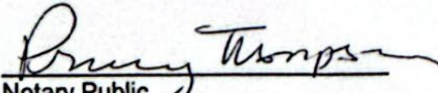
Further affiant saith not.



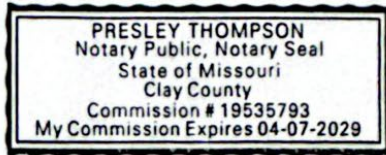
Affiant

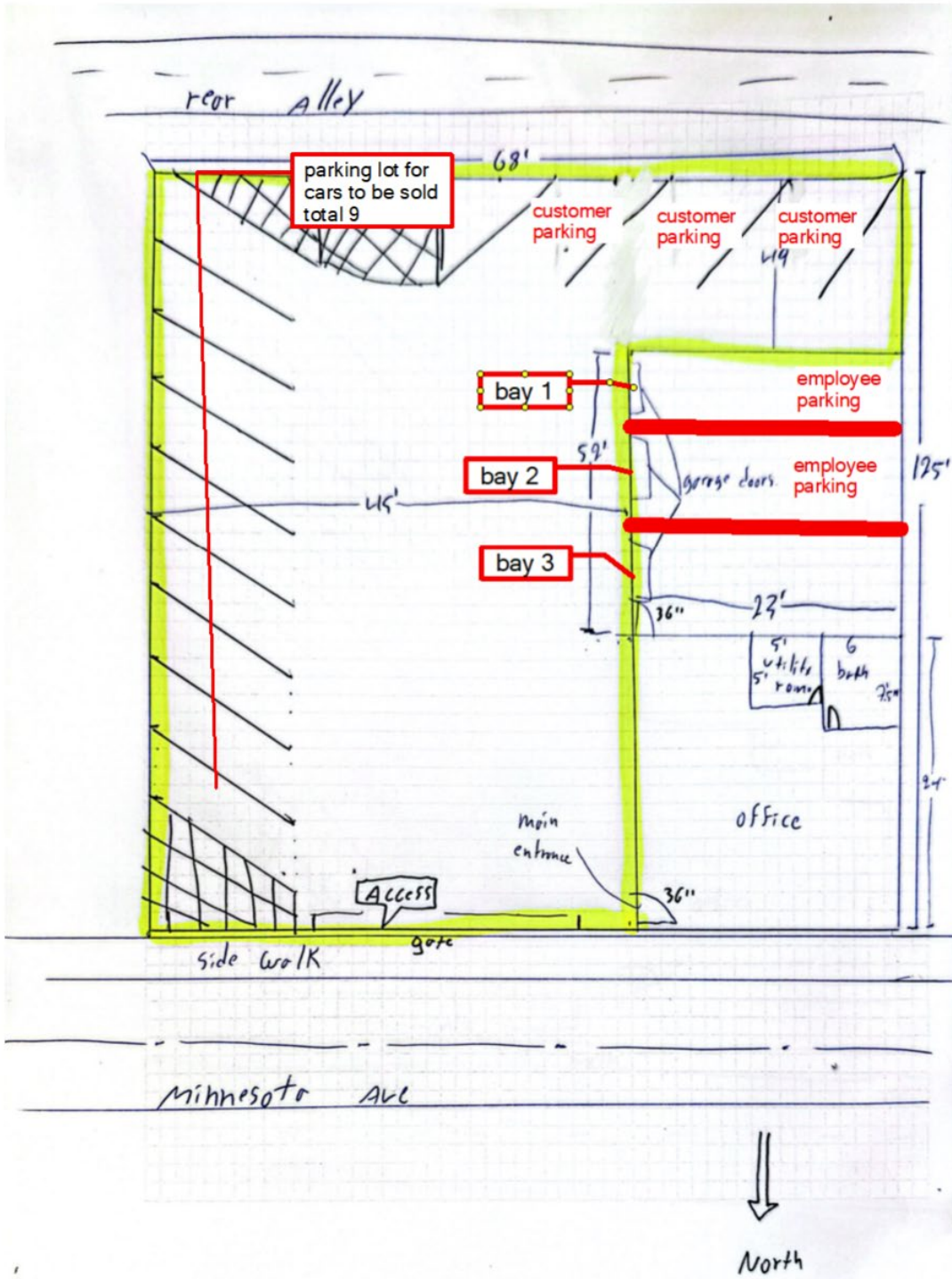
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23rd day of February, 2026.

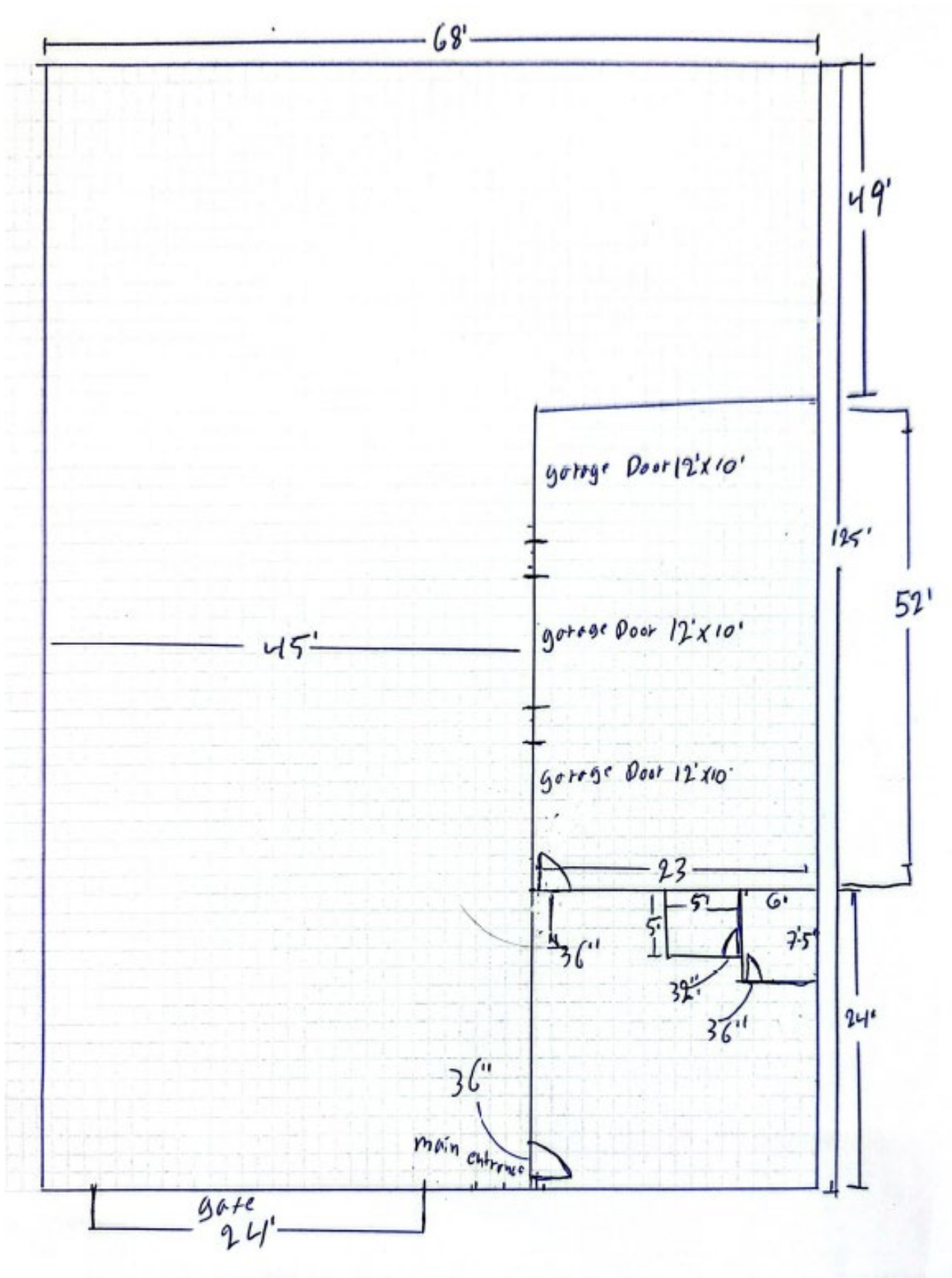
My commission expires 04 of 07, 2029.



Notary Public









Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-534-6329 - wycocconservation@gmail.com

Rodney Lucas
Interim Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

February 10, 2026

RE: SP2026-003

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental review of SP2026-003 for used automobile sales at 1417 Minnesota Ave.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Lagoda silt loam, 3 to 8 percent slopes, and Knox silt loam, 7 to 12 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- The buildings on the property seem to be well maintained
- The paved surfaces on the property will likely need to be repaved due to severe damage. Without repair, debris asphalt and pavement pieces will wash into the roadway during rain events.
- Care to clean up any automotive fluid spills before they leave the garage area.

Technical assistance is available from our office. Limitation maps, detailed soil reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern may have been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however, some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineation on the maps includes soils that differ from the named soil. Soil lines may not be exact; therefore, on site investigation is needed for site specific planning.

If you have any comments or questions, please email our office at wycoco.conservaion@gmail.com

Sincerely,

Cheri Miller
District Manager

enclosures







(Published _____)

SP2026-003

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 SP2026-003, commonly known as 1417 Minnesota Avenue, Kansas City, Kansas, legally described as:

WEST LAWN B1-7 & 0916, S9, T11, R25, ACRES 0.17, B4 W 20FT L9, ALL L10, E 15FT L11, located at approximately 1417 Minnesota Avenue, Kansas City, Kansas.

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

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

- 1. No installation, mechanic repair, or tire sales is permitted on site;**
- 2. Hours of operation are Monday to Saturday from 10:00 AM to 6:00 PM;**
- 3. No more than 9 cars may be displayed for sale on the property at any one time;**
- 4. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
- 5. Per Sections 27-667-27-676, every vehicle must be in a designated and striped parking space. Provide a site plan indicating the number of parking stalls, indicating which stalls are dedicated to customers, employees and staff, vehicles for sale, or vehicles for repair. Detailed dimensions of each**

- parking stall are required. Non-ADA parking stalls must be 9' wide from the inside of stripe to inside of stripe and 18' in length;
6. Section 27-463(g) requires that screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two (2) family zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;
 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin;
 8. Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;
 9. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
 10. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 11. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 12. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 13. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The

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

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

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: March 26, 2026

Re: **Special Use Permit Petition SP2026-004**

GENERAL INFORMATION

Applicant Information:

Andrea Nelson with Branch KC LCC
13400 Donahoo Road
Kansas City, Kansas 66109

Subject Property:

13380 Donahoo Road
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of a Special Use Permit for
an event space with live
entertainment.

Commission Districts:

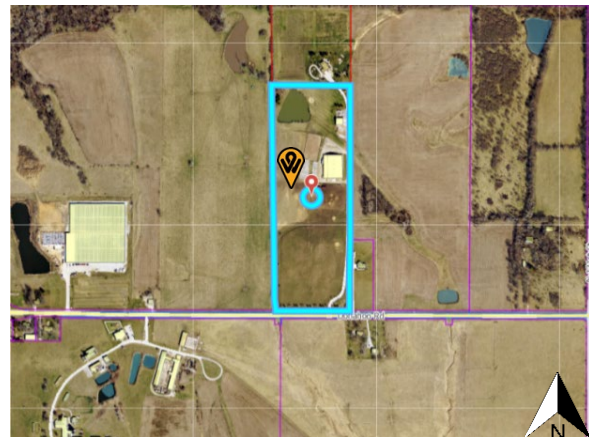
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Carlos Pacheco III

Existing Zoning District(s):

A-G Agriculture District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	A-G (WYCO) Agriculture District	Single-family home
South	A-G (WYCO) Agriculture District	Farmland and a single-family home
East	R-1 Single Family District	Farmland and a single-family home
West	A-G (WYCO) Agriculture District	Family Tree Nursery and single-family home

Total Tract Size: 28.76 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential, which allows single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Donahoo Road as a Minor Arterial.

Parking Requirement: Section 27-668(a)(5) states that one (1) space for each 50 square feet of seating area plus one space for each remaining 300 square feet of total floor area. Such establishments with less than 500 square feet of seating area shall supply at least ten off-street parking spaces. Applicant is required to have 35 parking spaces. Applicant is providing 37 parking spaces, two (2) being ADA.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences. The Applicant meets the requirement.

Advertisement: The Wyandotte Echo – February 12, 2026
Letters to Property Owners – February 13, 2026

Public Hearing(s): March 9, 2026 and March 26, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Andrea Nelson, is requesting a Special Use Permit to operate an event space with live entertainment at 13380 Donahoo Road Kansas City, Kansas 66109.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. COZ2023-010 – Change of Zone – March 26, 2023 – Approved
2. PLAT2023-012 – Subdivision (PLAT, Lot Split) -- March 26, 2026 – Approved
3. SP2022-115 – Special Use Permit – November 29, 2022 – Approved – Renewal of a Special Use Permit for Microbrewery
4. BOZA 2400 – Variance – September 28, 2020 – Completed – Variance for keeping existing gravel road
5. SP-2020-72 – Special Use Permit – May 26, 2020 – Approved – Renewal of a Special Use Permit for Microbrewery
6. SP-2020-73 – Special Use Permit – May 26, 2020 – Approved – Event Space
7. SP-2012-26 – Special Use Permit – April 27, 2012 – Approved – Home Occupation
8. COZ 2795 – Change of Zone From A-G Agriculture District to CP-0 Planned Nonretail Business District for an office facility – October 29, 2004 – Withdrawn.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Prairie-Piper Statistical Neighborhood and Census Block Group #0448031. The neighborhood consists of large Agriculture lots to the north, south, and west. To the east, a large single-family parcel is located.

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

The zoning and uses are set out above. The subject property is surrounded by the A-G Agriculture District lots to the north, south, and west. To the east of the property, a large R-1 Single Family District lot is located. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property. The property offers enough space for parking, gatherings, and live entertainment. The removal of restrictions will not detrimentally affect nearby property.

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

The property is not vacant.

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

Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates this property as Planned Low Density Residential, which allows single-family detached residential units and should appear to be less dense. Development in these areas should include significant areas for open space to maintain the rural character of the area. The proposed use does not conform to the Prairie Delaware Piper Area Plan designation because the use of the property is commercial in nature and not residential.

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 could have the potential to increase vehicular traffic, but should exceed the capacity of Donahoo Road, a Minor Arterial Street to accommodate it if managed properly.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public since this would mainly benefit the property owner. The proposed use will not affect the use, quality, or marketability of nearby property since it is a large property where parking, noise, dust, and/or vibration should not be an issue.

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

Noise, vibration, dust, and illumination are not expected to occur in durations or intensities as to create issues with nearby properties. These are not expected to create problems for nearby property, however if it does, the property owner can add additional screening surrounding the property to mitigate the issues.

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 residential structure.

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 business 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, this use will mainly benefit the property owner. If denied, the property owner may not use the property for an Event Space with Live Entertainment, however, they can still be used as an Agriculture lot.

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

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

to meet all conditions of approval.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because it is a large property.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on Monday, February 16, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Building Occupancy
Traffic

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-004, for two (2) years**, subject to:

1. **All entertainment must cease by 1:00AM;**
2. **Doors and windows must stay closed during any entertainment performance;**
3. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
 - a. **Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
 - b. **Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
 - c. **An I.D. scanner will be used at all times;**
 - d. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
4. **No amplified speakers or entertainment is allowed in outdoor spaces;**
5. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
6. **Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin**

this process;

8. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
11. 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;
12. 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;
13. 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;
14. 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;
15. 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;

16. 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,
17. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition **SP2026-004** subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

March 9, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Documents
Site Plan
Floor Plan
Traffic Study
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	March 9, 2026 Approval	March 26, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-004** 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 **SP2026-004**, 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.

March 9, 2026, City Planning Commission Minutes:

Hearing starts at 1:04:22:

SP2026-004 - ANDREA NELSON

Synopsis: Special Use Permit for an event space with live entertainment at 13380 Donahoo Road. *Detailed Outline of Requested Action:* The applicant, Andrea Nelson, is requesting a Special Use Permit to operate an event space with live entertainment at 13380 Donahoo Road Kansas City, Kansas 66109.

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

Present in Support:

- Andrea Nelson, Applicant, 13400 Donahoo Road, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:06:15: Lead Planner Byron Toy stated that the applicants will be improving and paving the parking lot. This location previously had a Special Use Permit for a microbrewery and event space around 2022. Staff recommends approval with conditions for two (2) years.

Motion starts at 1:06:49:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2025-004 for two (2) years:**

Carson	Chairman
Ward	Aye
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Easterwood	Aye
Miller	Aye
Straws	Not present
Armstrong	Not present

Motion to recommend APPROVAL passed: 7 to 0

Subject to:

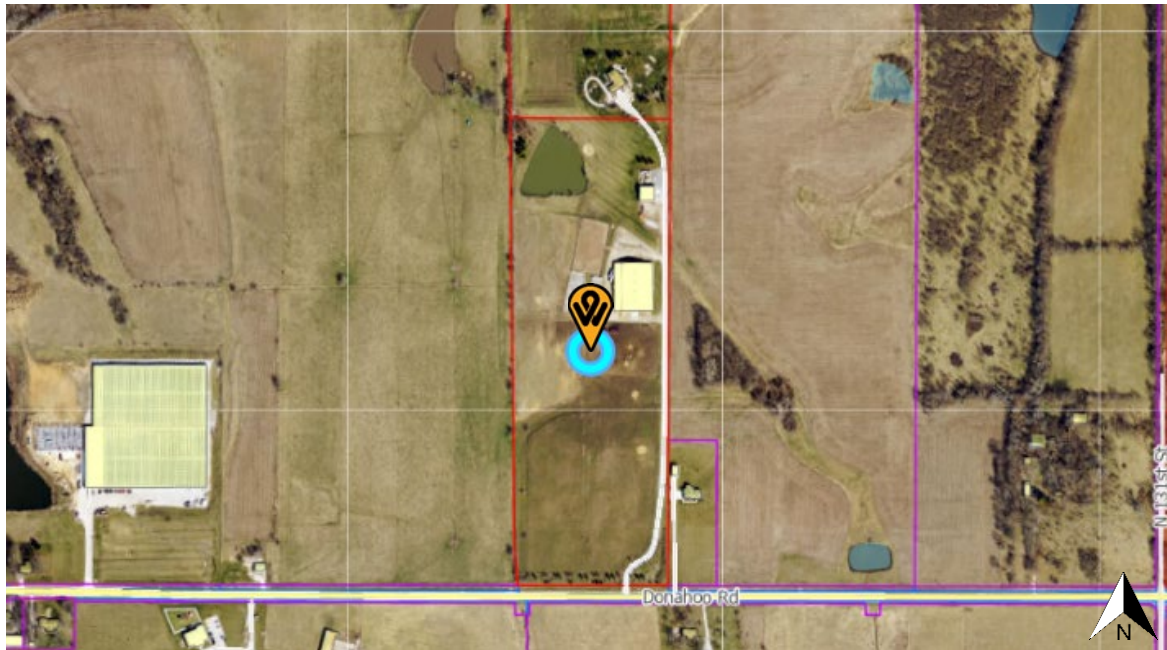
- 1. All entertainment must cease by 1:00AM;**
- 2. Doors and windows must stay closed during any entertainment performance;**
- 3. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
 - e. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
 - f. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**
 - g. An I.D. scanner will be used at all times;**
 - h. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.**
- 4. No amplified speakers or entertainment is allowed in outdoor spaces;**
- 5. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
- 6. Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**

7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
8. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
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14. 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

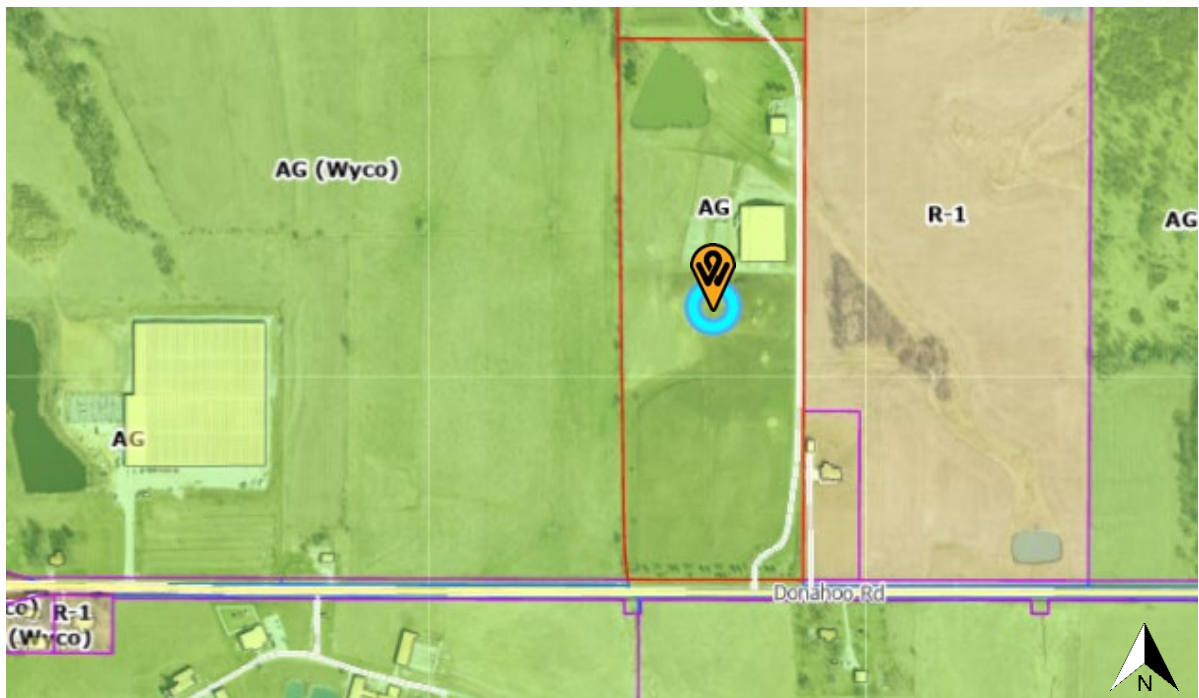
- operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
15. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
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ATTACHMENTS

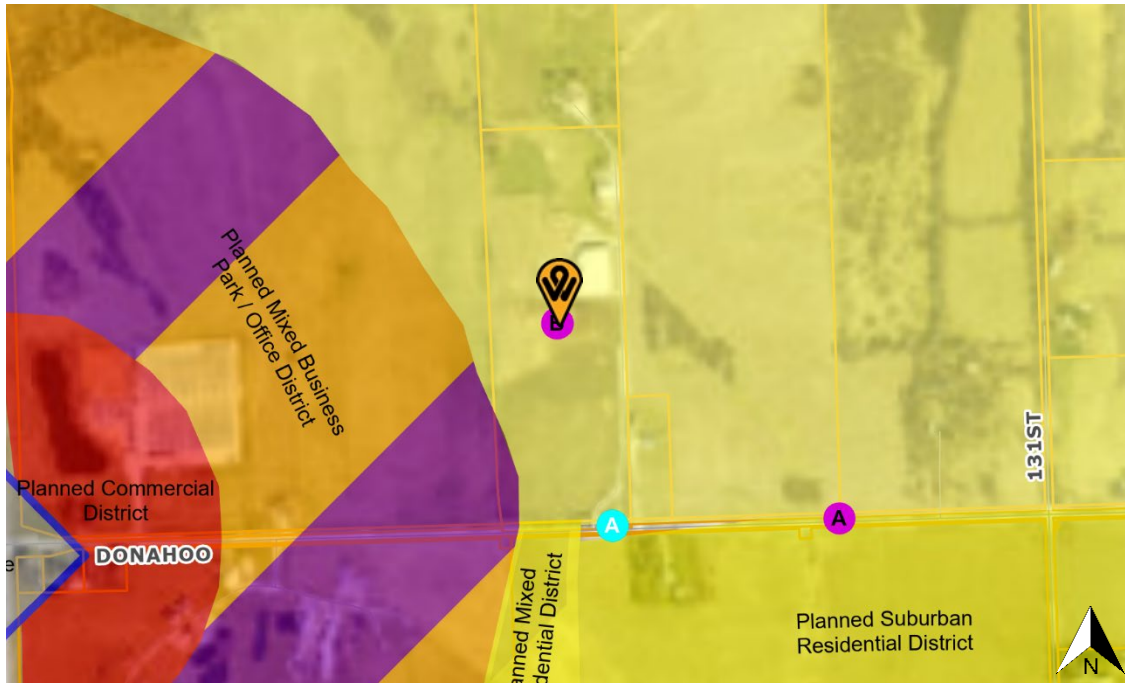
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
COUNTY OF Wyandotte) SS:

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

1. That I am the petitioner for Petition # SP2026-004.
2. That I conducted a neighborhood meeting on February 16, 2026 at 5pm.
3. The notice to nearby property owners was sent on January 30, 2025.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

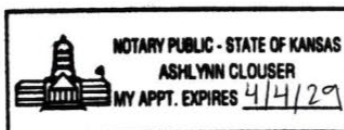
Further affiant saith not.

Andrea Nelson
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 18th day of FEBRUARY 2026.

My commission expires 4th of APRIL, 2029.

Ashlynn Clouser
Notary Public



Neighborhood Meeting Minutes


Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas
Date of Meeting: February 16, 2026
Meeting Location: Virtual (Google Meet)

The neighborhood meeting was called to order at 5:00 PM.

The applicant was present at the scheduled meeting time. No neighborhood residents or interested parties attended the meeting. The applicant remained available at the meeting location for approximately forty-five (45) minutes in the event attendees arrived late.

No questions, comments, or concerns were received during the scheduled meeting period.


The meeting was adjourned at 5:45 PM.

Minutes prepared by: Andrea Nelson
Signature: 
Date: 2/18/26

Neighborhood Meeting Attendee List

Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas
Date of Meeting: February 16, 2026


No attendees were present at the scheduled neighborhood meeting.

Prepared by: Andrea Nelson
Signature: 
Date: 2/18/26

Neighborhood Meeting Comment Log

Application Number: SP2026-004
Project Address: 13380 Donahoo Road, Kansas City, Kansas

No phone calls, emails, or written comments were received regarding the proposed project as of the date of this submission.

Prepared by: Andrea Nelson
Signature: 
Date: 2/18/26

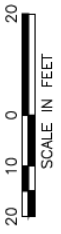
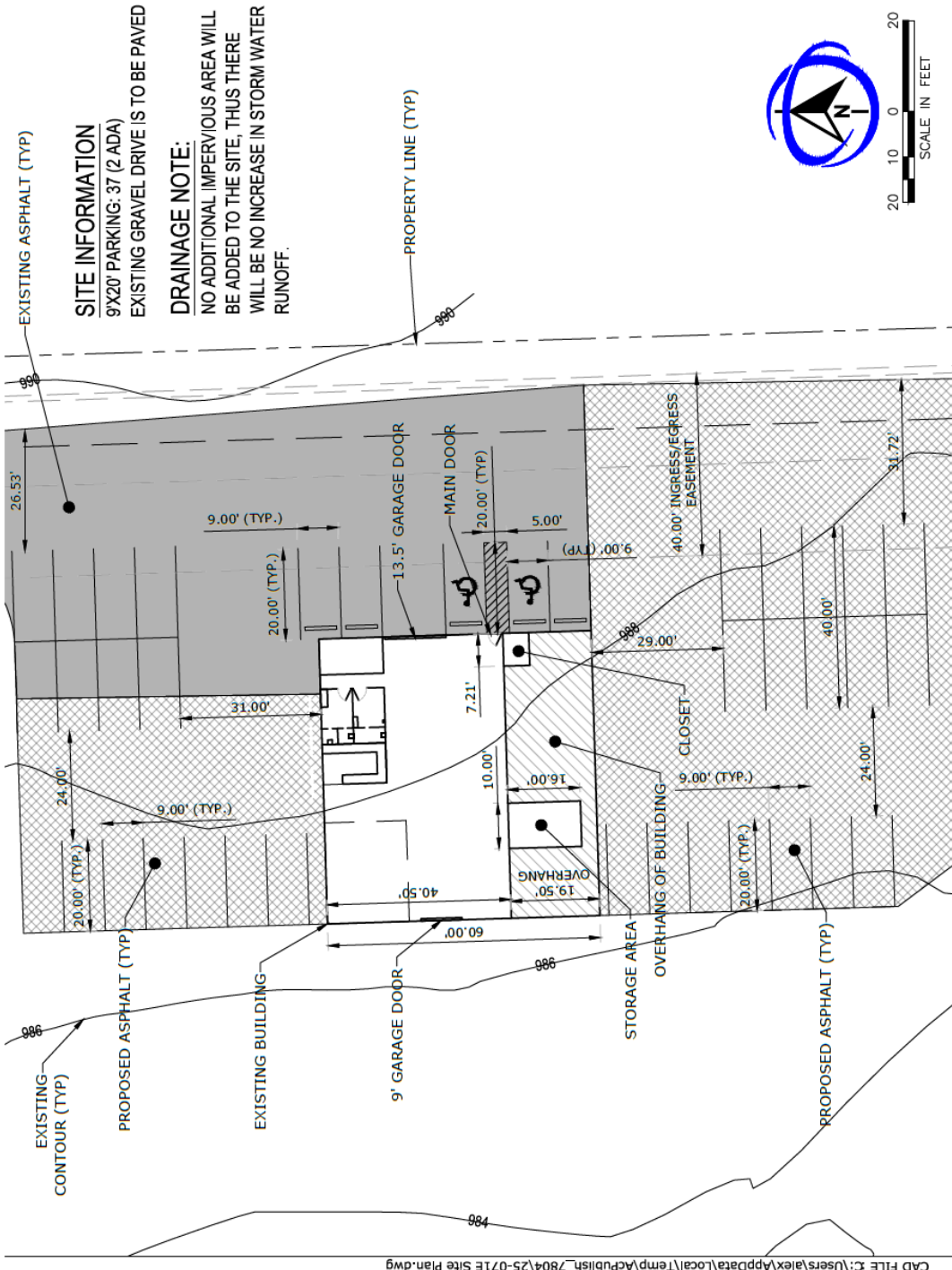


NELSON EVENT SPACE
 13380 DONAHOO RD
 KANSAS CITY,
 KANSAS 66109

PREPARED FOR:
 ANDREA NELSON
 13380 DONAHOO
 ROAD
 913.205.9568

PROJECT #: 25-071E
 ISSUE DATE: 02/19/2026

SITE PLAN
1 OF 2



SITE INFORMATION
 9'X20' PARKING: 37 (2 ADA)
 EXISTING GRAVEL DRIVE IS TO BE PAVED

DRAINAGE NOTE:
 NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED TO THE SITE, THUS THERE WILL BE NO INCREASE IN STORM WATER RUNOFF.

CAD FILE X:\Users\alex\AppData\Local\Temp\AcPublish_7804\25-071E Site Plan.dwg

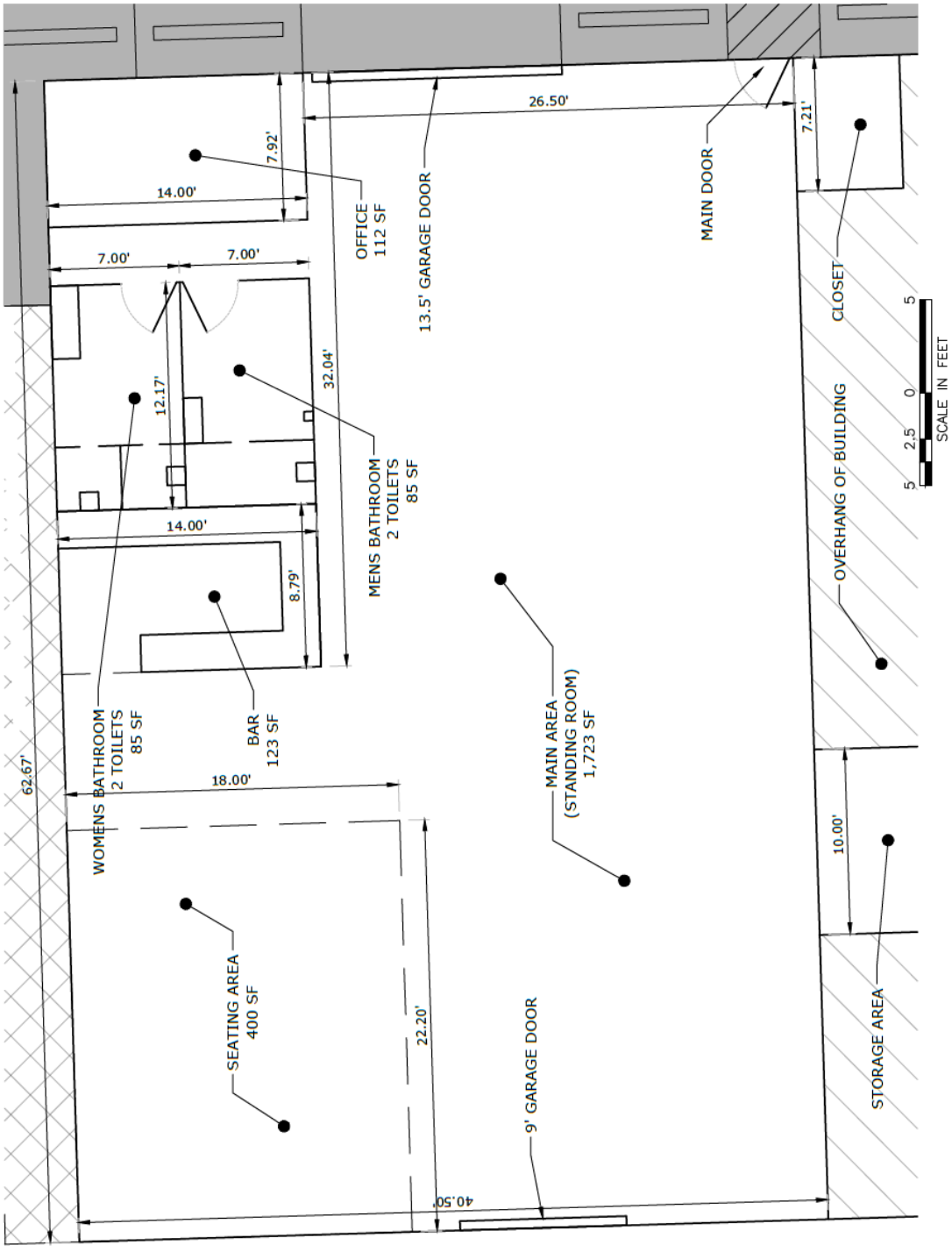


NELSON EVENT SPACE
 13380 DONAHOO RD
 KANSAS CITY,
 KANSAS 66109

PREPARED FOR:
 ANDREA NELSON
 13380 DONAHOO
 ROAD
 913.205.9568

PROJECT #: 25-071E
 ISSUE DATE: 02/19/2026

BUILDING PLAN
2 OF 2



CAD FILE C:\Users\alex\AppData\Local\Temp\AcPublish_780425-071E Site Plan.dwg

Nelson Event Space Traffic Memo

To: Kris Finger, City of Kansas City Kansas UG Traffic Engineer
Address: 701 N 7th ST., Suite 712
Kansas City, KS 66101
Phone: 913.573.5422
Email: kfinger@wycokck.org
Date: February 20, 2026
Project: Nelson Event Space SUP

Proposed Land Use

Atlas Land Consulting has estimated the proposed trip generation and provided a traffic memorandum for the Nelson Event Space development to be located at 13380 Donahoo Road, KCK. The proposed project includes a 2,500 sf building that will be turned into an event space with 400 sf of seating area and 1,723 sf of standing area. Per city code, 8 spaces will be needed for the seating area (1 per 50 sf) and 9 spaces for the total floor area (1 per 300 sf) for a total of 17 required spaces. Striping of an additional 36 parking spaces will be done to accommodate this requirement. All spaces are 9' wide by 20' deep 90-degree spaces with 24' minimum drive aisles. The existing primary entrance onto Donahoo Rd. will remain and the existing driveway will be paved. This entrance will be the primary means of ingress/egress for the site.

Trip Generation

The vehicle trips generated by the proposed development were estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Land Use 495, Recreational Community Center was selected as the land use (this was the closest category to match the proposed wedding/general celebration venue for the proposed space). Table A below illustrates the trips estimated to be generated by this development. The existing use is a single-family home, so the existing trips are insignificant.

14500 Parallel Rd. Unit R, Basehor, KS 66007

Table A: Trip Generation

LAND USE	UNIT OF MEASURE	TOTAL UNIT	WEEKDAY TRIPS
Small Event Space	1000 SF GFA	3	75

Sight & Influence Distance

The entrance onto Donahoo Rd. has >500' of sight distance to the west, and >500' to the east. Donahoo Rd. in this area of the county is classified as a Class C thoroughfare with two lanes, curb and gutter, and a posted speed of 35 mph. With the proposed development having less than 100 daily trips and being placed nearly ½ mile from each nearby intersection (131st St. to the east and K-7 to the west) the influence on the adjacent intersections will be minimal.

Conclusion

Given the low trip generation and the location approximately one-half mile from the nearest intersections in each direction, the additional traffic is not anticipated to materially affect roadway operations, capacity, or level of service along the adjacent segment. The projected volumes are minimal relative to typical collector or thoroughfare traffic volumes and would not be expected to create measurable delay, queuing, or safety concerns.

Accordingly, the proposed 75 weekday trips are expected to have a **negligible operational impact** on the surrounding roadway network.

Please let me know if you have any questions.

T. Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

Recreational Community Center (495)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

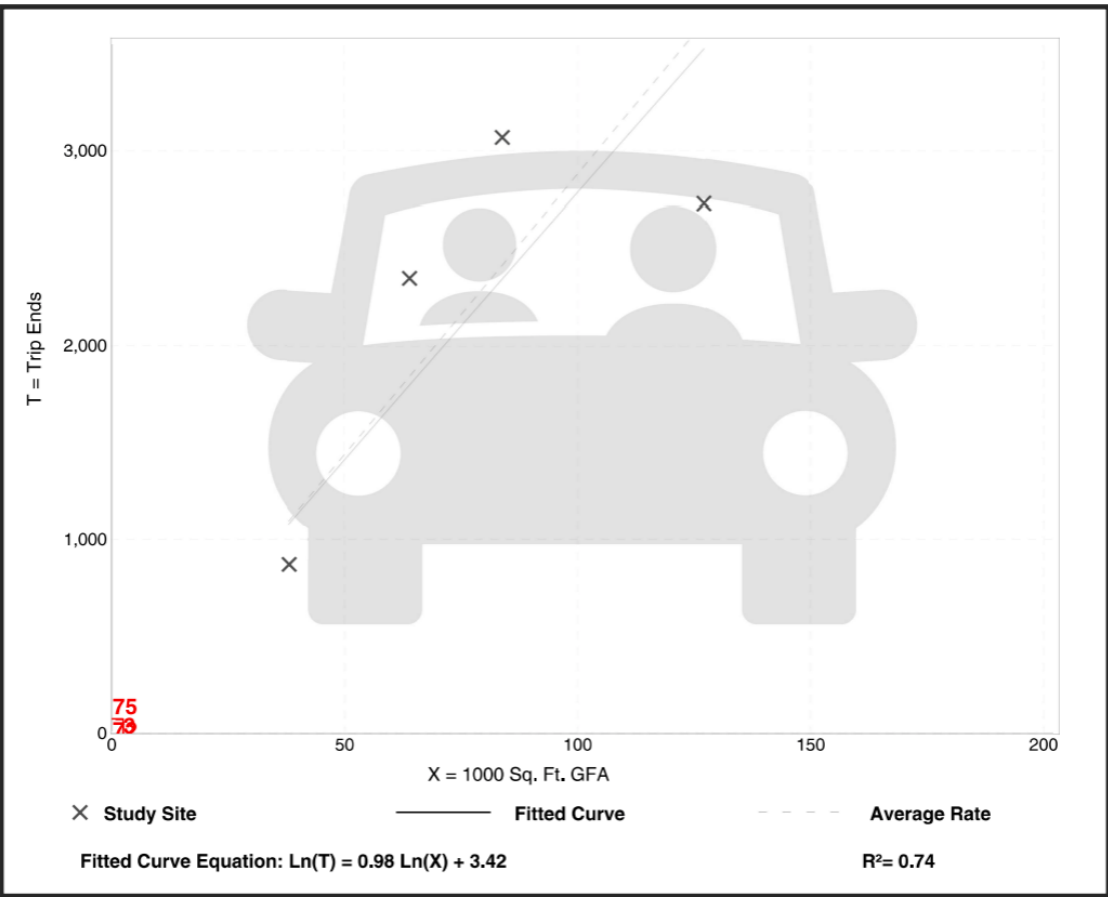
Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 78
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.82	21.49 - 36.71	8.56

Data Plot and Equation

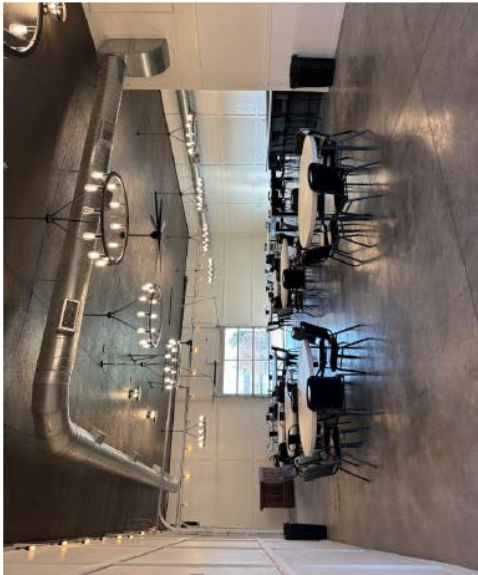
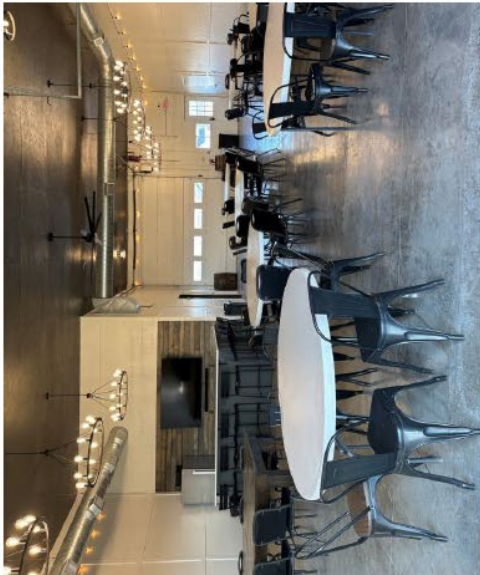
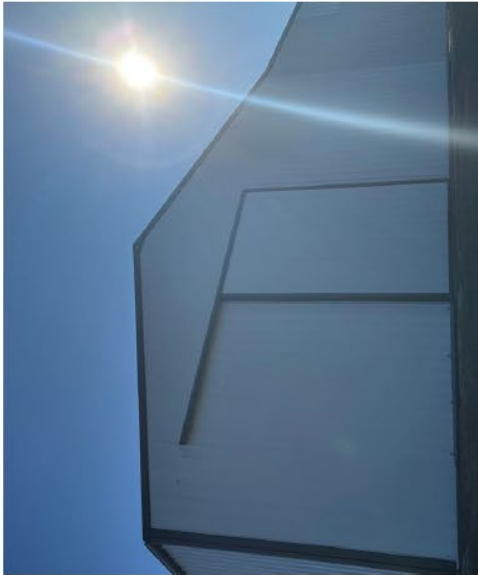
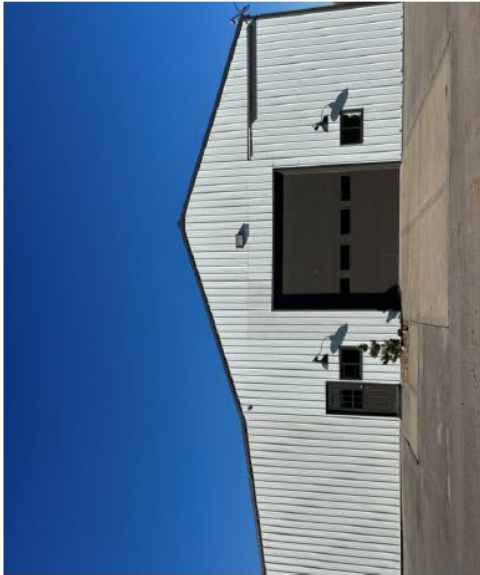
Caution – Small Sample Size



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

<https://www.itetripngen.org/query/PrintGraph2?code=495&ivlabel=QFQAF&timeperiod=AWDVTE&x=2.5&edition=685&locationCode=General Urban/Su...> 1/1



(Published _____)

SP2026-004

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 SP2026-004, commonly known as 13380 Donahoo Road, Kansas City, Kansas, legally described as:

Lot 1, Family Tree Nursery Estates, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, located at approximately 13380 Donahoo 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. All entertainment must cease by 1:00AM;**
- 2. Doors and windows must stay closed during any entertainment performance;**
- 3. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
 - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
 - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**

- c. An I.D. scanner will be used at all times;
 - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.
- 4. No amplified speakers or entertainment is allowed in outdoor spaces;
- 5. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
- 6. Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
- 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
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- 10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
- 11. 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;
- 12. 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;
- 13. 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;
14. 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;
 15. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
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 17. 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 Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

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

MINUTES

Thursday, August 29, 2024

7:00 PM – 10:49 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Burns
- Commissioner Ramirez

Staff Present:

- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- James Malloy (Urban Planning & Design)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Deasiray Bush (Director of Public Transportation)
- Jeff Conway (Legal Department)
- Angel Ferrara (Parks Director)

I. Call to Order (Discussion Begins 1:24)

Mayor Garner called the meeting to order at 7:00 PM. Chaplain Ken Netting of Grace Lutheran Church led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 3:12)

The Clerk reported there was an agenda update issued, adding Item No. 2 to the Mayor's Agenda.

VI. Mayor's Agenda**Item No. 1 - STATEMENT: JOINT MEETING WITH BOARD OF PUBLIC UTILITIES, UNIFIED GOVERNMENT ELECTED BODIES AND EXECUTIVE STAFF (Discussion Begins 3:29)**

Mayor Garner provided an update on a special joint session held with the Board of Public Utilities (BPU) prior to this meeting. He announced plans to review BPU operations and potentially explore options including selling BPU in part or whole, fully consolidating BPU into the Unified Government, or maintaining current operations with increased commission oversight.

This item was for information only, and no commission action was required.

Item No. 2 - RESOLUTION: AMENDING THE TWO-YEAR MEETING CALENDAR (ADDED PER AGENDA UPDATE) (Discussion Begins 7:44)

The two-year meeting calendar amendment was briefly discussed during the meeting. Commissioner Burns requested changes to some meeting dates, primarily to avoid conflicts with events like football games and Halloween. The proposed changes included moving some

Thursday meetings to Wednesday. Moving some Monday meetings to Tuesday. And adjusting dates for specific standing committee meetings.

Commissioner Kane made a motion to deny the resolution. The motion was withdrawn by Commissioner Kane.

Commissioner Kane made a motion to deny the item and send it back to the Standing Committee for discussion. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 8/0

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

VII. Clerk's Statement (Statement Read 18:11)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 32:07)

A. SPECIAL USE PERMIT APPLICATIONS

4. COZ2024-024 - BRIAN LAVERY

B. VACATION APPLICATION

1. SP2024-005 - SOL JIMENEZ WITH VILLEDA'S WORKSHOP LLC
2. SP2024-042 - LANXIN ZHENG
3. SP2024-044 - TOM PROEBSTLE WITH SKYLINE PROPERTY
4. SP204-045 - TRISTIN PERKINS
5. SP2024-046 - MICHAEL SIMMONS

C. VACATION APPLICATIONS

1. VAC2024-006 - WIL ANDERSON WITH BHC RHODES
2. VAC2024-007 - JANE WINKLER PHILBROOK TRUST

D. PLAN REVIEW APPLICATIONS

1. PR2024-012 - KILE MORRISON WITH ARCHIMAGES

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

1. AN ORDINANCE rezoning property at 1625 South 86th Street
2. AN ORDINANCE rezoning property at 4110 North 55th Street

3. AN ORDINANCE authorizing a Special Use Permit for continuation of on-site grading and dirt removal at 1625 South 86th Street
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-009) to keep an office trailer on the property while the existing structure undergoes renovation at 1120 North 8th Street
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-035) for a non-owner-occupied Short-Term Rental at 2504 West 47th Street
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-036) to continue to operate a training facility for excavating and pipeline operations for Kansas Gas Service at 8535 Riverview Avenue
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-037) to host small-scale events at a privately operated park at 600 Washington Boulevard and 1308 North 6th Street
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-038) for a truck repair shop and parking at 919 South 26th Street
9. AN ORDINANCE authorizing a Home Occupation Special Use Permit (SP2024-039) to make bath products at 49 South 64th Street
10. AN ORDINANCE authorizing a Special Use Permit (SP2024-041) for a liquor store at 9801 Parallel Parkway

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except for items A1, A2, and A3. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/0

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

Set Aside Items:

A request was made by Commissioner Burroughs to set aside Item Nos. A.1, A.2, and A.3.

A. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 32:49)

1. COZ2024-021 - JUSTIN MILBURN WITH MILBURN CIVIL ENGINEERING

Staff and the Applicant presented opening comments.

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

Commissioner Burroughs made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

2. COZ2024-022 - ROGER BARRETT (**Discussion Begins 46:58**)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in Favor:

- **Matt Watkins (Kansas City, Kansas) (Comments Begin 57:49)**
- **Gayle Bergman (Kansas City, Kansas) (Comments Begin 1:00:15)**

Comments in Opposition:

- **Becky Boucher (Kansas City, Kansas) (Comments Begin 1:01:20)**
- **Fred Postlethwaite (Kansas City, Kansas) (Comments Begin 1:05:19)**

The public hearing was closed.

Commissioner Kane made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 8/0

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

3. COZ2024-023 - BRIAN HOCHSTEIN (**Discussion Begins 1:22:53**)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in Opposition:

- **Karen Schivi (Kansas City, Kansas) (Comment Begins 1:29:00)**

The public hearing was closed.

Commissioner Burroughs made a motion to remand back to the Planning Commission. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

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

IX. Planning & Zoning Non-Consent Agenda (Discussion Begins 1:42:19)

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-027 - KATELYN WOLF WITH BARTLETT + WEST

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 deny. The motion was withdrawn by Commissioner Lopez.

Commissioner Townsend made a motion to hold over to next Planning & Zoning meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carries 8/0

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

2. SP2024-047 - SELENA UMANA WITH THE RED CIRCLE, LLC (Discussion Begins 1:58:00)

Staff and the Applicant presented opening comments.

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

Commissioner Townsend made a motion to set it over to the next meeting. The motion was seconded by Commissioner Davis. The motion was withdrawn by Commissioner Townsend. The second was withdrawn by Commissioner Davis.

Commissioner Townsend made a motion to send it back to the Planning Commission. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

X. Regular Consent Agenda (Discussion Begins 2:39:06)

Item No. 1 – RESOLUTION: SECOND AMENDMENT TO THE 505 CENTRAL DEVELOPMENT AGREEMENT

Item No. 2 – PLAT: WIDNER ESTATES

Item No. 3 – PLAT: CUNNINGHAM ACRES

Item No. 4 – PLAT: BURNS MEADOWS

Item No. 5 – PLAT: HOLLINGSWORTH ACRES

Item No. 6 – PLAT: MIES FAMILY FOODS

Item No. 7 – MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 8/0

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

XI. Public Hearing Agenda

Item No. 1 – RESOLUTION: MARSHALLTOWN COMPANY INDUSTRIAL REVENUE BONDS (Discussion Begins 2:39:54)

The Marshalltown Company project was presented by Joe Carter, President and CEO of Marshalltown Company. Joe Mather, Corporate Facilities Manager. Cam Duff, Developer from Scannell. Kevin Wempe from Gilmore and Bell (Bond Counsel) provided technical details about the industrial revenue bond issuance. The Marshalltown Company presented a project for a new distribution center at the 435 Logistics Center, seeking \$27 million in industrial revenue bonds.

Key points:

- 207,000 square foot warehouse facility on 34 acres
- Potential for future expansion to 500,000 square feet
- Initial employment of 20 employees, potential to grow to 100
- Robotics and automation planned
- Privately held 134-year-old company manufacturing construction tools and materials

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comments in favor:

- **Greg Kindle (President of Economic Development Council, Kansas City, KS)
(Comment Begins 2:48:11)**

The public hearing was closed.

Commissioner Bynum made a motion to approve the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/0

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

XII. Administrator's Agenda

Item No. 1 – ORDINANCE/RESOLUTION: ARPA ALLOCATIONS 2024 (Discussion Begins 3:01:32)

David Johnston, County Administrator, and Dr. Shelley Kneuvean, Chief Financial Officer, Proposed Allocations:

- TB outbreak response and Hispanic healthcare navigator
- Transit shelters and vehicles
- Park improvements (Boston Daniels, Eisenhower)
- Animal control modular building
- General fund balance (\$1 million)

Multiple commissioners expressed concerns about the process, timeline, and lack of community input. Commissioner Davis requested a more deliberative approach to community involvement. Commissioner Bynum suggested restoring the neighborhood grants program.

County Administrator David Johnston withdrew the item to schedule a special meeting for further discussion.

Vote: No vote taken due to withdrawal

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Townsend. (Discussion Begins 3:43:38)

Vote: Motion carries 8/0

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

XV. Land Bank Board of Trustee's Consent Agenda (Discussion Begins 3:44:05)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 7/1

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

Adjournment: (Discussion Begins 3:44:41)

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

Vote: Motion carries 8/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 10:49 P.M.
August 29, 2024

Monica L. Sparks, CMC
Unified Government Clerk

BM

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, September 26, 2024

7:05 PM – 9:35 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- None

Staff Present:

- Alan Howze (Assistant County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- Irene Caudillo (Chief of Staff in Mayor’s Office)
- Jeff Conway (Senior Counsel)
- Dr. Shelley Kneuvean (Chief Financial Officer)

I. Call to Order

Mayor Garner called the meeting to order at 7:05 PM. Pastor Kemper of Ebenezer Ministries led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda

No revisions to the agenda were reported.

VI. Mayor’s Agenda

Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION

Two community members were recognized:

- Italian Delight (**Discussion Begins: 7:06**)
- Lindsay Lopez (**Discussion Begins: 15:18**)

This item was for information only, and no commission action was required.

Item No. 2 - Proclamation proclaiming September 7, 2024, as Rosedale Memorial Arch 100th Day. (Discussion Begins: 33:12)

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

VII. Clerk’s Statement (Statement Read: 37:02)

VIII. Planning and Zoning Consent Agenda (Discussion Begins: 44:40)

A. SPECIAL USE PERMIT APPLICATIONS

1. COZ2024-019 - JON SIMPSON WITH BHC RHODES

B. VACATION APPLICATION

1. SP2024-052 - ROBBIN BEEBE
2. SP2024-053 - REBEKAH SAMUEL WITH BLUE ATLAS LLC
3. SP2024-056 - JESUS GERARDO-GONZALEZ WITH G + J ENTERTAINMENT
4. SP2024-058 - REGINA COMPERNOLLE WITH SACRED EARTH ARTS LLC
5. SP2024-060 - TYLER REYNOLDS

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

1. AN ORDINANCE rezoning property at approximately 6111 Leavenworth Road
3. AN ORDINANCE rezoning property at approximately 9400 State Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2023-058) for ten (10) managed care units for temporary housing and office for Wyandotte County Behavioral Health at 6111 Leavenworth Road
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-045) for continuation of a Short-Term Rental at 1945 West Lawrence Court
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-046) for a private club with live entertainment at a smoking lounge at 407 North 6th Street
7. AN ORDINANCE vacating street right-of-way (VAC2024-006) at 534 Garnett Avenue
8. AN ORDINANCE vacating utility easement (VAC2024-002) repealing ordinance 0-76-24 passed by the Board of Commissioners on July 11, 2024, and published in THE WYANDOTTE ECHO on July 25, 2024, and enacting a new ordinance vacating 7908 State Avenue
9. AN ORDINANCE vacating a portion of right-of-way (VAC2024-007) at 7161 State Avenue

Commissioner Kane 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 10/0

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

X. Regular Consent Agenda (Discussion Begins 45:55)

Item No. 1 – RESOLUTION: 2023 RECREATION TRAILS PROJECT GRANT AWARD

Item No. 2 - ORDINANCE: AMENDING THE POWERS OF THE COUNTY ADMINISTRATOR REGARDING THE LEASE OF UNIFIED GOVERNMENT PROPERTY IN ECONOMIC DEVELOPMENT PROJECTS

Item No. 3 - PLAT: DOVER RIDGE

Item No. 4 - PLAT: WOLCOTT MEADOWS

Item No. 5 – PLAT: I-435 LOGISTICS PARK 2ND PLAT

Item No. 6 – PLAT: MILES LEASING

Item No. 7 – MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

XI. Standing Committees' Agenda

Item No. 1 – RESOLUTION: APPROVING ARPA ALLOCATION FOR NEIGHBORHOOD GRANTS (Discussion Begins 46:42)

Commissioner Bynum presented the resolution for neighborhood grants during the Standing Committees' Agenda. The resolution authorized disbursement of \$35,778 in ARPA funding for neighborhood grants.

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

Vote: Motion carries 10/0

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

Commissioner Lopez made a motion to reconsidered Item No. 1. The motion was seconded by Commissioner Stites.

Vote: Motion fails 3/7

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

Item No. 2 – RESOLUTION: APPROVING ARPA ALLOCATIONS ALL ACCESS PARK BENCHES (Discussion Begins: 47:59)

Commissioner Bynum presented the resolution for All Access Park Benches. It proposed allocating \$15,000 in ARPA funding for park benches. Commissioner Burroughs raised concerns about using ARPA funds, suggesting the parks and recreation department should fund the benches from their own budget. Ultimately, the funds remained in reserve, and the item was not approved.

Commissioner Bynum made a motion to approve. The motion was seconded by Commissioner Davis. The motion was retracted. After further discussion, no action was taken.

XII. Administrator’s Agenda

Item No. 1 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT (Discussion Begins: 1:31:23)

John Owen and Jim Harrigan from American Community Developers presented the Gateway Plaza Project Funding details. Jeff Conway, legal counsel, also provided additional context about the state funding process. The Gateway Plaza Project Funding involved a multi-family housing revenue bonds application.

Key details:

- Located at 1430 North Fourth Street
- \$18 million renovation project

- 100% affordable housing
- Construction start: Quarter 1 of 2025
- Completion: Summer/fall 2026
- Funded by state and federal sources (no local incentives)
- Rents based on 30% of residents' income
- Includes energy efficiency and solar improvements
- Aims to stabilize existing low-income housing community

Commissioner Burroughs made a motion to approve ordinance in non-support of financing. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 7/3

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

Commissioner Davis made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins: 1:49:55)

Vote: Motion carries 10/0

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

XV. Land Bank Board of Trustee’s Consent Agenda (Discussion Begins: 1:50:38)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

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

Vote: Motion carries 9/1

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

Mayor Garner made a motion to adjourn as Land Bank Board of Trustees’ and reconvene as the Board of Commissioners. The motion was seconded by Commissioner Davis. (Discussion Begins: 1:51:16)

Vote: Motion carries 6/4

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

Future discussion allowed by Mayor Garner on Item XII. Administrator’s Agenda.

XII. Administrator’s Agenda

Item No. 1 – ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR GATEWAY PLAZA PROJECT (Discussion Begins: 1:54:21)

John Owen and Jim Harrigan from American Community Developers presented the Gateway Plaza Project Funding details during the Administrator's Agenda portion of the meeting. Jeff Conway, legal counsel, also provided additional context about the state funding process. The Gateway Plaza Project Funding involved a multi-family housing revenue bonds application.

Commissioner Townsend made a motion to reconsider item. The motion was seconded by Commissioner Hill.

Vote: Motion carries 6/5

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

After further discussion, no action was taken.

Adjournment: (Discussion Begins: 2:28:48)

Commissioner Kane moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

The meeting adjourned at 9:35 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 9:35 P.M.
September 26, 2024

Monica L. Sparks, CMC
Unified Government Clerk

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers
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Mayor Tyrone Garner

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

MINUTES

Thursday, December 5, 2024

7:10 PM – 11:58 PM

Attendance:

Commissioners Present:

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

Commissioners Absent:

- Commissioner Kane (Absence memo provided)

Staff Present:

- David Johnston (County Administrator)
- Angela Lawson (Acting Chief Counsel)
- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Gunnar Hand (Director, Urban Planning & Design)
- Irene Caudillo (Chief of Staff in Mayor’s Office)
- Jeff Conway (Senior Legal Counsel)

I. Call to Order

Mayor Garner called the meeting to order at 7:10 PM. Pastor Stella Ruiz, Oak Grove Christian Church, led the invocation, followed by the Pledge of Allegiance.

V. Revisions to Agenda (Discussion Begins 3:04)

The Clerk reported the Administrator’s Agenda would be heard immediately upon conclusion of the Mayor’s Agenda.

VI. Mayor’s Agenda (Discussion Begins 3:17)

Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 3:17)

One community member was recognized by Commissioner Hill:

- Evelyn McKinney, Director of Sue’s Safe Haven Transitional Living

This item was for information only, and no commission action was required.

Item No. 2 – PRESENTATION: GINGERBREAD CONTEST WINNER (Discussion Begins 8:52)

Fourteen Unified Government departments competed for the coveted Gingerbread trophy. Thanks to all who participated. This year the winning department was the Legal Department with their “Arrowhead West KCK” creation.

This item was for information only, and no commission action was required.

Item No.3 – PRESENTATION: MAYOR'S YOUTH COUNCIL (Discussion Begins 13:23)

Monica Portley, Associate Director for Future Leaders Outreach Network, introduced the Mayor's Youth Leadership Council (MYLC). The youth council members presented their findings on community challenges, focusing on abandoned buildings and proposing "helping hubs" as solutions.

Youth Council Members Present:

- Chau Tran (President, Piper High School, District 5)
- Torrance Portley (Media Coordinator, Washington High School, District 8)
- Makayla Clark (Secretary, Washington High School, District 8)
- Caleb Paris (Public Relations Officer, Wyandotte High School, District 4)
- Anjel Robinson (General Member, F.L. Schlagle, District 1)

This item was for information only, and no commission action was required.

Item No. 4 – NAMING BASKETBALL COURT AT JERSEY CREEK PARK TO BRODERICK CRAWFORD COMMUNITY COURT (Discussion Begins 32:19)

Matt Kleineman presented information about Broderick Crawford, community leader who passed away two years ago. The presentation requested naming a basketball court and street section in his honor.

Commissioner Bynum made a motion to approve renaming the basketball court to the “Broderick Crawford Basketball Court” and modify resolution to reflect the correct name of the court. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Item No. 5 – HONORARY STREET NAME TO HONOR BRODERICK CRAWFORD (Discussion Begins 40:55)

Commissioner Bynum made a motion to approve establishing an honorary street sign for the portion of Walker Avenue from Seventh to Eighth Street as “Broderick Crawford Lane”. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

The Commission went into recess at 7:55 PM.

The meeting was reconvened at 8:03 PM.

Item No. 6 – PRESENTATION: QUINDARO RUINS (Discussion Begins 44:00)

Judge Karen Arnold Berger, Vice Chair of Freedom's Frontier National Heritage Area Board of Trustees, gave extensive presentation on Quindaro Ruins history. Mark Meisenheimer presented documentary film "Quindaro Rise" about Vernon Multi-Purpose Community Center. The short film can be accessed at:

<https://youtu.be/qrS5hTVvUUA?si=yCIIJQpPpPkV-9C1>

This item was for information only, and no commission action was required.

XIII. Administrator's Agenda

Item No. 1 – RESOLUTION: 2025 STATE LEGISLATIVE PROGRAM (Discussion Begins 1:58:46)

Alan Howze, Assistant County Administrator, and Paul Davis, State and Federal lobbyist, presented the 2025 state legislative program. Minor adjustments were made from the previous commission discussion

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

Item No. 2 – ORDINANCE: AUTHORIZING ISSUANCE OF INDUSTRIAL REVENUE BONDS (ECOVYST CATALYST TECHNOLOGIES, LLC PROJECT) (Discussion Begins 2:12:07)

Jeff Conway, Legal Counsel, presented the ordinance approving the issuance of industrial revenue bonds for the Ecovyst Catalyst Technologies, LLC project. Dave Nadir from Ecovyst Catalyst Technologies was also present as the company representative to answer questions.

Key Points:

- This is a routine request for authorization of industrial revenue bonds (IRBs) for Ecovyst Catalyst Technologies.
- This was a follow-up to previous authorizations in 2013 and 2019 and clarified that Ecovyst purchases their own bonds, so the Unified Government is not financially obligated.

Commissioner Bynum made a motion to approve the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

VII. Clerk’s Statement (Statement Read 2:16:00)

VIII. Planning and Zoning Consent Agenda (Discussion Begins 2:20:11)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-025 STAN RICHARDS WITH RAMAR LAND CORPORATION
2. COZ2024-026 AUSTIN THOMPSON
3. COZ2024-029 REID KHALIL
4. COZ2024-030 ALICIA TOMLIN

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-085 ERICK MEDINA
2. SP2024-090 WINGFU AARON LAU
3. SP2024-091 DAVID DICKEY WITH DICKEY LLC
4. SP2024-092 KATRINA BADOWSKI

5. SP2024-093 KARISSA HALLMAN
6. SP2024-094 TAMARA MCCONNELL WITH BREATHE BEVERAGE
7. SP2024-096 REID KHALIL

C. PLAN REVIEW APPLICATION

1. PR2024-032 MARK HENRICHS WITH CONTINENTAL CONSULTING ENGINEER

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

1. AN ORDINANCE rezoning property at 4116 Strong Avenue (COZ2024-027) from R-1(B) Single Family District to CP-O Planned Non-Retail Business District.
2. AN ORDINANCE rezoning property at 2404 South 51st Street (COZ2023-028) from CP-1 Planned Limited Business District to CP-2 Planned General Business District.
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-018) for operation of an event center with live entertainment at 711, 713, and 715 Osage Avenue.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-040) for a non-owner-occupied Short-Term Rental at 2100 North 70th Street.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-047) for the operation of an event center with live entertainment at 6000 Leavenworth Road, Suite N.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-059) for a car dealership with automotive repair, auto detailing, and auto stereo installation at 1830 Quindaro Boulevard.
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-062) for a Short-Term Rental at 10000 Hollingsworth Road.
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-068) for operation of a before and after school daycare for school attendees at 4420 North 107th Street.
9. AN ORDINANCE authorizing a Special Use Permit (SP2024-069) for operation of a before and after school daycare for school attendees at 4410 North 107th Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2024-073) for continuation of a Short-Term Rental at 625 Northrup Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2024-075) for continuation of a Short-Term Rental at 4436 Cambridge Street.
12. AN ORDINANCE authorizing a Special Use Permit (SP2024-076) for continuation of a Short-Term Rental at 2822 West 43rd Avenue.
13. AN ORDINANCE authorizing a Special Use Permit (SP2024-077) for a Short-Term Rental at 819 Southwest Boulevard.
14. AN ORDINANCE authorizing a Special Use Permit (SP2024-078) for continuation of a Short-Term Rental at 4206 Mission Road.

15. AN ORDINANCE authorizing a Special Use Permit (SP2024-086) for a drinking establishment with live entertainment at 612 North 5th Street.
16. AN ORDINANCE vacating property (A-2018-7) at 813 Barnett Avenue.
17. AN ORDINANCE vacating property (U/E-2019-4) at 11330 Webster Avenue.
18. AN ORDINANCE vacating property (U/E 2019-14) at 5125 and 5205 North 130th Street.
19. AN ORDINANCE vacating property (U/E-2020-007) at 2600 North 44th Street.
20. AN ORDINANCE vacating property (VAC2024-008) at 1621 North 25th Street.

Commissioner Bynum made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside items of 8.B2 SP 2024-090, Wingfu Aaron Lau, Item 8.B6, SP2024-094, Tamara McConnell with Breath Beverage, and Item 8.A3, COZ2024-029 and Item 8.B7, SP2024-096, Reid Khalil. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

A request was made by applicant, Wingfu Aaron Lau, to set aside Item No. 8.B2. (Discussion Begins 2:30:36)

Item No. 8.B2 Special Use Permit for a Short-Term Rental at 4110 South Minnie Street

Staff and the Applicant presented opening comments.

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

Commissioner Bynum made a motion to approve Item 8.B2 for a period of one year. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

A request was made by Candy Leonard Caldwell, President of Organization for Community Preservation to set aside Item No. 8.B6. (Discussion Begins 2:36:00)

Item No. 8.B6 Special Use Permit for a drinking establishment with events at 2724 North 13th Street.

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received.

Comment in opposition to the item:

- **Candy Leonard Calwell, President for Organization for Community Preservation (Comment Begins 2:39:10)**

The public hearing was closed.

Commissioner Townsend made a motion to return the matter to the Planning Commission to allow the applicant to meet with the neighborhood groups. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

A request was made by Applicant, Reid Khalil, to set aside Item No. 8.A3 and Item No. 8.B7 . (Discussion Begins 3:05:20)

Item No. 8.A3 Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District for a used automotive sales lot with light repair at 7521 Nebraska Avenue.

Item No. 8.B7 Special Use Permit for a used automotive sales lot with light repair at 7521 Nebraska Avenue

Staff and the Applicant presented opening comments.

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

Commissioner Ramirez made a motion to approve the denial recommended by the Planning Commission regarding Item No. COZ 2024-029. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

Commissioner Bynum made a motion to approve the special use permit application, Item No. 8.B7. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

IX. Planning and Zoning Non-Consent Agenda

A. SPECIAL USE PERMIT APPLICATION

Item No. 1 SP2024-082 CESAR VILLALVA (Discussion Begins 3:23:45)

Staff and the Applicant presented opening comments.

The City Planning Commission could not make a recommendation due to lack of quorum, so the decision was up to the Board of Commissioners

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

Commissioner Stites made a motion to deny the application. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

X. Regular Consent Agenda (Discussion Begins 3:40:43)

Item No. 1 – ORDINANCE: ETHICS CODE AMENDMENTS

Item No. 2 - RESOLUTION: KANSAS CITY KANSAS POLICE DEPARTMENT VICTIM SERVICES FISCAL YEAR 2025 VIOLENCE AGAINST WOMEN'S ACT GRANT

Item No. 3 - RESOLUTION: APPROVAL OF REGION L 2024 HAZARD MITIGATION PLAN

Item No. 4 - RESOLUTION: APPROVING REVISIONS TO COUNTY EMERGENCY OPERATIONS PLAN

Item No. 5 – PLAT: EICHOFF LOTS OF ARMOURDALE

Item No. 6 – PLAT: WHITCRAFT ESTATES

Item No. 7 – NOMINATIONS: BOARDS AND COMMISSIONS

Item No. 8 - MINUTES

Item No. 9 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve all items on the Consent Agenda, except Item 10.1. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

A request was made by Commissioner Ramirez to set aside Item No. 10.1. (Discussion Begins 3:41:37)

Item No. 10.1 ORDINANCE: ETHICS CODE AMENDMENTS

An ordinance amendment to certain sections of the Ethics Code of the Unified Government of Wyandotte County/Kansas City, Kansas, and repealing such original sections.

Commissioner Ramirez raised concerns about the process, noting that commissioners had not seen or debated these amendments before today, despite them being submitted over a year ago and placed on the consent agenda without public comment or standing committee review.

Commissioner Lopez made a motion to table the item pending a presentation from the Ethics Commission. 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

XI. Public Hearing Agenda

XII. Standing Committees' Agenda

Adjournment: (Discussion Begins 4:38:23)

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

Vote: Motion carries 9/0

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

The meeting adjourned at 11:58 PM.

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, January 30, 2025

7:00 PM – 9:05 PM

Attendance:

Commissioner's Present:

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

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Gunnar Hand (Director of Planning & Urban Design)
- Debbie Johnscher (Deputy Chief Financial Officer)

1. Call to Order

Mayor Garner called the meeting to order at 7:00 PM. Pastor George Kemper, Ebenezer Ministries, led the invocation, followed by the Pledge of Allegiance.

5. Revisions to Agenda

The Clerk reported there was an addition to the Agenda at the request of the Mayor adding a Proclamation proclaiming Sunday, January 26, 2025, as the 161st Anniversary of the Walnut Boulevard Missionary Baptist Church.

6. Mayor's Agenda

Item No. 6.1 - PROCLAMATION: MARTIN LUTHER KING JR. COMMITTEE DAY (Discussion Begins: 4:10)

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

Item No. 6.2 - PROCLAMATION: MICHAEL'S HERITAGE FLORIST DAY (Discussion Begins: 4:33)

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

Item No. 6.3 - PROCLAMATION: WALNUT BOULEVARD MISSIONARY BAPTIST CHURCH DAY (Discussion Begins: 1:19:47) (ADDED PER AGENDA UPDATE)

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

7. Clerk's Statement (Statement Read: 10:23)

Mayor left the meeting at 7:12 PM; Burroughs Acting Mayor Pro Tem. Mayor returned to the meeting at 7:40 PM.

8. Planning and Zoning Consent Agenda (Discussion Begins: 14:37)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-036 - TIM WINKLER
2. COZ2024-037 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC
3. COZ2024-038 - KALIN CALLEWAERT
4. COZ2024-039 - STEPHONN ALCORN WITH ROSEDALE APARTMENTS LLC

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-061 - JESUS OSEGUERA
2. SP2024-094 - TAMARA MCCONNELL WITH BREATHE BEVERAGE
3. SP2024-095 - RUBEN ROSALES
4. SP2024-101 - NICK CHRISTIANSON
5. SP2024-108 - JASON HUSSEY

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-014 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC

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

1. AN ORDINANCE rezoning property at 810 North 10th Street, 1007 Armstrong Avenue, and 1013 Armstrong Avenue (COZ2024-031) from R-1(B) Single Family District to RP-2(B) Planned Two Family District.
2. AN ORDINANCE rezoning property at 621 North 17th Street (COZ2024-035) from R-1(B) Single Family District to R-2(B) Two Family District.
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-089) for continuation of a Short-Term Rental at 535 Central Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-102) for continuation of a Short-Term Rental at 2520 North 131st Street.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-104) for continuation of a Short-Term Rental at 419 North 6th Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-106) for operation of an emergency group home and event space at 901 North 8th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item Nos. B.8.2 and B.8.5. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Set Aside Items

SP2024-094 TAMARA MCCONNELL WITH BREATHE BEVERAGE (Discussion Begins: 20:14)

A request was made by Candy Leonard Caldwell (Kansas City, Kansas), to set Item No. B.8.2. Staff and the applicant presented opening comments.

The Mayor opened the public hearing.

Public Comments in Support of Item:

- Sandy Hampton (Kansas City, Kansas) **(Comment Begins: 27:04)**
- Cedric Patton (Kansas City, Kansas) **(Comment Begins: 30:50)**
- Michael Berry (Kansas City, Kansas) **(Comment Begins: 32:25)**
- Wanda Shannon (Blue Springs, Missouri) **(Comment Begins: 33:09)**
- Jevon Beggar (Kansas City, Kansas) **(Comment Begins: 33:54)**

Public Comments in Opposition to the Item:

- Candy Leonard Caldwell (Kansas City, Kansas) **(Comment Begins: 35:36)**
- Camille Caldwell (Kansas City, Kansas) **(Comment Begins: 38:42)**

The public hearing was closed.

Commissioner Burns made a motion to approve Item B.8.2. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/1

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

The Commission went into recess at 8:15 PM.

The meeting was reconvened at 8:20 PM.

SP2024-108 JASON HUSSEY (Discussion Begins: 1:24:49)

A request was made by Commissioner Lopez to set aside Item No. B.8.5.

Staff presented opening comments. The applicant was not present.

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

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

Vote: Motion carries 10/0

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

9. Planning & Zoning Non-consent Agenda (1:30:27)

9.1. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-105 - BRANDON THOMPSON (Discussion Begins: 1:30:35)

Staff and the applicant presented opening comments.

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

Commissioner Davis made a motion to approve Item No. A.9.1. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/1

- Ayes: Burns, Ramirez, Hill, Stites, Davis, Bynum, Burroughs, Townsend
- Nays: Lopez
- Not voting: Kane

2. SP2024-109 - TODD HUFFMAN WITH DENT AND DETAIL CLINIC (Discussion Begins: 01:37:58)

Staff and the applicant presented opening comments.

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

Commissioner Bynum made a motion to approve Item No. A.9.2. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 10/0

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

10. Regular Consent Agenda (Discussion Begins: 1:44:26)

Item No. 1 - RESOLUTION: AMENDING 2024 PARKS AND RECREATION DEPARTMENT BUDGET

Item No. 2 - RESOLUTION: AMENDING PREVIOUS RESOLUTION OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL PROJECT)

Item No. 3 – MINUTES

Item No. 4 – WEEKLY BUSINESS

Item No. 5 – APPOINTMENT: BOARDS AND COMMISSIONS

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

Vote: Motion carries 10/0

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

13. Administrator's Agenda

Item No. 1 - RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE (Discussion Begins: 1:45:06)

David Johnston, County Administrator, introduced the item, explaining that the resolution would allow a portion of new residential and commercial revenue to be used for property tax or debt relief.

There was an extended discussion about what constitutes "new revenue" (property tax, sales tax, permit fees), possible implications for the budget, and differences between revenue-neutral budgets and capturing new revenue.

Commissioner Bynum made a motion to refer the matter back to standing committee for further discussion. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

14. Commissioners' Agenda

Item No. 1 - TRAVEL REQUEST: COMMISSIONER RAMIREZ (Discussion Begins: 2:01:47)

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

Vote: Motion carries 10/0

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

15. Adjournment: (Discussion Begins: 2:02:39)

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

Vote: Motion carries 10/0

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

The meeting adjourned at 9:05 PM.

MAYOR GARNER
ADJOURNED THE MEETING AT 9:05 P.M.
January 30, 2025

Monica L. Sparks, CMC
Unified Government Clerk

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

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*

MINUTES

Thursday, January 29, 2026

7:03 PM – 8:39 PM

Attendance:

Commissioners Present:

- Mayor CEO Crystal E. Watson
- Commissioner Melissa Bynum
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Chuck Stites
- Commissioner Andrew Davis

Commissioners Absent:

- Commissioner Phil Lopez (Absence memo provided)

Staff Present:

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

- Angela Lawson (Acting Chief Counsel)
- Osiris Espinoza (Planning Department)
- Alyssa Marcy (Planning Department)
- Michael Sutton (Redevelopment Coordinator)

1. Call to Order

Mayor Watson called the meeting to order at 7:00 PM. Chaplain Annie Erickson, NOVO Mission, led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda

No revisions to the agenda were reported.

5. Clerk’s Statement (Statement Read 30:10)

6. Planning and Zoning Consent Agenda (Discussion Begins 35:21)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

6.1. SPECIAL USE PERMIT APPLICATIONS

6.1.A: SP2025-079 - MICHELLE BRANSCUM

6.1.B: SP2025-080 - ROMELIA SOTO

6.1.C: SP2025-082 - JAIME GARCIA

6.1.D: SP2025-083 - SANTOS ORNELAS

6.1.E: SP2025-084 - JOE AND VERONICA QUINN

6.1.F: SP2025-085 - SEAN AND HEATHER THOMPSON WITH CLOUD NINE STAYS LLC

6.1.G: SP2025-086 - JEFFREY STEINBERG WITH APEX TECHNICAL INSTITUTE

6.1.H: SP2025-089 - RAJIV CHHABRA

6.1.I: SP2025-093 - DOTTIE BRADLEY

6.1.J: SP2025-095 - STEPHANIE PRIDDY

6.2. VACATION APPLICATION

6.2.A: VAC2025-004 - DAVID HILL WITH DH4 LEGENDS LLC

Commissioner Stites made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, excluding the items set aside, 6.1.C and 6.1.B. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

Set Aside Items:

6.1.C: SP2025-082 - JAIME GARCIA (Discussion Begins 41:27)

Commissioner Howard requested to set aside 6.1.C (SP2025-082).

Staff and the Applicant presented opening comments.

The Mayor allowed the commission to state any questions or comments.

Commissioner Bynum made a motion to approve the special use permit for two years. The motion was seconded by Commissioner Kump.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

6.1.B: SP2025-080 - ROMELIA SOTO (Discussion Begins 1:06:48)

Commissioner Hill requested to set aside 6.1.B (SP2025-080).

Staff and the Applicant presented opening comments.

The Mayor allowed the commission to state any questions or comments.

Commissioner Burns made a motion to approve for 6 months. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/1

- Ayes: Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: Stites
- Absent: Lopez

7. Planning and Zoning Non-Consent Agenda (Discussion Begins 1:18:24)

7.1.A: SP2025-091 - SANDRA KNIGHT WITH WINE TIME KC (Discussion Begins 1:18:24)

Staff presented opening comments. The Applicant was not present.

The Mayor allowed the commission to state any questions or comments.

Commissioner Davis made a motion to approve the item. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

7.1.B: SP2025-092 - NDIDI OBIEFUNA WITH GRACE HOME CARE AT PIPER INC (Discussion Begins 1:28:20)

Staff presented opening comments. The Applicant was present and offered statements.

The Mayor allowed the commission to state any questions or comments.

Commissioner Stites made a motion to approve the item with the amended condition on #4. The motion was seconded by Commissioner Kump.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

9. Regular Consent Agenda (Discussion Begins 1:50:28)

Item No. 1 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 2 – ORDINANCE: AUTHORIZING ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL ASSOCIATION PROJECT) SERIES 2026

Commissioner Bynum made a motion to approve Item Nos. 1 & 2 on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

- Ayes: Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez
- Recusal: Stites

Item No. 3 – ORDINANCE: ISSUING NORTHWEST SPEEDWAY STAR BONDS

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

Commissioner Bynum made a motion to approve Item Nos. 3, 4 & 5 on the Consent Agenda. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

10. Public Hearing Agenda (Discussion Begins 1:52:05)

Item No. 1 - PUBLIC HEARING AND ORDINANCE: ESTABLISHMENT OF A REDEVELOPMENT DISTRICT FOR THE BUC-EE'S PROJECT (Discussion Begins 1:52:05)

County Administrator David Johnson introduced Todd LaSala, outside bond counsel, who presented on the BUC-EEs TIF district establishment.

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

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

- Ayes: Pacheco, Stites, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez, Davis

12. Administrator's Agenda (Discussion Begins 1:56:03)

Item No. 1 - RESOLUTION: ADOPT PUBLIC HEARING FOR NEIGHBORHOOD REVITALIZATION ACT PLAN RENEWAL (Discussion Begins 1:56:03)

County Administrator David Johnson introduced Deputy Chief Counsel Wendy Green, who presented the resolution.

Commissioner Burns made a motion to adopt the resolution to set the public hearing for February 19. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

Commissioner Ramirez made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Burns. (Discussion Begins 1:59:05)

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

14. Land Bank Board of Trustees' Consent Agenda (Discussion Begins 1:59:36)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Ramirez made a motion to approve all items as submitted. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

15. Land Bank Board of Trustees' Non-Consent Agenda

Item No. 1 - LAND BANK OPTIONS NON-CONSENT (Discussion Begins 2:00:09)

B 3. LMK & Associates LLC – 6 homes

- 1746 GREELEY AVE - 115996
- 1742 GREELEY AVE - 115995
- 1738 GREELEY AVE - 115994
- 1732 GREELEY AVE - 115992
- 1720 GREELEY AVE - 115988
- 1716 GREELEY AVE - 115987

Michael Sutton, Redevelopment Coordinator, reported that neighborhood concerns were addressed and the developer provided updates as requested.

Commissioner Ramirez made a motion to approve the item as submitted. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

18. Adjournment: (Discussion Begins 2:02:02)

Commissioner Stites made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Pacheco, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Lopez

MAYOR WATSON
ADJOURNED THE MEETING AT 8:39 P.M.
January 29, 2026

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

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*

MINUTES

**Thursday, February 26, 2026
5:30 PM – 5:42 PM**

Attendance:

Commissioners Present:

- Mayor Pro Tem Melissa Bynum
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Andrew Davis
- Commissioner Phil Lopez

Commissioners Absent:

- Mayor CEO Crystal E. Watson
- Commissioner Chuck Stites

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Casey Meyer (Senior Counsel)

1. Call to Order

Mayor Pro Tem Bynum called the meeting to order at 5:30 PM. Mayor Pro Tem Bynum recognized the family of Mr. Bruce Newby, former Election Commissioner for Wyandotte County from 2006 to 2020, who recently passed away. The Commission observed a moment of silence to honor Mr. Newby and his family.

Chaplain Daniel Freeman, Fire Department, led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda (Discussion Begins 4:22)

The Clerk reported there was an agenda update issued, moving Item No. 7.1.A, a resolution placing a moratorium on penial and correctional institutions for two years, to be heard before the Planning and Zoning Consent Agenda as the first item.

5. Clerk’s Statement (Statement Read 5:00)

6. Planning and Zoning Consent Agenda (Discussion Begins 9:56)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

6.1. SPECIAL USE PERMIT APPLICATIONS

6.1.A: SP2025-088 - SELENA UMANA

6.1.B: SP2025-096 - TIFFANY CLARK

6.1.C: SP2025-099 - TYLER SHIRK

6.2. PLAN REVIEW APPLICATION

6.2.A: PR2025-045 - RAJ BHATIA

6.3. MINUTES

6.3.A: MINUTES

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

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Stites

7. Planning and Zoning Non-Consent Agenda (Discussion Begins 4:48)

7.1. MISCELLANEOUS

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

Commissioner Christian Ramirez addressed the item he brought forward that had gone through the Planning Commission. Commissioner Ramirez explained that some colleagues needed more time to conduct on-three meetings with staff to better understand the proposal.

The Mayor Pro Tem allowed the commission to state any questions or comments.

Commissioner Ramirez made a motion to continue the item related to the moratorium on penal and correctional institutions to an agenda in April. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Stites

18. Adjournment: (Discussion Begins 12:27)

Commissioner Burns made a motion to adjourn. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill
- Nays: None
- Absent: Stites

**MAYOR PRO TEM BYNUM
ADJOURNED THE MEETING AT 5:42 P.M.
February 26, 2026**

Monica L. Sparks, CMC
Unified Government Clerk

ML