



Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

Commission Chambers

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

Chairman Jeff Carson

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

AGENDA

Monday, May 11, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 CONSIDERATION OF THE APRIL 13, 2026 MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2026-022 - GUY HOLBERT

Synopsis: Special Use Permit (Renewal of SP2024-001, expired April 18, 2026) for a truck leasing, rental, and repair shop at 11 North James Street.

Tracking #: 21420

3.2.B SP2026-023 - CHAD WOLFE WITH MCCARTHY BUILDING COMPANIES

Synopsis: Special Use Permit (Renewal of SP2024-017, expires July 18, 2026) for stockpiling of excavated materials at 1911 Foxridge Drive.

Tracking #: 21421

3.2.C SP2026-024 - CYNTHIA NIELSEN AND JON DANNELS

Synopsis: Special Use Permit (Renewal of SP2025-012, expires June 19, 2026) for a Non-Owner Occupied Short-Term Rental at 3030 North 64th Street.

Tracking #: 21422

3.2.D SP2026-026 - DAN DOTY WITH BLUE PALM LLC

Synopsis: Special Use Permit (Renewal of SP2023-120, expires May 16, 2026) for a drinking establishment with live entertainment at 204 Orchard Street.

Tracking #: 21423

3.2.E SP2026-028 - JEFFREY HOLLINSHED

Synopsis: Special Use Permit (Renewal of SP2021-061, expires October 7, 2026) for an event venue with live entertainment at 2001 to 2005 North 5th Street.

Tracking #: 21425

3.3 Subdivision Application

3.3.A PLAT2025-044 - CARTER BUCK WITH LONE TREE COMMUNITIES

Synopsis: Final Plat for a residential duplex development at 1216 North 86th Street (in conjunction with PR2025-043).

Tracking #: 21426

3.3.B PLAT2026-016 - KIM HUYNH

Synopsis: Final Plat to divide one (1) lot into (2) lots at 938 Locust Avenue (in conjunction with BOZA2026-007).

Tracking #: 21462

3.3.C PLAT2026-017 - CARLOS ACEVEDO

Synopsis: Final Plat to replat two (2) lots at 3143 and 3145 North 48th Street.

Tracking #: 21463

3.3.D PLAT2026-018 - PMG ASSET SERVICES LLC

Synopsis: Final Plat to plat one (1) lot at 501 Speedway Boulevard (in conjunction with PR2026-006).

Tracking #: 21464

3.3.E PLAT2026-019- RAJ BHATIA WITH VASTU CAPITAL LLC

Synopsis: Final Plat to plat one (1) lot at 700 North 75th Street (in conjunction with PR2026-007).

Tracking #: 21465

3.4 Plan Review Application(s)

3.4.A PR2025-043 - CARTER BUCK WITH LONE TREE COMMUNITIES

Synopsis: Final Plan Review for a residential duplex development at 1216 North 86th Street (in conjunction with PLAT2025-044).

Tracking #: 2167

3.4.B PR2026-006 - PMG ASSET SERVICES LLC

Synopsis: Final Plan Review for Hollywood Casino hotel at 501 Speedway Boulevard (in conjunction with PLAT2026-018).

Tracking #: 21467

3.4.C PR2026-007 - RAJ BHATIA WITH VASTU CAPITAL LLC

Synopsis: Final Plan Review for 24-unit townhomes at 700 North 75th Street (in conjunction with PLAT2026-019).

Tracking #: 21468

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES

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

Tracking #: 21413

4.1.B COZ2026-001 - OMAR VELA

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for the keeping of horses at 320 North 61st Street (in conjunction with MPL2026-001).

Tracking #: 21146

4.1.C COZ2026-005 - CAITLIN KINCAID WITH TEXAS ROADHOUSE

Synopsis: Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for a restaurant at 1300 North 98th Street (in conjunction with PLAT2026-015 and PR2026-005).

Tracking #: 21415

4.1.D COZ2026-006 - HEM GHATANEY WITH ABC REAL ESTATE INVESTING

Synopsis: Change of Zone from RP-5 Apartment Planned District to C-1 Limited Business District for a commercial office space at 2121 Minnesota Avenue (in conjunction with MPL2026-003).

Tracking #: 21416

4.2 Special Use Permit Application(s)

4.2.A SP2026-001 - ARIN WOODSON

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 8323 Tauromee Avenue.

Tracking #: 21155

4.2.B SP2026-009 - JUAN UREDA

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1124 Osage Avenue.

Tracking #: 21302

- 4.2.C **SP2026-013 - MALIK ALSAEED WITH MK AUTO LLC**
Synopsis: Special Use Permit for automobile repair and sales at 1604 North 3rd Street.
Tracking #: 21417
- 4.2.D **SP2026-015 - ERIC MEDVED WITH EM SALES REAL ESTATE LLC**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2309 North 77th Street.
Tracking #: 21307
- 4.2.E **SP2026-019 - STEPHANIE VOGEL WITH HAPPY HEARTS AT KCKCC**
Synopsis: Special Use Permit for a childcare center at 7250 State Avenue.
Tracking #: 21419
- 4.2.F **SP2026-025 - KATHERINE MCENDREE**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1300 North 81st Street.
Tracking #: 21460
- 4.2.G **SP2026-027 - JENNIFER COBB**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 3140 North 111th Terrace.
Tracking #: 21424
- 4.3 Subdivision Application**
- 4.3.A **PLAT2026-015 - CAITLIN KINCAID WITH TEXAS ROADHOUSE**
Synopsis: Final Plat to plat one (1) lot at 1300 North 98th Street (in conjunction with COZ2026-005 and PR2026-005).
Tracking #: 21461
- 4.4 Plan Review Application(s)**
- 4.4.A **PR2026-005 - CAITLIN KINCAID WITH TEXAS ROADHOUSE**
Synopsis: Final Plan Review for a restaurant at 1300 North 98th Street (in conjunction with PLAT2026-015 and COZ2026-005).
Tracking #: 21466
- 4.5 Master Plan Amendment(s)**
- 4.5.A **MPL2026-001 - OMAR VELA**
Synopsis: Master Plan Amendment from Low Density Residential to Agricultural at 320 North 61st Street (in conjunction with COZ2026-001).
Tracking #: 21159

4.5.B MPL2026-003 - HEM GHATENEY WITH ABC REAL ESTATE INVESTING

Synopsis: Master Plan Amendment from Urban Density to Neighborhood Commercial (Central Area Plan) for a commercial office space at 2121 Minnesota Avenue (in conjunction with COZ2026-006).

Tracking #: 21469

4.6 Miscellaneous

4.6.A ORDINANCE CLARIFYING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR THE PLANNING COMMISSION

Synopsis: An ordinance clarifying the existing UG Code provision that authorizes mileage reimbursement for members of the Unified Government Planning Commission, and providing for a cap, a rate, and a requirement for receipts.

Tracking #: 21458

4.6.B ORDINANCE AMENDING THE REQUIREMENTS FOR OUTDOOR COMMERCE ON PRIVATE PROPERTY

Synopsis: An ordinance defining the authority of the County Administrator to waive certain administrative requirements for outdoor vending uses during designated major event periods.

Tracking #: 21459

5 Adjourn

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

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