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

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AGENDA

Thursday, May 28, 2026
5:30 PM

1. **CALL TO ORDER/ROLL CALL**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **REVISIONS TO AGENDA**
5. **PUBLIC ANNOUNCEMENTS**
6. **MAYOR'S AGENDA**

6.1 **PROCLAMATION: HONORING THE WORK OF DAVID WARM, EXECUTIVE DIRECTOR (ED), MID-AMERICA REGIONAL COUNCIL (MARC)**

Synopsis: A proclamation honoring the work of David Warm, the Executive Director (ED) of Mid-America Regional Council (MARC), and celebrating his retirement after 30+ years of service to the region.

Tracking #: 21471

6.2 **PROCLAMATION: JALISCO RESTAURANT AND THE HERNANDEZ FAMILY**

Synopsis: A proclamation honoring the Jalisco Restaurant and the Hernandez Family for sixty-one years of dedicated service, community impact, and lasting contributions to Wyandotte County, Kansas.

Tracking #: 21482

7. CLERK'S-STATEMENT

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

PLANNING & ZONING COMMISSION

8. PLANNING AND ZONING CONSENT AGENDA

8.1 Change of Zone Application(s)

8.1.A **COZ2025-033 - TYLER COEY WITH PEARL PROPERTIES**

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 single family home to be converted into a duplex at 403 Barnett Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21413

8.1.B **COZ2026-001 - OMAR VELA**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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), RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21146

8.1.C **COZ2026-005 - CAITLIN KINCAID WITH TEXAS ROADHOUSE**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District for a restaurant at 1300 North 98th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21415

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

Synopsis: A RECOMMENDATION and ORDINANCE for a 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), RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21416

8.2 Special Use Permit Application(s)

8.2.A **SP2026-001 - ARIN WOODSON**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 8323 Tauromee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21155

8.2.B **SP2026-009 - JUAN URENDA**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1124 Osage Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21302

8.2.C **SP2026-013 - MALIK ALSAEED WITH MK AUTO LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for automobile repair and sales at 1604 North 3rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21417

8.2.D **SP2026-015 - ERIC MEDVED WITH EM SALES REAL ESTATE LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2309 North 77th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21307

8.2.E **SP2026-019 - STEPHANIE VOGEL WITH HAPPY HEARTS AT KCKCC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a childcare center at 7250 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21419

8.2.F **SP2026-022 - GUY HOLBERT**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-001, expired April 18, 2026) for a truck leasing, rental, and repair shop at 11 North James Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21420

8.2.G **SP2026-023 - CHAD WOLFE WITH MCCARTHY BUILDING COMPANIES**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-017, expires July 18, 2026) for stockpiling of excavated materials at 1911 Foxridge Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21421

8.2.H **SP2026-024 - CYNTHIA NIELSEN AND JON DANNELS**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-012, expires June 19, 2026) for a Non-Owner Occupied Short-Term Rental at 3030 North 64th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21422

8.2.I **SP2026-025 - KATHERINE MCENDREE**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1300 North 81st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21460

8.2.J **SP2026-026 - DAN DOTY WITH BLUE PALM LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2023-120, expires May 16, 2026) for a drinking establishment with live entertainment at 204 Orchard Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 5 YEARS.

Tracking #: 21423

8.2.K **SP2026-027 - JENNIFER COBB**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 3140 North 111th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21424

8.2.L **SP2026-028 - JEFFREY HOLLINSHED**

Synopsis: A RECOMMENDATION and ORDINANCE for a 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 10 YEARS.

Tracking #: 21425

8.3 Master Plan Amendment Application(s)

8.3.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), RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21159

8.3.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), RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21469

8.4 Miscellaneous

8.4.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, RECOMMENDED FOR DENIAL BY A VOTE OF 7-0.

Tracking #: 21458

8.4.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, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21459

8.5 Minutes

8.5.A **MINUTES**

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on February 27, 2025, and April 30, 2026.

Tracking #: MINUTES

REGULAR COMMISSION

9. REGULAR CONSENT AGENDA

10. PUBLIC HEARING AGENDA

11. STANDING COMMITTEES' AGENDA

11.1 **ORDINANCE: TEMPORARILY ALLOWING FOR THE SALE OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGES**

Synopsis: Approve an ordinance temporarily allowing for the sale of alcoholic liquor and cereal malt beverages in bars and restaurants between the hours of 6:00 a.m. and 5:00 a.m. the following day, during the period of the 2026 FIFA World Cup.

*On May 4, 2026, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Bynum, voted 6/1 to approve and forward to the Board of Commissioners.*

Tracking #: 21357

12. ADMINISTRATOR'S AGENDA

12.1 BUDGET: REVENUE ESTIMATES WORKSHOP

Synopsis: Budget Workshop
Tracking #: 21276

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.

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

Cell phones may mute and unmute by dialing *6.
Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled "Raise Hand" at the bottom of the window on the right side of the screen.

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

HONORING DAVID WARM
FOR 35 YEARS OF REGIONAL LEADERSHIP AND SERVICE

WHEREAS, David Warm has faithfully served as Executive Director of the Mid-America Regional Council (MARC) for thirty-five years, providing visionary leadership and strengthening collaboration throughout the Kansas City metropolitan region; and

WHEREAS, under his leadership, MARC advanced regional cooperation in transportation, public safety, infrastructure, environmental sustainability, economic development, and community planning, benefiting residents across Wyandotte County and the entire metropolitan area; and

WHEREAS, David Warm has been a guiding force for regionalism, bringing communities together across jurisdictional lines to address shared challenges and create opportunities for long-term growth and progress; and

WHEREAS, David Warm's legacy of public service, integrity, collaboration, and forward-thinking leadership has helped shape a stronger, more connected, and more resilient Kansas City region for current and future generations;

WHEREAS, David Warm's distinguished career has earned numerous honors, including being named the Greater Kansas City Chamber of Commerce's Kansas Citian of the Year in 2020, recognition from the National Association of Regional Councils, and the National Public Service Award from the National Academy of Public Administration; and

NOW, THEREFORE, I, Christal E. Watson, Mayor & CEO of the Unified Government of Wyandotte County and Kansas City, Kansas, do hereby honor and recognize

"DAVID WARM"

for his extraordinary thirty-five years of service to the Kansas City metropolitan community and extend sincere appreciation for his leadership, partnership, and unwavering commitment to regional progress.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County and Kansas City, Kansas to be affixed this 7th day of May 2026.

_____

CHRISTAL E. WATSON, MAYOR/CEO

Unified Government of Wyandotte County/Kansas City, Kansas

PROCLAMATION

HONORING JALISCO RESTAURANT FOR 61 YEARS OF SERVICE TO WYANDOTTE COUNTY

WHEREAS, for more than sixty-one years, Jalisco Restaurant has served as a beloved gathering place and cultural landmark in Kansas City, Kansas, welcoming generations of families, friends, and visitors with hospitality, tradition, and authentic Mexican cuisine; and

WHEREAS, founded by the Hernandez family in 1965, Jalisco Restaurant became more than a restaurant — it became a cornerstone of the community where lifelong memories were made, celebrations were shared, and countless residents experienced the warmth of family and fellowship; and

WHEREAS, through decades of service, hard work, resilience, and dedication, the Hernandez family built a legacy of excellence and community connection that has touched the lives of thousands throughout Wyandotte County and the greater Kansas City region; and

WHEREAS, Jalisco Restaurant stood as a symbol of perseverance, small business success, cultural pride, and the entrepreneurial spirit that continues to strengthen and enrich Kansas City, Kansas; and

WHEREAS, as Jalisco Restaurant prepares to close its doors on May 30, 2026, the Unified Government recognizes the extraordinary impact the restaurant and Hernandez family have had on the history, culture, and heart of our community;

NOW, THEREFORE, I, Christal E. Watson, Mayor & CEO of the Unified Government of Wyandotte County and Kansas City, Kansas, do hereby extend sincere gratitude and appreciation to

"JALISCO RESTAURANT AND THE HERNANDEZ FAMILY"

for sixty-one years of dedicated service, community impact, and lasting contributions to Wyandotte County, Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County and Kansas City, Kansas to be affixed this 7th day of May 2026.

_____

CHRISTAL E. WATSON, MAYOR/CEO

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
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Email: planninginfo@wycokck.org

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: May 28, 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

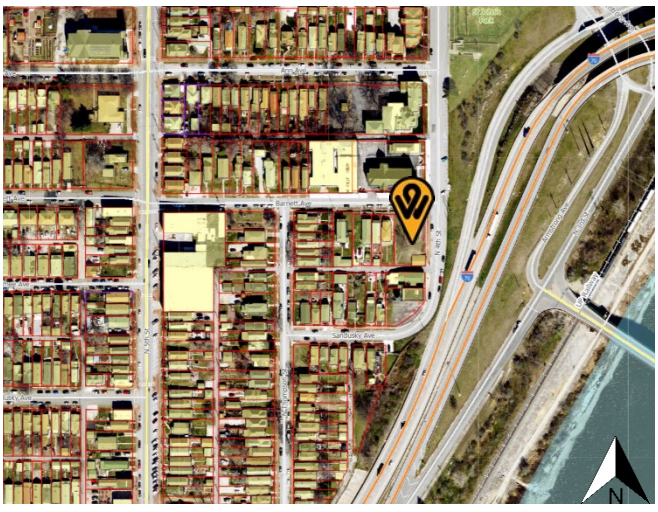
Requested Action and Purpose:
Approval of a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District.

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 Street.

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, February 2, 2026 and April 14, 2026

Public Hearings: March 9, 2026, March 26, 2026, April 13, 2026, May 11, 2026 and May 28, 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 **COZ2026-033**, subject to:

1. **Obtain a variance from the Public Works Department seeking relief not to split the sanitary sewer line between the structure and the main for the duplex;**
2. **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;**

3. **Repair existing sidewalk along Barnett Avenue with the building permit;**
4. **Install a handrail on the front stairs with the building permit;**
5. **Remove the gravel at the bottom of the stairs along Barnett Avenue to prevent washout and uneven tread with the building permit;**
6. **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;**
7. **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;**
8. **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;**
9. **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;**
10. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org 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 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,**
14. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
E-mail from Planning Department dated September 22, 2005
E-mail from Public Works regarding sanitary sewer waiver
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	April 13, 2026 Holdover May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-033** 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 **COZ2026-033,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 35:25:
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.
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
- Steve Sudekum, Applicant Representative, 4737 Canyon Lake Drive, Kansas City, Kansas 66109

The Commission directed questions to the Applicant Representative.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 38:42: Byron Toy, Lead Planner, stated that this application was held over last month because they were waiting on a variance from Public Works in regards approving the existing 6-inch sanitary sewer line for the duplex instead of installing new plumbing. Public Works has confirmed they have received the information necessary for review and obtaining the variance is a condition of approval. Staff recommends approval with conditions.

Motion starts at 39:34:

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

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


R-1(B)
C-D
RP-5
R-2(B)
Ann Ave
Barnett Ave
C-1
M-2
Taylormee Ave
N 5th St
N 4th St
Sandusky Ave
C-3
N Thompson St
St John's Park
Armstrong Ave
N 3rd St
UP Railway
70
N

LAND USE MAP


Public/Semi-Public
Parks/Open Space
ANN
BARNETT
Mixed-Use
Urban Density
5TH
14TH
THOMPSON
SANDUSKY
ROMEE
I-70
ARMSTRONG
SB I-70 HWY TO WB I-70 HWY
EB I-70 HWY TO NB N 3RD ST
N

ADDITIONAL ATTACHMENTS

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 Strawberrry Hill neighborhood zoning. Anyway, 2 units are legally established and can continue.

Steve

3/27/2006

From: Ledgerwood, Ricky
To: Steven Sudekum; Doyle, Patrick H.
Cc: Tyler Coey; Toy, Byron; Trumble, Travis; Espinoza, Osiris N
Subject: Re: COZ2025-033 - 403 Barnett - Variance Req
Date: Thursday, May 7, 2026 8:02:26 AM

Steve,

Thank you for providing the items discussed in our conversation a while back. All looks to be as discussed after the the assuring sighting Patricks correspondence.

Thank you,

Thank you,

Ricky Ledgerwood

Lead Engineer /Project Manager, ENV SP

Public Works - Engineering

Unified Government of Wyandotte County
701 N 7th St.
Suite 712
Kansas City, KS. 66101

Phone: 913-573-5421
Email: rledgerwood@wycokck.org

From: Steven Sudekum <sudekums@gmail.com>
Sent: Wednesday, May 6, 2026 4:54:03 PM
To: Doyle, Patrick H. <phdoyle@wycokck.org>
Cc: Tyler Coey <tylercoeyart@gmail.com>; Toy, Byron <btoy@wycokck.org>; Ledgerwood, Ricky <rledgerwood@wycokck.org>; Trumble, Travis <ttrumble@wycokck.org>; Espinoza, Osiris N <oespinoza@wycokck.org>
Subject: Re: COZ2025-033 - 403 Barnett - Variance Req

Byron & all:
Attached please find the notarized variance request, a schematic drawing of the sanitary line, and the inspector's report regarding the sanitary line at 403 Barnett Ave.

As previously mentioned,,,
The logistics of getting to watch the video are as follows. Open the attached pdf file of the inspector's report. Scroll

down to the section of the report titled "Sewer Line" on the last page of the report (page 3). Click the second link (blue text) from the inspection on **5/5/26**.

The not so good finding is that there is a "belly" in the line starting at about 50' (between the sidewalk and the curb on Barnett Ave) and ending close to the connection to the city's main at about 60' (in the middle of Barnett Ave). The camera used sits between 1/2" and 1" off the bottom of the pipe, so any water above that height in the pipe will submerge the camera. Nonetheless, with a semi-rigid cable about the thickness of a pencil, the inspector pushed through what he described as "toilet paper" residing in this belly.

The video also captures the inspector's commentary regarding what he's seeing. At about 11 minutes 55 seconds (11:55) the inspector shares his thoughts regarding what he observed, including these words: "We don't see any intrusions. Holding an inch of water in that size pipe for that short a distance is acceptable." Of course, that's for you and particularly the engineers in Public Works to ultimately decide.

Regards,
Steve.

On Wed, May 6, 2026 at 1:42 PM Steven Sudekum <sudekums@gmail.com> wrote:

> Byron & all:
> Attached please find the Variance Request and inspector's report regarding the sanitary line at 403 Barnett Ave. I'll send along a notarized version later today but I wanted you to have this version now so that you have more time to review it.
> Regards,
> Steve.
>
> On Wed, May 6, 2026 at 12:03 PM Doyle, Patrick H. <phdoyle@wycokck.org> wrote:
>
> > Mr. Sudekum,
> >
> > Combine CCTV inspection with remaining items 2, 3 & 4 in one Variance Request submittal for UG approval.
> >
> > Proposed sewer service is approved subject to conditions:
> >
> > 1. Provide CCTV inspection demonstrating 6-inch service is in acceptable condition.
> > 2. **Provide separate connections separated by 3-feet for proposed 4-inch lines to existing 6-inch line.**
> > 3. **Provide two-way clean-outs on each 4-inch line.**
> > 4. **Design shall meet 2018 UPC.**
> >
> > Patrick Doyle, PE
> > Unified Government of Wyandotte County and Kansas City Kansas
> > 913.573.5759
> > 701 North 7th Street
> > Kansas City, Kansas 66101
> >
> > ---

From: Steven Sudekum <sudekums@gmail.com>
Sent: Wednesday, May 6, 2026 11:38 AM
To: Toy, Byron <btoy@wycokck.org>; Ledgerwood, Ricky <rledgerwood@wycokck.org>; Doyle, Patrick H. <phdoyle@wycokck.org>; Trumble, Travis <ttrumble@wycokck.org>; Espinoza, Osiris N <oespinoza@wycokck.org>
Cc: Tyler Coey <tylercoeyart@gmail.com>
Subject: COZ 2025-033 - 403 Barnett - Sanitary Line Inspection Results

You don't often get email from sudekums@gmail.com. Learn why this is important

Byron & all:
Attached please find the inspector's report regarding the sanitary line at 403 Barnett Ave.

The logistics of getting to watch the video are as follows. Open the attached pdf file of the inspector's report. Scroll down to the section of the report titled "Sewer Line" on the last page of the report (page 3). Click the second link (blue text) from the inspection on **5/5/26**.

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The video also captures the inspector's commentary regarding what he's seeing. At about 11 minutes 55 seconds (11:55) the inspector shares his thoughts regarding what he observed, including these words: "We don't see any intrusions. Holding an inch of water in that size pipe for that short a distance is acceptable." Of course, that's for you and particularly the engineers in Public Works to ultimately decide.

Regards,
-- Steve.

Steven S. Sudekum
Managing Member, Pearl Properties, LLC &

913-980-2235

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 responsed 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 unit. 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 issue for the permitted work until that work has been completed.

#9 – We understand that we will need to pay $125 fee withing 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 indicted 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.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Steven S. Sudekum, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ2025-033.
2. That I conducted a neighborhood meeting on January 21, 2026.
3. The notice to nearby property owners was sent on January 7, 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.

Steven S. Sudekum
Affiant

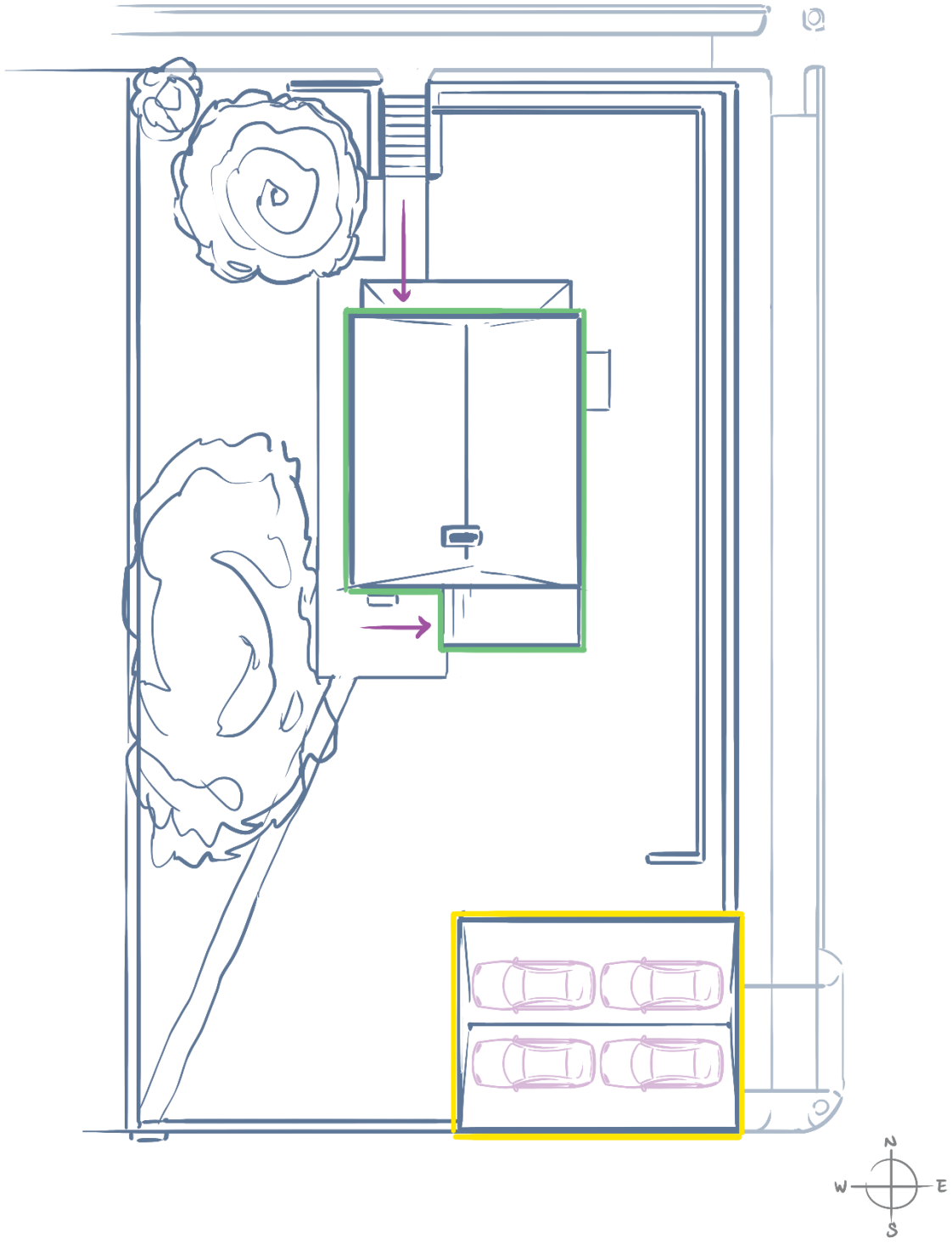
SUBSCRIBED IN MY PRESENCE AND SWORN to before me

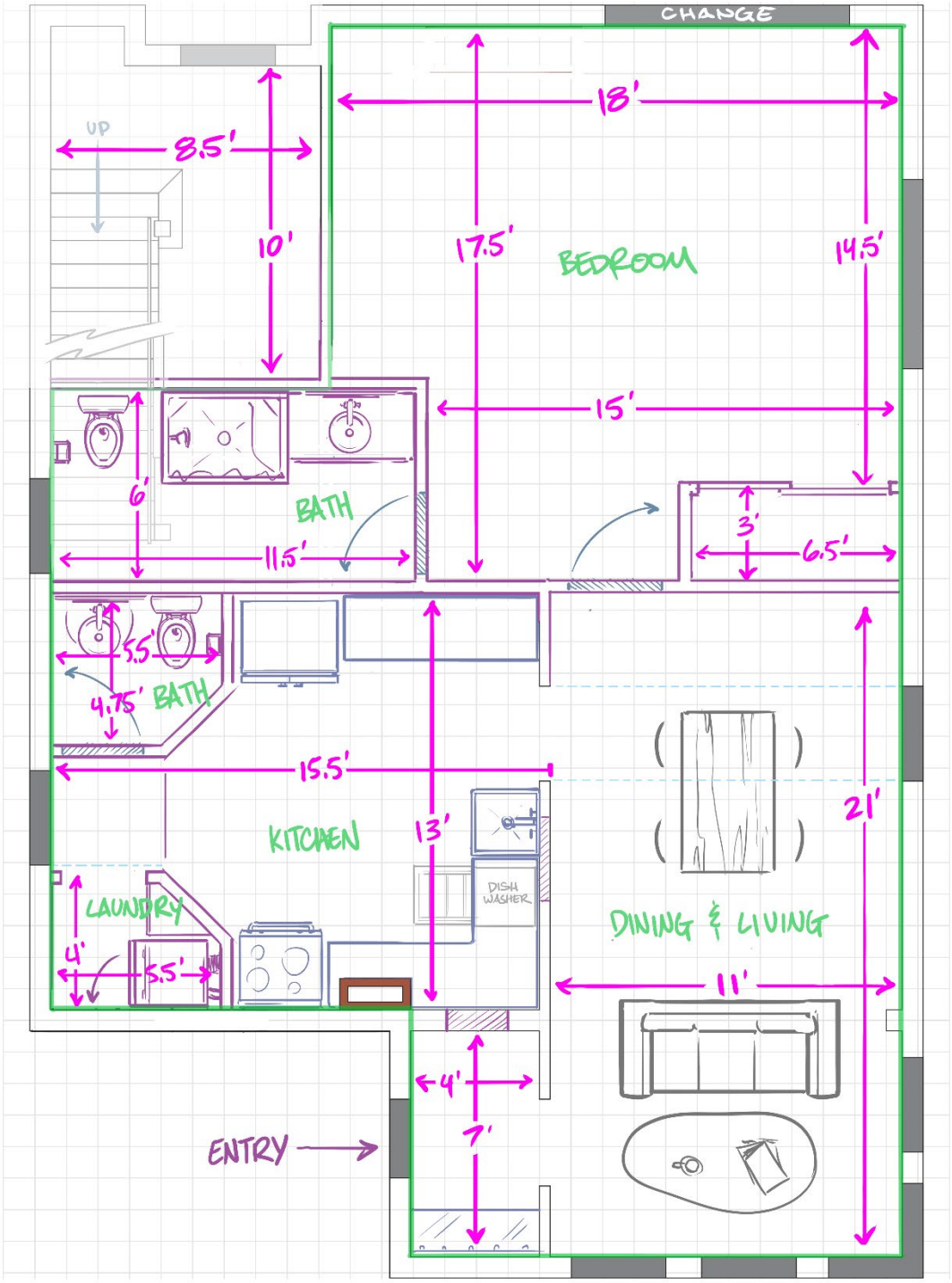
this 22 day of January, 2026.

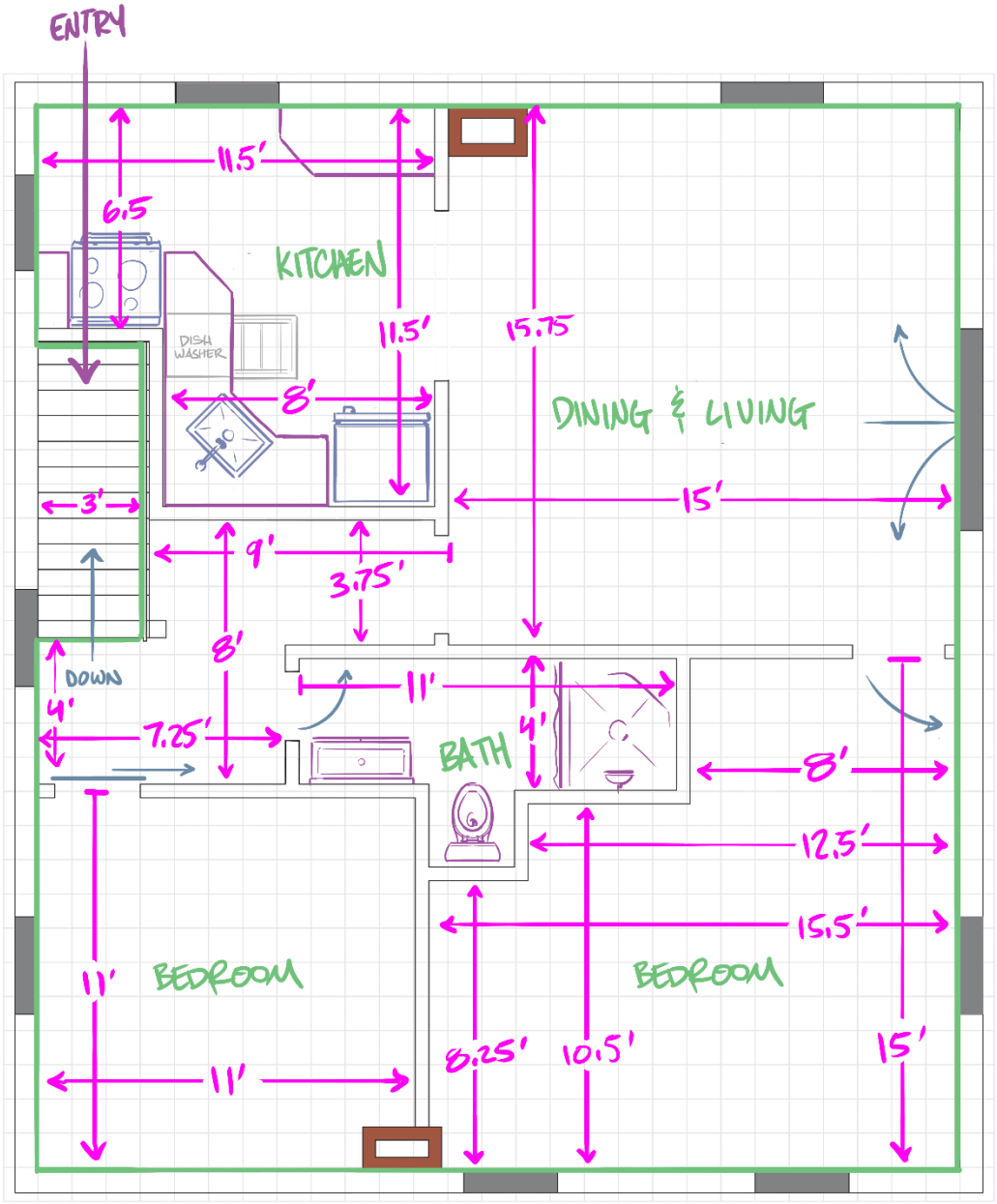
My commission expires 02 of 04, 2024.

Deborah Ritschel
Notary Public - State of Kansas
My Commission Expires 04-02-24

Deborah Ritschel
Notary Public


N
W
E
S


CHANGE
UP
8.5'
10'
18'
17.5'
14.5'
BEDROOM
15'
6'
BATH
11.5'
3'
6.5'
5.5'
4.75'
BATH
15.5'
KITCHEN
13'
21'
DISH WASHER
LAUNDRY
4'
5.5'
DINING & LIVING
11'
4'
7'
ENTRY
SCALE:
¼" = 1'
FIRST FLOOR PLAN
403 BARNETT AVE.
N
W
E
S

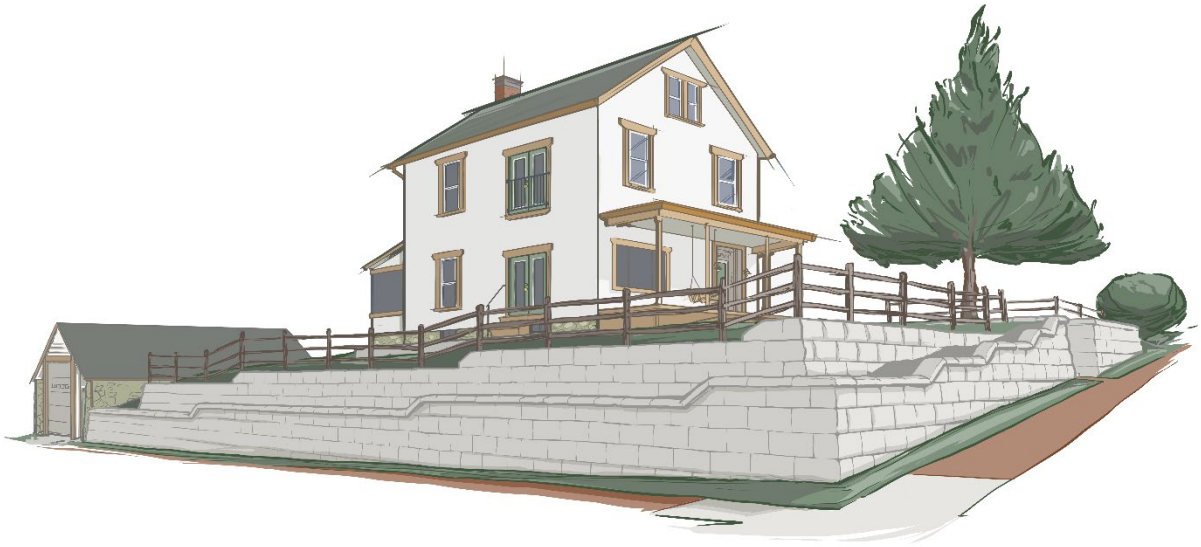


SCALE: ¼" = 1'

SECOND FLOOR PLAN

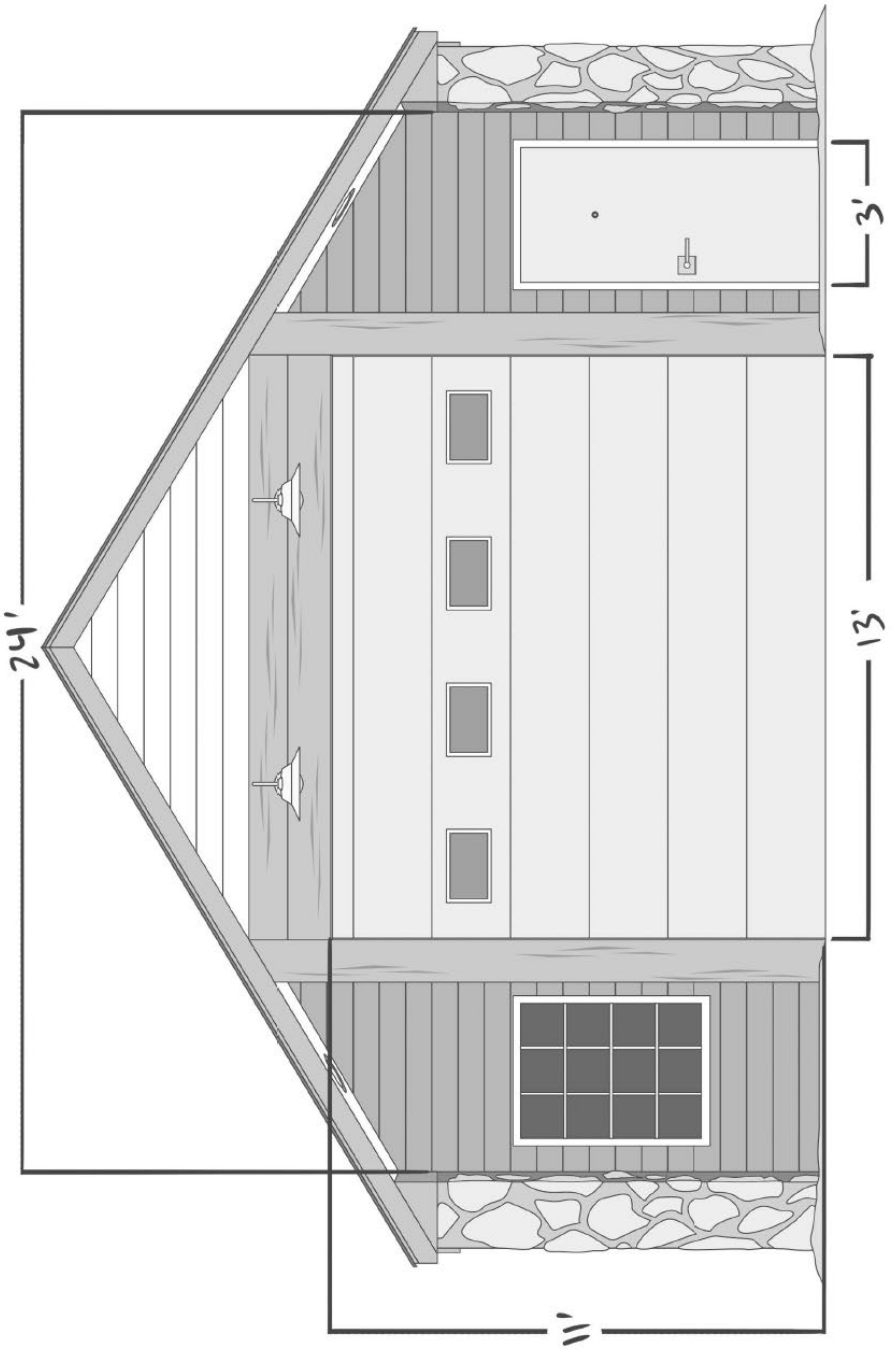
403 BARNETT AVE.

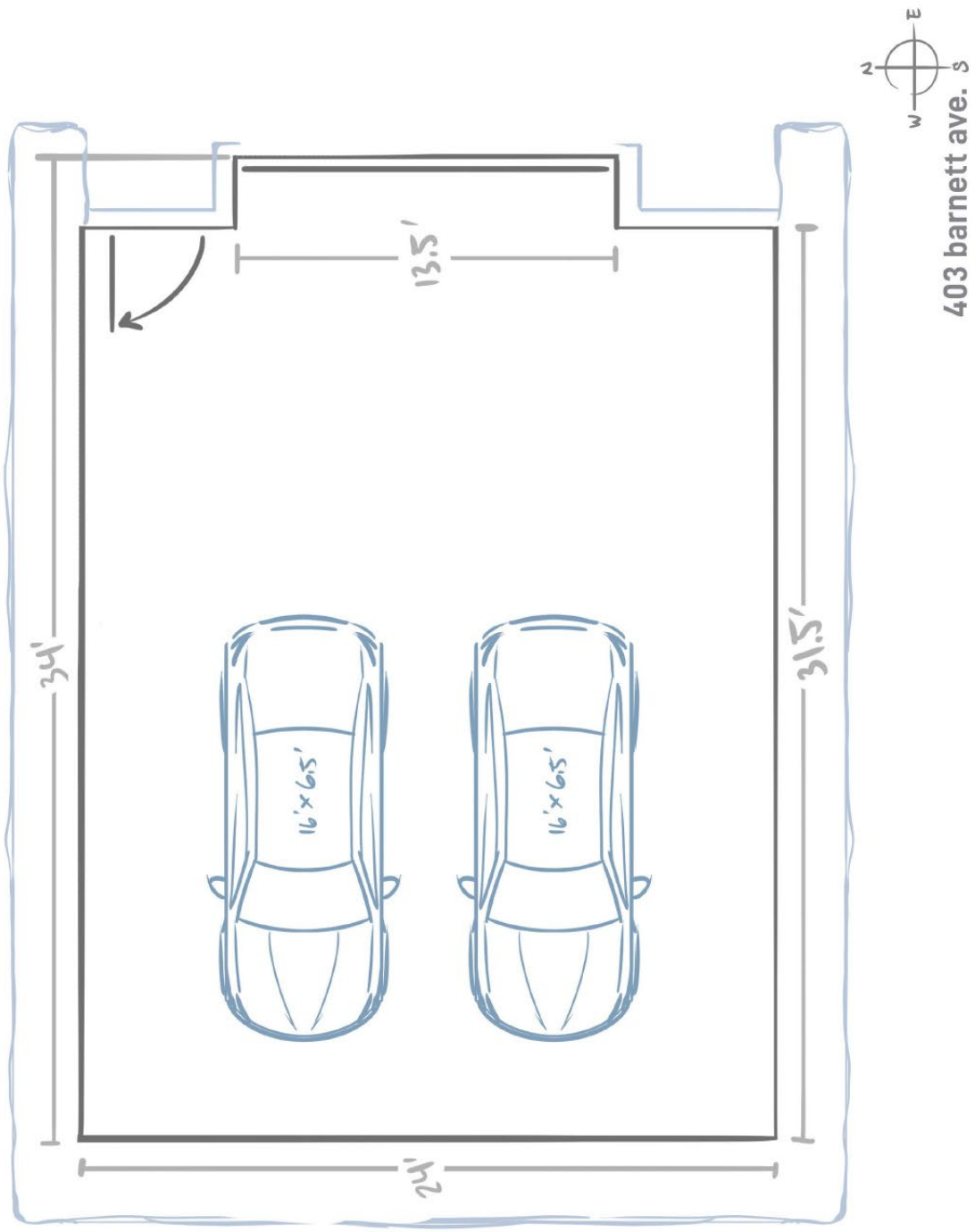
N W E S



The Pearl House

403 BARNETT AVE.


403 barnett ave.
24'
3'
13'
11'


403 barnett ave.
N
E
S
W
13.5'
34'
31.5'
24'
16'x65'
16'x65'


ONE WAY









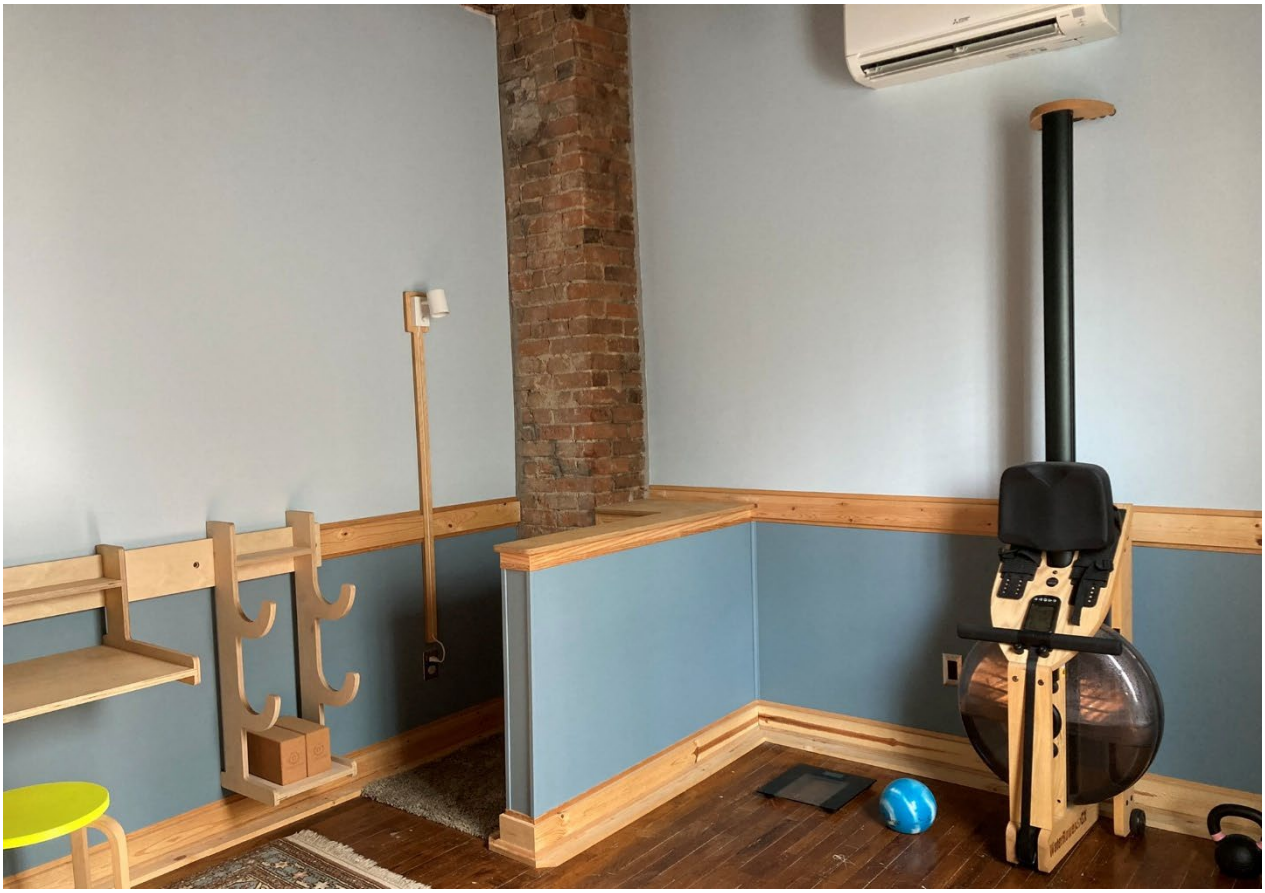












(First published_____)

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 22, 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: May 28, 2026

Re: **Change of Zone Petition COZ2026-001 and Master Plan Amendment MPL2026-001**

GENERAL INFORMATION

Applicant Information:
Omar Vela
320 North 61st Street
Kansas City, Kansas 66102

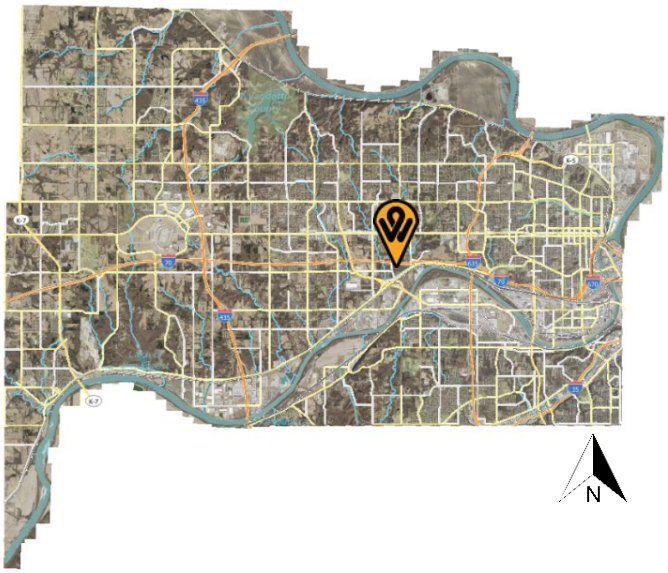
Subject Property:
320 North 61st Street
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Change of Zone from R-1 Single Family District to A-G Agriculture District and Master Plan Amendment from Low-Density Residential to Agriculture to keep horses.

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

Existing Zoning District(s):
R-1 Single Family District

Proposed Zoning District(s):
A-G Agriculture District





	Adjacent Zoning	Adjacent Uses
North	None	Interstate 70
South	R-1 Single Family District	Single-family home
East	R-1 Single Family District	Single-family homes
West	A-G Agriculture District	Undeveloped lot

Total Tract Size: 14.87 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 North 61st Street as a Collector Street.

Parking Requirement: Section 27-452(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

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, March 2, 2026, and April 6, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st Street.

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. STR24-0919 – Structural – December 19, 2024 – Extension Granted – Addition of Structure on site.
2. BSR24-0205 – Stop Work Order – December 19, 2024 – Pending – Accessory Structure.
3. From 1999 to 2018 there were four (4) Code-Environments from previous owners.

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 Coronado Statistical Neighborhood, Census Block Group #0439051. The neighborhood consists of single-family homes to the north, east, south, and west of the property. Interstate70 abuts the property to the north.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the east and south. To the west, a large

undeveloped A-G Agriculture District lot is located. The proposed use, which is residential 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 detrimentally affect nearby property?***

   The proposed use is suitable for the subject property due to the size of the lot. A Master Plan Amendment is necessary since the proposed use does not go with the land use, however, there is an agricultural lot to the west of the property. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public since this would only benefit the applicant. The proposed use will not affect the use, quality, or marketability of nearby property

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

   The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 61st Street, a Collector Street to accommodate it if managed properly.

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

   The PlanKCK Comprehensive Plan designates the subject property as 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 proposed use does not conform the PlanKCK Comprehensive Plan designation since the parcel is a large lot. This is the reason why the applicants are requesting a Master Plan Amendment.

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

   The proposed use is not expected to cause environmental harm as the use will be within the correct designation.

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

   a. ***Electric and Water Service***

      BPU provides electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by West Patrol, District #222.

   e. ***Fire***

      Fire service is provided by Station #11, which is 0.80 miles away from the subject property.

   f. ***Transit***

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

   g. ***Schools***

      Public Education is provided by Lindbergh Elementary School, Gloria Willis 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.***

    There is minimal economic impact on the community for the proposed use as it is a private use and not open to the public.

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

The proposed use meets all applicable ordinance requirements, for the proposed A-G Agriculture District, as it is for agricultural use, contains only one (1) single-family residence, and contains adequate landscaping. The Change of Zone allows the applicant to have horses on the property, construct additional accessory structures for the care and keeping of the land and for the horses. The plan does not meet ordinance requirements for the PlanKCK Comprehensive Plan land use designation; however, the applicant is seeking a Master Plan Amendment to better align the proposed use with the land use designation.

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 public health, safety and welfare is minimal since the proposed use is only benefiting the property owner. If denied, the property owner may not use the property for A-G Agriculture zoning, however, they can still use the property as R-1 Single Family zoning along with all the uses under that zoning.

13. ***Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

    The Comprehensive Plan is a long-range plan that predicts the growth and development of the area and sets the tone for future development patterns. The PlanKCK Comprehensive plan is relatively new in terms of its implementation and is regional in nature, thus the prediction is for long-term growth and development and is not designed to take in account a single parcel.

14. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

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

15. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

    The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Low-Density Residential Use (PlanKCK Comprehensive Plan).

16. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

The proposed amendment will allow a change in development from single-family homes to agricultural, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns. The property to the west is within a similar use and zone as what it is being proposed.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at The Kansas City Kansas Main Library 625 Minnesota Avenue 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

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of applications **COZ2026-001 and MPL2026-001**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Two (2) horses are permitted at this time. Additional horses will need affirmed with the Conservation District;**
3. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
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 by right or by Change of Zone under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,

8. **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 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 these Petitions subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site 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**
Change of Zone	May 11, 2026 Approval	May 28, 2026
Master Plan Amendment	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-001** 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 **MPL2026-001,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-001** 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 **COZ2026-001,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 40:24:
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).

MPL2026-001 - OMAR VELA
Synopsis: Master Plan Amendment from Low Density Residential to Agricultural at 320 North 61st Street (in conjunction with COZ2026-001). *Detailed Outline of Requested Action:* The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st 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:

- Krystal Voth, Applicant Representative, Atlas Land Consulting, 14500 Parallel Avenue, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 42:30: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 42:42:

On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-001:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 43:40:

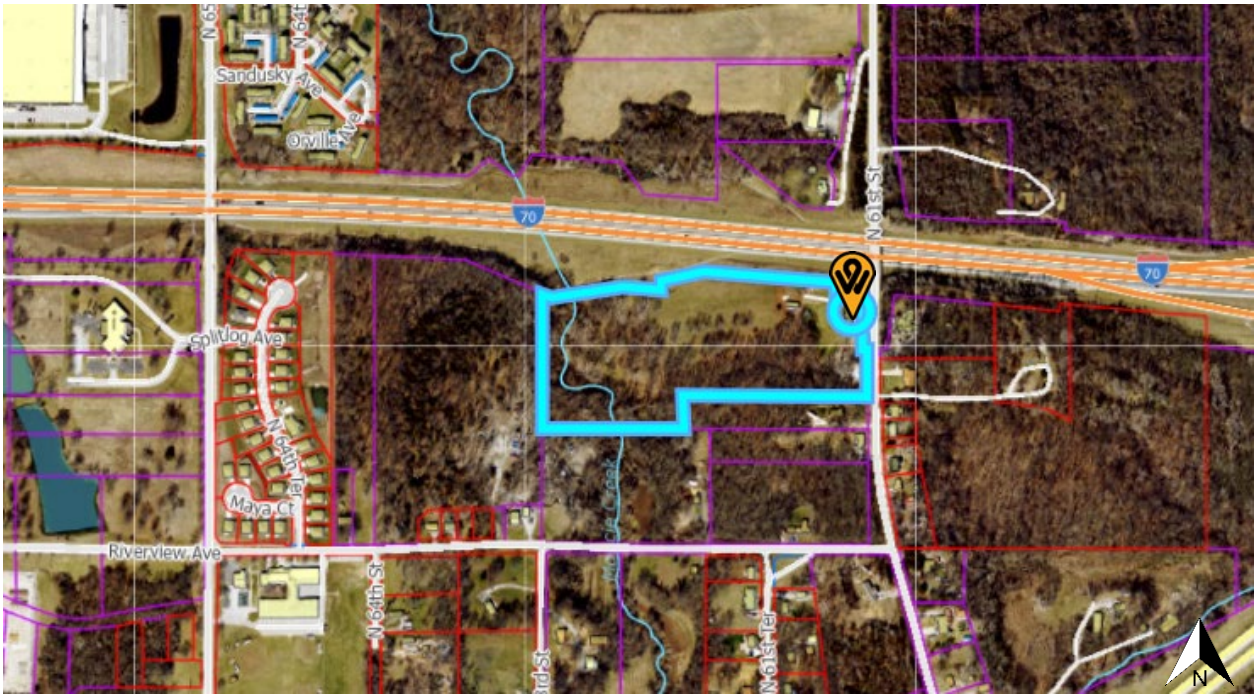
On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-001:**

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

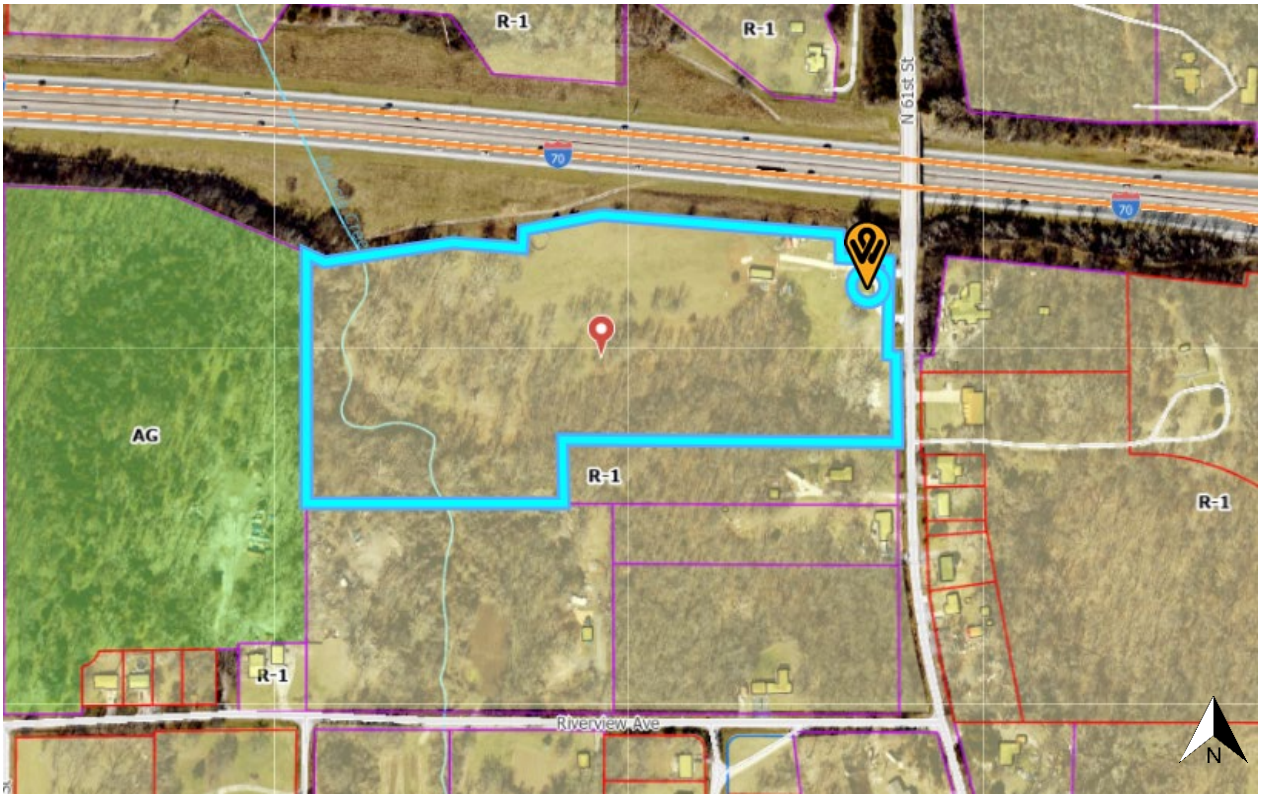
Motion to recommend APPROVAL passed: 7 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Public /
Semi-Public
Institutional
Right-of-Way
I-70
I-70
N 57TH ST TO
WB I-70 HWY
EB I-70 HWY TO N 57TH ST
N 57TH ST
Low-Density
Residential
N

ADDITIONAL ATTACHMENTS

February 23, 2026
Atlas Land Consulting
14500 Parallel Road Unit R
Basehor, KS 66007

Meeting Notes:
Krystal Voth – Present
No other attendees

COZ2026-001
320 N 61st Street

The purpose of this letter is to provide notice of a neighborhood meeting for a change of zone application for the property located at 320 N 61st Street The property owner is requesting to rezone the property from the R-1 Zoning District (Residential) to the AG Zoning District. The AG Zoning District allows for the construction of a barn and the keeping of horses.

As part of the planning process, we are hosting a neighborhood meeting to provide affected property owners with the opportunity to voice any concerns or questions regarding this project.

The meeting will occur in person at the Kansas City Public Library Main Library. Meeting Details are below If you are unable to attend the meeting, you may send an email with your questions to krystal@alconsult-llc.com.

Neighborhood Meeting for COZ2026-001
Monday, February 23, 2026 – 6:30PM-7:15PM
Location: The Kansas City Kansas Public Library Main Library
625 Minnesota Avenue
Kansas City, KS 66101

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

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

1. That I am the petitioner for Petition # COZ2026-001.
2. That I conducted a neighborhood meeting on 2/23/2026.
3. The notice to nearby property owners was sent on 2/5/2026.
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.

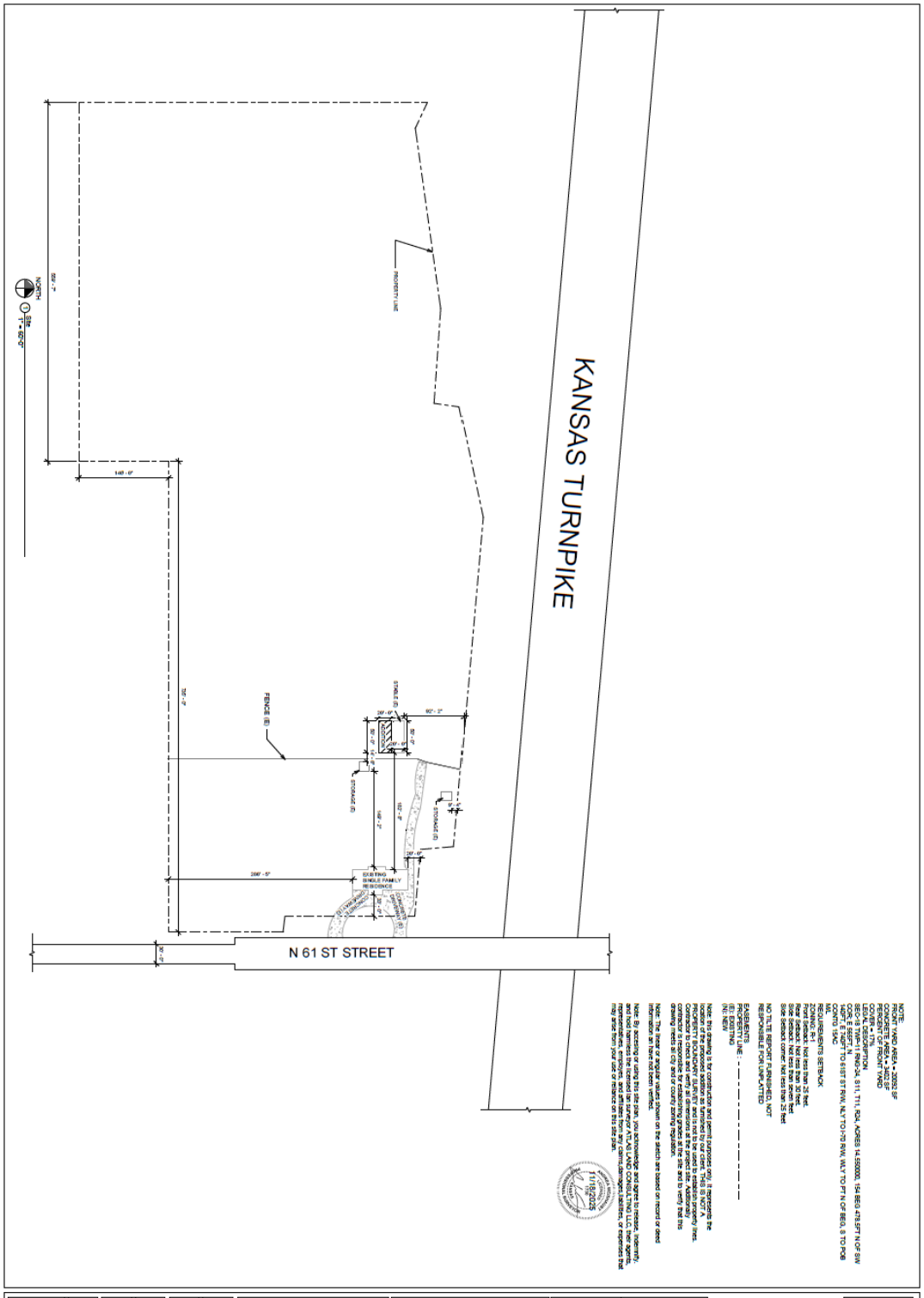
Affiant

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

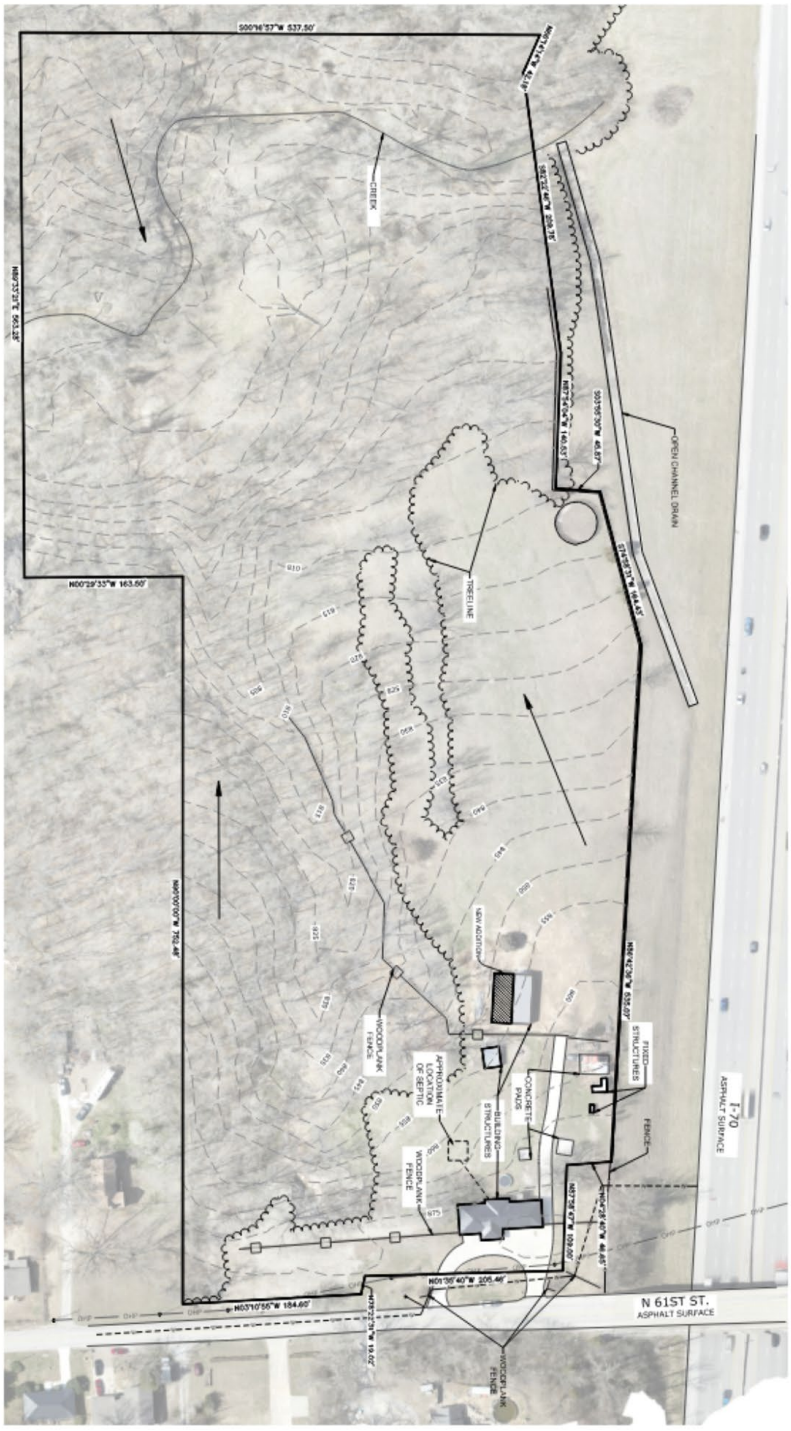
My commission expires 25th of November, 2028.

Notary Public

Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28



1	SHEET:	1" = 60'-0"	SCALE:	RAENGINEERING 1211 MINNESOTA AVE KANSAS CITY, KS 66102	SITE PLAN	RA PROJECT: 25-031 REZONING 320 N 61ST ST, Kansas City, KS 66102	REVISION TABLE: NUMBER / DATE / BY / DESCRIPTION



PREPARED FOR:
RA ENGINEERING

320 N 61ST ST.
KANSAS CITY, KS 66102

EXHIBIT

ALC

ATLAS LAND CONSULTING

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 - wyco.conservation@gmail.com

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

February 10, 2026

RE: COZ2026-001

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental review of COZ2026 at 320N 61st St.

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 three major soil types identified: Know silt loam, 7 to 12 percent slopes, Kennebec silt loam, frequently flooded, and Lagoda silt loam, 3 to 8 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- Additional information regarding the number and size of livestock will be necessary to better understand if the land is suitable for the proposed stocking rates. As the property currently stands, **a maximum of 2 horses can be stocked on the property.** Additional horses and other livestock may be allowed with improvements to future pastureland
- Proper pastureland management will involve precision land forming and proper seeding at a minimum. Seedings of brome, clover and/or alfalfa will help establish nutrient-rich vegetation that will benefit livestock and maintain a productive root system to hold soil in place and prevent erosion as long as proper stocking rates are practiced.

- Most of the undeveloped land has more than 50% primary growth tree cover, making it unsuitable to include in a stocking rate as it stands.
- Several steps over a 2-to-5-year period will need to be taken to get pasture grass properly established on all the available pasture ground so it may be used to create a proper stocking rate.
- Special care will need to be taken when removing any trees and secondary and tertiary growth to the Southeastern corner of the property to reduce the impact of soil erosion caused by wind and water.
- It will be necessary to include a buffer strip of no less than 50 feet along each side of the blue line Muncie Creek that runs through the East of the property as well as the roadways to prevent pollution, further stormwater runoff and stormwater contamination.
- There is vegetation overgrowth that will need to be taken care of to keep the property in compliance.

The following Best Management Practices are recommended for this plat:

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways, or other concentrated flow paths.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

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.





(First published_____)

COZ2026-001

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 320 North 61st Street, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

Section 1. It is hereby found and determined that a petition was filed on February 13, 2026, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

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

BEGINNING AT A POINT 30 POLES NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 11, RANGE 24, IN WYANDOTTE COUNTY, KANSAS, EAST OF THE 6TH P.M., THENCE NORTH 40 POLES, THENCE EAST 80 POLES, THENCE SOUTH 40 POLES, THENCE WEST 80 POLES TO POINT OF BEGINNING, EXCEPT THE FOLLOWING; THAT PART HERETOFORE DEEDED TO WILLIAM A. LOHREY AND GRACE ELOISE LOHREY AND RECORDED IN BOOK 1195, PAGE 117; AND THAT PART HERETOFORE DEEDED TO HERBERT P. RUSH AND DOROTHY J. RUSH AND RECORDED IN BOOK 1422 AT PAGE 345; AND EXCEPT THAT PART CONDEMNED BY THE KANSAS TURNPIKE AUTHORITY FOR HIGHWAY PURPOSES IN DISTRICT COURT SUITE #93021-A, IN WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES, located at 320 North 61st Street, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to A-G Agriculture District, as defined by the Zoning Ordinances of Kansas City, Kansas.

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

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

PASSED BY THE 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: May 28, 2026

Re: **Change of Zone Petition COZ2026-005**

GENERAL INFORMATION

Applicant Information:
Caitlin Kincaid with Texas Roadhouse
Applicant
6040 Dutchmans Lane
Louisville, Kentucky 40205

Subject Property:
1300 North 98th Street
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to build 7,926 square Texas Roadhouse restaurant.

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





Existing Zoning District(s): A-G Agriculture District

Proposed Zoning District(s): CP-2 Planned General Business District

	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Frontier Justice retail store
South	None	Interstate 435 right-of-way
East	B-P Planned Business Park District	Dairy Farmers of America office building
West	None	Interstate 435 right-of-way

Total Tract Size: 2.90 Acres

Comprehensive Plan Area: Prairie Delaware Piper Plan

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Entertainment / Commercial District, which allows major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan classifies North 98th Street as a Minor Arterial and France Family Drive as a Major Collector.

Parking Requirement: Section 27-668(a)(5) requires 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. 102 spaces are required. 183 parking spaces are provided.

Landscaping Requirement: Section 27-470(g) All land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped.

Section 27-700(b)(4) Trees are required to be provided at not less than one (1) per 7,000 square feet of site area.

	Section 27-577(a)(5) Landscaping shall exceed the typical code requirements by at least 75 percent. 32 trees are required to be planted. This total does not include street trees along France Family Drive and North 98th Street, and trees planted in parking lot islands.
Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026
Public Hearing:	May 11, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Caitlin Kincaid with Texas Roadhouse, is requesting a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District to build a 7,926 square foot Texas Roadhouse restaurant at 1300 North 98th Street

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

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. PR2026-005 Final Plan Review for a restaurant at 1300 North 98th Street – May 11, 2026 - Approved.
2. PLAT2026-015 Final Plat to plat one (1) lot at 1300 North 98th Street. – May 11, 2026 - Approved.

FACTORS TO BE CONSIDERED

3. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood and Census Block Group #0447042. The site is set within a commercial area bordered by France Family Drive, automotive dealerships and Frontier Justice to the north, Interstate 435 to the west and south and Dairy Farmers of America (DFA) office building to the east, across North 98th Street.

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

The zoning and uses are set out above. The proposed use will be compatible with the abutting commercial zoning districts and the associated businesses.

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 not suitable for the uses to which it has been restricted because the parcel is relatively narrow on a corner lot making it difficult for any agricultural use. So, removing the restrictions will not detrimentally affect nearby property provided because there are commercial businesses adjacent to the subject property.

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

The property has been vacant since at least 1997, verified by aerial photography.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property provided the property owner complies with the conditions of approval.

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 increase traffic. The impact will largely be determined by the nature and intensity of the development. Vehicle traffic will come from two (2) directions, North 98th Street and France Family Drive.

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

   The proposed use conforms to the Prairie Delaware Pipe Area Plan, which is designated as Commercial/Entertainment. The land use designation allows major retail uses, including restaurants and hotels, as well as centers for large discount stores currently called big box centers and have stores that serve large populations.

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. There will be significant landscaping planted around the perimeter of the site that will enhance the environment and buffer from the adjacent roadway.

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 provided by the Unified Government.

   c. ***Storm Water Control***

      To be designed to meet City Code.

   d. ***Police***

      Police service is provided by West Patrol, District 221.

   e. ***Fire***

      Fire service is provided by Station #6, located at North 95th Street and State Avenue, which is two and three-quarters (¾) mile away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Piper Elementary Schools, Piper Middle School, and Piper High School, under Piper USD 203.

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.

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

The project, which requires some revisions, can meet all 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 public health, safety, and welfare as compared to the hardship imposed on the landowner is minimal. If the application is denied, the applicant will need to wait one (1) year to reapply or significantly redesign their proposal in accordance with Section 27-211(j).

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

The preliminary plat is consistent with PlanKCK Comprehensive Plan and the goDotte Countywide Strategic Mobility Plan.

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 complies with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable Unified Government policies and 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 parcel is compatible in lot size and lot-to-structure proportion with existing and proposed development on adjacent properties.

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

    The proposed one (1) commercial lot will not cause adverse impacts or harm the natural environment if the property owner adheres to the Property Maintenance Compliance Code and properly manages the site in a manner that complies with zoning ordinance.

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

    The subdivision will not cause an undue burden on the Unified Government for maintenance of land or facilities. The Developer is responsible for maintaining the sanitary and storm sewers on the property.

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 subdivision does not encourage premature extension of public services, piece meal or premature development because there is sanitary sewer service along France Family Drive and North 98th Street.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on April 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Site Design
Landscaping and Screening
Lighting

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2026-005**, subject to:

1. **When the mylars are submitted, add a note on regarding the “150.00’ utility easement per plat, Book 45, Page 20” will be vacated as part of this plat;**
2. **When the mylars are submitted to Staff to be recorded, submit the following**

fee:

a. **$32.00 per page payable to the Register of Deeds; and,**
b. **$7.00 per lot payable to the Unified Treasurer;**

3. **Section 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building;**
4. **Section 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:**
    a. **Divisions or breaks in materials;**
    b. **Building offsets (projections, recesses, niches);**
    c. **Window bays;**
    d. **Separate entrances and entry treatment; or,**
    e. **Variation in rooflines;**
5. **Per Section 27-576(e)(2) Metal paneling may only account for 15% of the exterior building materials per façade. Incorporate various exterior building materials that comply with Sec. 27-576(e)(1). The City Planning Commission must give a deviation from the Commercial Design Guidelines. Staff will not ask for the deviation;**
6. **Downspouts shall be internalized;**
7. **The loading dock doors, service entries shall be painted to match the building as the adjacent façade color of the building;**
8. **Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent. The subject property is 2.90 acres, requiring 32 trees to be provided on the site plan. This does not include the street trees along the perimeter road/drive and parking lot islands;**
9. **Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted provided for every 30 feet of street easement or frontage;**
10. **Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them;**
11. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
12. **Section 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements;**
13. **Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of**

adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;

14. **All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
15. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
16. **Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures;**
17. **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. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.**
    d. **For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**
    g. **Any utility equipment associated with the transformer pad site (i.e.**

switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;

18. **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;**
19. **Pole and pylon signs are prohibited in the Sign Ordinance;**
20. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
21. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
22. **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;**
23. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
24. **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;**
25. **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;**
26. **Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspection Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;**
27. **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; and,

28. **In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.**

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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Neighborhood Meeting Documents
Final Plat
Site Plan
Floor Plan
Utility Plan
Landscape Plan
Photometric Plan
Building Elevations
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	May 11, 2026 Approval	May 28, 2026
Final Plat	May 11, 2026 Approved	Not required
Final Development Plan	May 11, 2026 Approved	Not required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-005** 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 **COZ2026-005,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 44:33:
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).
AND

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).
AND
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). *Detailed Outline of Requested Action:* The applicant, Caitlin Kincaid with Texas Roadhouse, is requesting a Change of Zone from A-G Agriculture District to CP-2 Planned General Business District, Final Plat to replat one (1) commercial lot, and Final Development Plan to build a 7,926 square foot Texas Roadhouse restaurant at 1300 North 98th 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:

- Richard Napper, Applicant Representative, Homefield KC, 9250 State Avenue, Kansas City, Kansas 66112
- Janet Reid, Applicant Representative, 6220 Westchester Lane, Plano, Texas 75093

Present in Opposition:

- No one appeared

Staff Recommendation starts at 52:24: Byron Toy, Lead Planner, stated that Napper is addressing a staff question in the draft staff report. The conditions of approval for this case allow for the placement of the building as shown in the applicant's submitted site plan.

Commissioners Ward and Jones directed questions to Toy to clarify the situation and ensure it has been rectified between the developer and staff. Toy confirmed, traditional Planning guidelines prefer having the building situated nearest the road, though that is difficult to do in this parcel. It is not being required by the conditions.

Motion starts at 57:22:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-005:**

Carson	**Chairman**
Beth	**Aye**
Ward	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Miller	**Aye**
Mohler	**Aye**
Ernst	**Aye**

Armstrong Not present
Easterwood Not present
Straws Not present
Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 58:04:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PLAT2026-015:**

Carson Chairman
Beth Aye
Ward Aye
Foglesong Aye
Jones Aye
Miller Aye
Mohler Aye
Ernst Aye
Armstrong Not present
Easterwood Not present
Straws Not present
Motion to APPROVE passed: 7 to 0
Subject to the above conditions.

Motion starts at 58:42:

On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **APPROVE PR2026-005:**

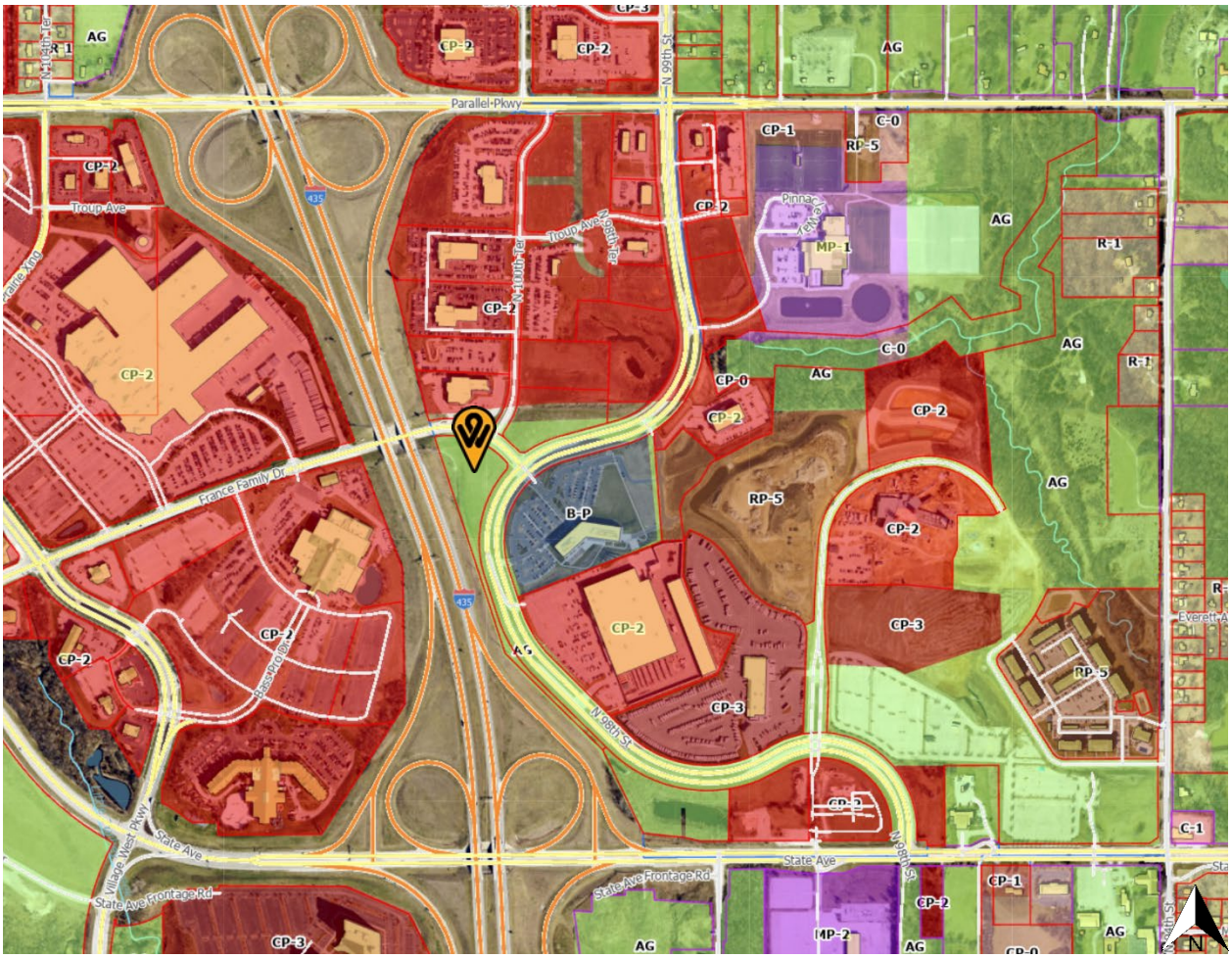
Carson Chairman
Beth Aye
Ward Aye
Foglesong Aye
Jones Aye
Miller Aye
Mohler Aye
Ernst Aye
Armstrong Not present
Easterwood Not present
Straws Not present
Motion to recommend APPROVAL passed: 7 to 0
Subject to the above conditions.

ATTACHMENTS

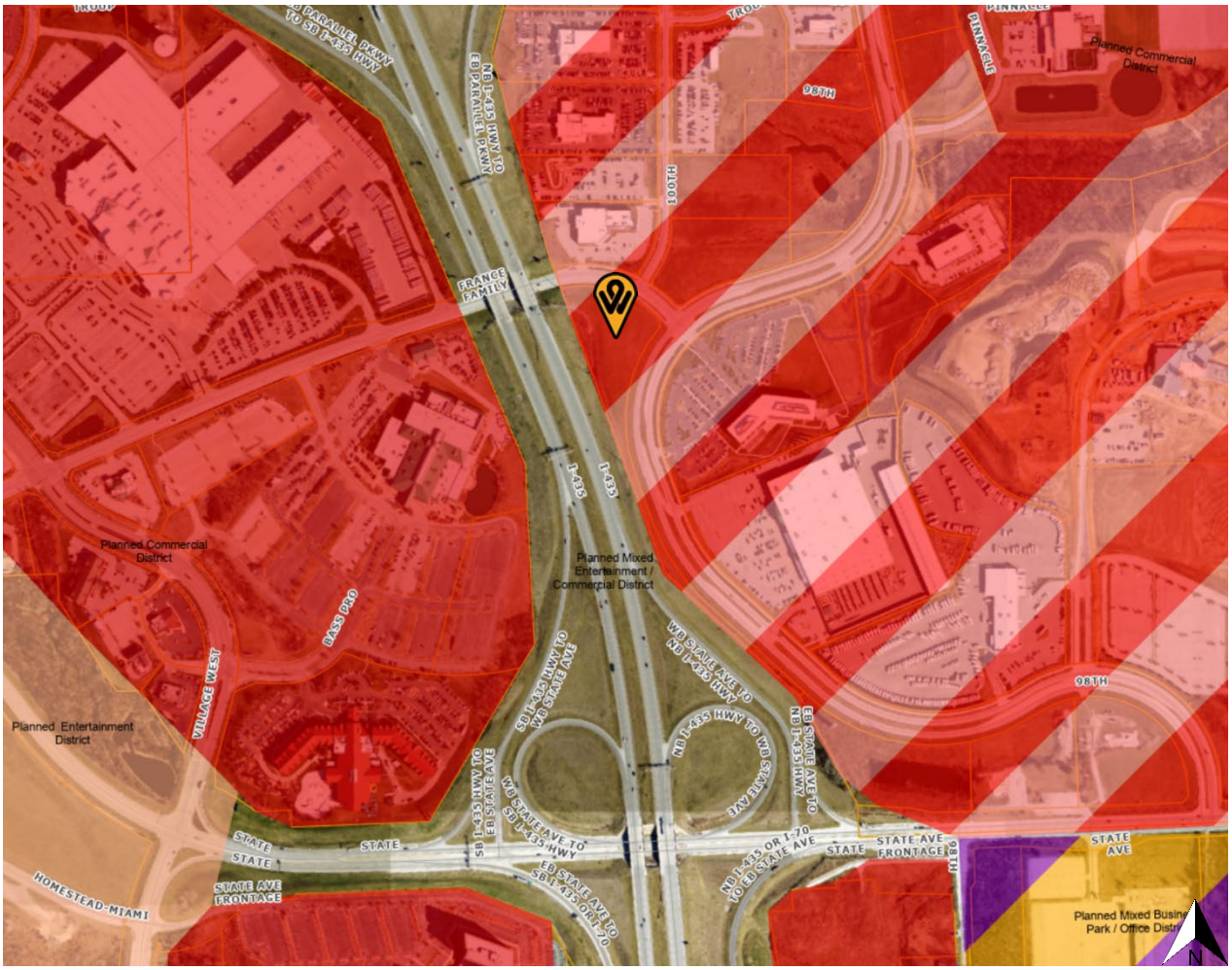
AERIAL IMAGERY



ZONING MAP


AG
CP-2
CP-3
CP-1
C-0
RP-5
MP-1
R-1
B-P
C-1
MP-2
Parallel Pkwy
Troup Ave
France Family Dr
State Ave
State Ave Frontage Rd
Village West Pkwy
N 98th St
N 100th Ln
Troup Ave North Ln
Pinnacle Pkwy
Everett-A
N

LAND USE MAP


Planned Commercial District
Planned Mixed Entertainment / Commercial District
Planned Commercial District
Planned Entertainment District
Planned Mixed Business Park / Office District
FRANCE FAMILY
BASS PRO
VILLAGE WEST
HOMESTEAD-MIAMI
STATE AVE FRONTAGE
STATE AVE
98TH
100TH
PINNACLE
I-435
N

ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: April 7, 2026
RE: **REPLAT OF TRACT B OF SCHLITTERBAHN VACATION VILLAGE SECOND PLAT**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Kaw Valley Engineering

And we have determined the following:
Takes all of CIC-TAS Parcel:
413110
Owner-of-Record:
HFS KCK, LLC
Jurat Signature:
none

We find that the plat is: **Presently unacceptable for posting.**
Please note the following comments.

1) Easements
Are any easements being vacated by this plat?

2) Labeling
What is the purpose of the numbered labels of 8, 21, and 22?

3) Dedication
Change “minor subdivision” to “subdivision” in the dedication.

4) Execution
The notary areas of the execution have misspellings of “for said county and state.”

5) Approvals
Update Christal E. Watson to “mayor/CEO.” Update Margaret A. Orendac to “deputy.”

NEIGHBORHOOD MEETING INFORMATION

The neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

The deadline for the neighborhood meeting is **April 27, 2026** and on **April 29, 2026** **you are required to send your information to** Rose Morris, Professional Assistant, either by email (rmorris@wycokck.org) or U.S. mail (Department of Planning + Urban Design, 701 North 7th Street, Suite 423, Kansas City, Kansas 66101), which includes:

1. List of people who participated in your in-person, Zoom or Skype/Teams meeting.
2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.
3. Signed and **notarized** affidavit that you held the meeting.

KEY ISSUES

Site Design
Landscaping and Screening
Lighting

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

General:

1. Section 27-575(e)(1) The majority of all surface parking and all drive-through facilities should be located to the maximum extent possible behind the buildings or in the interior of the block.

   Section 27-575(f)(3) Buildings should be oriented primarily to the street.

As this building will be a focal point at the intersection of North 98th Street and France Family District intersection, shifting the parking lot to the northeast corner of the site in accordance with the Commercial Design Guidelines because this is a commercial building.

This is a prominent corner at a major intersection. The building should be orientated north towards France Family Drive or northeast towards North 98th Street. The parking lot should not be the focal point at this parcel, which is the case, especially since the front of the building faces north towards France Family Drive.

Applicant Response: THIS SITE HAS MANY CONSTRAINTS - EXISTING EASEMENTS / ACCESSIBILITY, ETC. TEXAS ROADHOUSE WILL WORK WITH STAFF TO ORIENT THE BUILDING ON THE SITE IN THE BEST MOST APPEALING WAY POSSIBLE.

2. Sec. 27-576(c)(1) Commercial development should take into account the architectural design of all building elevations, 360 degrees. Quality design should be expressed on all elevations of a building.

Applicant Response: TEXAS ROADHOUSE CAN PROVIDE 360 ARCHITECTURAL EXPRESSION.

3. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long facades, a building wall no more than 45 feet in length should be divided into increments of no more than 45 feet through articulation of the façade. This can be achieved through combinations of at least three (3) of the following techniques:
   a. Divisions or breaks in materials;
   b. Building offsets (projections, recesses, niches);
   c. Window bays;
   d. Separate entrances and entry treatment; or,
   e. Variation in rooflines.

Applicant Response: TEXAS ROADHOUSE WILL WORK WITH STAFF TO ACCOMMODATE ARCHITECTURAL ARTICULATION.

4. Per Section 27-576(e)(2) Metal paneling may only account for 15% of the exterior building materials per façade. Incorporate various exterior building materials that comply with Sec. 27-576(e)(1). The City Planning Commission must give a deviation from the Commercial Design Guidelines. Staff will not ask for the deviation.

Applicant Response: TEXAS ROADHOUSE WILL WORK WITH STAFF TO INCORPORATE VARIOUS EXTERIOR BUILDING MATERIALS THAT COMPLY WITH THE CODE

5. Downspouts shall be internalized.

Applicant Response: ACKNOWLEDGED

6. The loading dock doors, service entries shall be painted to match the building as the adjacent façade color of the building.

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Applicant Response: TEXAS ROADHOUSE WILL WORK WITH STAFF TO ADDRESS THE DESIRED DOOR / SERVICE ENTRANCE PAINT COLOR.

Landscaping and Screening:

3. Section 27-466(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. Section 57-577(a)(5) states that landscaping shall exceed the typical code requirements by at least 75 percent.

   The subject property is 2.90 acres, requiring 32 trees to be provided on the site plan. This does not include the street trees along the perimeter road/drive and parking lot islands.

4. Sec. 27-577(b)(3)(a) states that one tree with a minimum caliper of two (2) inches (ornamental) evergreen trees must be at least six (6) feet tall when planted provided for every 30 feet of street easement or frontage.

   Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS.

5. Sec. 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them.

   Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS.

6. Sec. 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers.

   Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS.

7. Sec. 27-575(e)(4) states that parking must be screened from adjacent streets by walls, shrubs, trees, or other design elements.

   Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS.

8. How will lighting be mitigated?
   a. Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights

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that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures.

Applicant Response: TEXAS ROADHOUSE'S PRIORITY IS SAFETY FOR THEIR EMPLOYEES AND PATRONS - THEY WILL WORK TO MEET CODE REQUIREMENTS AND PROVIDE A SAFE, WELL-LIGHTED SPACE FOR ALL.

9. All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements.

Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS

10. All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines.

Applicant Response: TEXAS ROADHOUSE WILL RAISE THEIR PARAPET TO 100% SCREEN THE ROOFTOP EQUIPMENT

11. Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on future buildings and in parking lots shall have 90-degree cutoff fixtures.

Applicant Response: NOTED

12. 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. Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.
    c. Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.
    d. For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.

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e. Customer must take into account of 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) of spacing between each tree taking account the growth of saplings).
f. Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
g. Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened.

Applicant Response: TEXAS ROADHOUSE WILL MEET CODE REQUIREMENTS

Signage:

1. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.

   Applicant Response: NOTED

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

   Applicant Response: NOTED

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

DRAFT

1230 Peachtree St. NE
Suite 2900
Atlanta, GA 30309
404.601.4000
www.greenbergfarrow.com
Partnered Solutions. Built on Trust.

Memorandum

April 24, 2026

To: UG of WyCoKCK
Attn: Rose Morris
E: RMorris@WyCoKCK.org

Project Change of Zone
COZ2026-005
From Janet Reid
SUBJECT: **Neighborhood Meeting Minutes**

Dear Rose,

Application Number **COZ2026-005**
Date and Location: **4/23/2026 Virtual Teams Meeting**

Meeting called to order at: **4:00 pm**

Names of people in attendance:

- **Janet Reid, GreenbergFarrow**
- **Cindy Callaghan, GreenbergFarrow**

Introductions: **N/A**

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).
A summary of the meeting Agenda (attached) was included in the online invitation; however, there were zero attendees outside of the Hosts.

Questions and answers (include the following): **None**

Meeting adjourned at: **4:30 pm**

Minutes were taken by: **Cindy Callaghan**, GreenbergFarrow

Sincerely,

Janet Reid

E: JReid@GreenbergFarrow.com
T: 469-750-0885

End of Memorandum

Janet Reid

Subject:	Neighborhood Meeting - COZ2026-005 - 1300 North 98th Street
Location:	Microsoft Teams Meeting
Start:	Thu 4/23/2026 4:00 PM
End:	Thu 4/23/2026 4:30 PM
Recurrence:	(none)
Meeting Status:	Meeting organizer
Organizer:	Janet Reid
Required Attendees:	Janet Reid
Optional Attendees:	Cynthia Callaghan
Categories:	Green category

COZ2026-005 - 1300 North 98th Street

The above application will be heard on **Monday, May 11, 2026,** by the City Planning Commission at 6:30 p.m.

The meeting will be held both **virtually on Zoom** and **in person in the Commission Chamber of City Hall (701 North 7th Street Trafficway, Lobby level).**

Neighborhood Meeting Agenda:

Change of Zone from **A-G (Agricultural)** to **CP-2 (Planned General Business District)**

DISTRICT REGULATIONS:
Sec. 27-466. - C-2 general business district.

(a) *Generally.* The purpose of the C-2 general business district is to accommodate a broad range of retail, wholesale and service establishments that serve a wide range of markets. While concentration of these uses into clusters and groups is highly desirable, it is anticipated that strips and small clusters along major streets will accommodate a large portion of this type of business. Size and type of buildings and accompanying land areas will vary widely, and traffic and commotion will, in some cases, produce noise levels which may be adverse to nearby residential property. The intensity of the use of land is expected to be moderate to low, except in those occasional cases where high-rise buildings or regional shopping centers are placed. Prominence of establishments in this district will call for a higher level of visual quality, greater setbacks, more landscaping and screening than in previous business districts. This section applies to the C-2 general business district except as otherwise stated.

(b) *Permitted uses.* The sale of products and offering of services in this district are regulated both by performance standards and by enumeration of uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

(1) Any use permitted in the C-1 limited business district. (INCLUDES: **Foods and beverages**, including consumption on the premises.)
(2) Shops and stores for the sale of department store merchandise, new and used automobiles and small and medium trucks, automobile supplies, motorcycles, motor fuels.
(3) Sales of such items as lawn and garden supplies and equipment, building supplies and materials.
(4) Services such as:
   a. Automobile washing facilities.
   b. Clubs and membership organizations other than class A and class B private clubs.
   c. Dry cleaning and laundries.
   d. Appliance and household equipment repair.
   e. Maintenance and delivery services, exterminators.
   f. Limited automobile repair.
   g. Places of assembly.
   h. Printing and publishing, custom furniture reupholstery and repair.

i. Hotels and motels.

(c) *Performance standards.* No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

(1) All sales, services and storage shall be conducted within a totally enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory sale and storage of landscaping and gardening supplies, Christmas trees, and vehicles for sale may be kept outside.

(2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

(3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.

(4) Drive-in and drive-through facilities are permitted except for the sale of cereal malt beverages and alcoholic beverages, but only after vehicular approach and stacking space are deemed by the planning director and traffic engineer to be safe, workable and unlikely to produce congestion in the public streets. In the case of disagreement, the unified government board of commissioners shall make the final determination.

(5) Servicing of motor vehicles in this district is limited to that which produces no noise, fumes or odor which is perceptible from off the premises and which involves no outside storage or outside keeping of parts.

a. *Permitted services.* Except as accessory use to a new car dealership or department stores, activities, which involve machining, painting, removal, repair or rebuilding of major body, or chassis components, welding or sheet metal cutting are not permitted. Body and framework are not permitted. Servicing and repair is limited to vehicles of less than 12,000 pounds GVWR. Such operations as generator and starter repair, tire and battery installation, tune-ups and diagnosis, electrical and fuel injection servicing, CV joint and clutch and timing belt maintenance and replacement, glass and upholstery replacement, brake installation, rust proofing, air conditioner repair, lubrication, and any scheduled maintenance are typical permitted services in this district. Engine replacement may be done only on an occasional basis and shall not be an advertised service.

b. *Parking.* All auto servicing businesses established after the date of this section shall provide no less than four off-street parking spaces for each 1,000 square feet of building floor area. Such auto servicing businesses shall be required to do the following prior to opening for businesses:

1. A dimensioned sketch showing a proposed parking layout that includes parking space stripping, location of drive aisles, pavement and a screened trash enclosure being submitted and approved by the development review committee.
2. Completion of the improvements necessary to implement the plan.
3. The approved sketch shall represent a firm commitment on the improvement and maintenance of the site and repeated deviations from that layout in the field will be considered a violation of the provisions of this article and enforced accordingly.

(6) No inoperable motor vehicles shall be kept for a period longer than 48 hours and no more than two such vehicles may be kept at one time unless within a totally enclosed building. Screened outside storage for vehicles including additional inoperable vehicles may be allowed adjacent to the main building in a rear or side yard subject to the requirements set out in subsection (c)(5)b of this section and subject to the area of the storage being the lesser of the area of the building or 2,000 square feet.

(7) Sales of products shall generally be directly to the ultimate consumer. The handling in bulk form of the products or merchandise specified herein is not intended.

(8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks over 30,000 pounds GVWR rating, semitrailer rigs or portions thereof or outside storage of contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

(9) Automobile washing facilities shall provide reservoir parking spaces between the lot entrance and the car wash equal to five times the capacity of the car wash facility.

(d) *Height and area standards.* All buildings and other uses of land shall conform to the following minimum standards:

(1) Height shall be not more than three stories, except that in the CP-2 planned general business district, buildings and structures shall not exceed 12 stories.

a. Front yard: Not less than 25 feet.

b. Side yard, interior: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.

c. Side yard, corner. Not less than 25 feet.

d. Rear yard: No setback is required except where a property in this district abuts a zoning district wherein a setback is required, then a setback of ten feet shall be provided on that property in this district.

e. Parking and other paved areas: Not less than six feet from any property line and not less than ten feet from any street right-of-way line.

For additional standards and information, see division 8 of this article.

(e) *Parking standards.* 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. For additional standards and information, see division 9 of this article.

(f) *Signs.* Signs are permitted in this district but are limited in size, number, location and type of illumination. One wall sign is permitted on each of three facades of the building and one detached sign is allowed in lieu of one wall sign. For additional standards and information, see division 11 of this article.

(g) *Landscaping and screening.* A reasonable amount of landscaping is required on all projects in this district, all to be depicted on a property prepared plan. Trees are required to be provided at not less than one per 7,000 square feet of site area. Six-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. For additional standards and information, see division 10 of this article.

(h) *Planned zoning.* All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and on the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning by use of the planned zoning process. This process involves submittal and approval of development plans at the time of zoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The planned zoning equivalent to this district is CP-2 and the procedures are set out in section 27-212.

(i) *Building conversion.* No building that was designed and constructed as a residential building shall be converted for commercial use in this district.

Proposed full-service restaurant – Texas Roadhouse

Microsoft Teams meeting

Join:

https://teams.microsoft.com/meet/243986497379404?p=T39shTP2C6Nf8mF0sE

Meeting ID: 243 986 497 379 404

Passcode: F5Vi9U9B

Need help? | System reference

Dial in by phone

+1 469-998-0888,,296670524# United States, Dallas

Find a local number

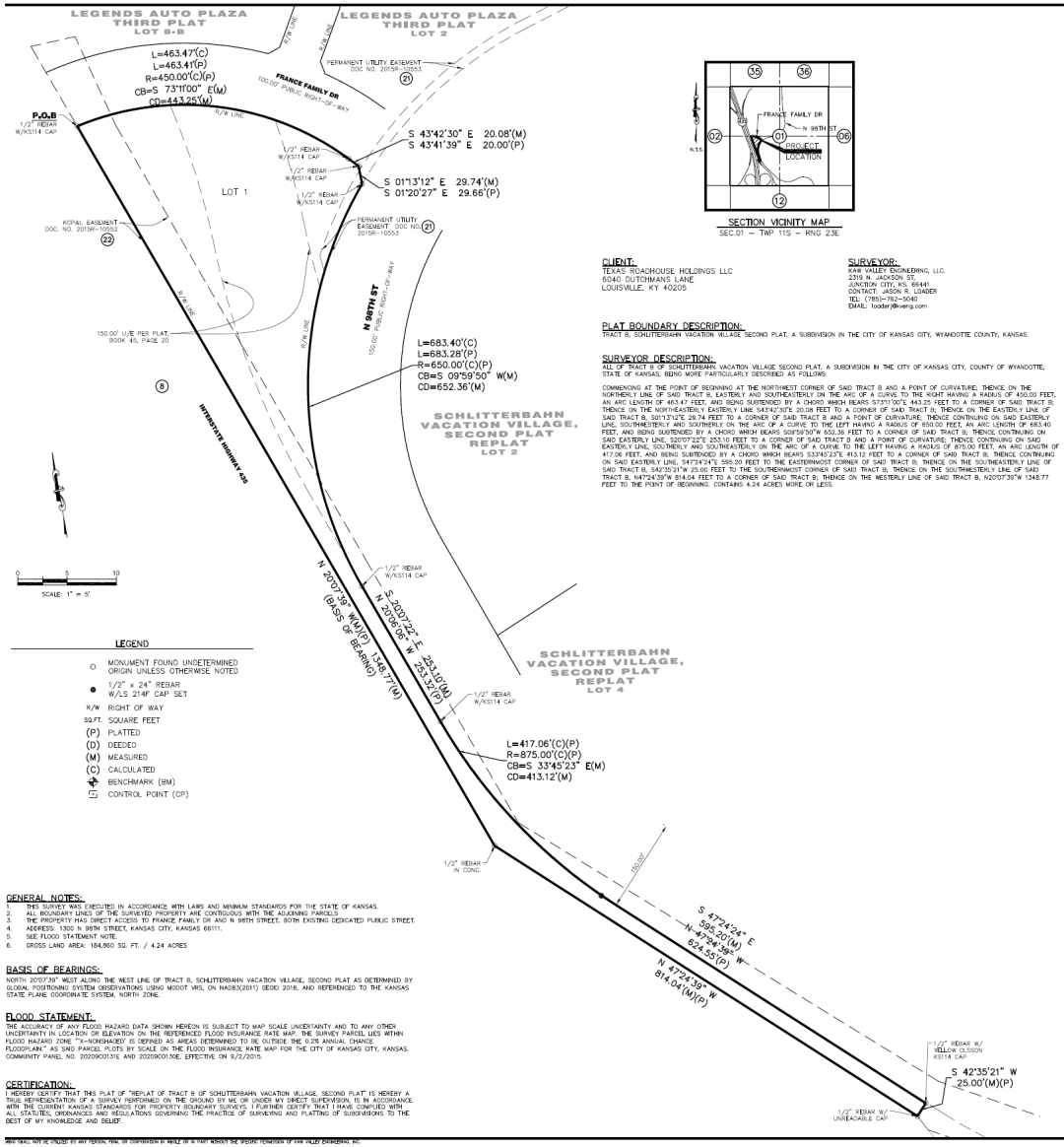
Phone conference ID: 296 670 524#

For organizers: Meeting options | Reset dial-in PIN

COZ2026-005

May 28, 2026

28



LEGEND

O	MONUMENT FOUND UNDETERMINED ORIGIN UNLESS OTHERWISE NOTED
●	1/2" x 24" REBAR W/LS 2149 CAP SET
R/W	RIGHT OF WAY
SQ.FT.	SQUARE FEET
(P)	PLATTED
(D)	DEEDED
(M)	MEASURED
(C)	CALCULATED
	BENCHMARK (BM)
	CONTROL POINT (CP)

SECTION VICINITY MAP
SEC.01 – TWP 11S – RNG 23E

CLIENT:
TEXAS ROADHOUSE HOLDINGS LLC
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205

SURVEYOR:
KAW VALLEY ENGINEERING, LLC.
2319 N. JACKSON ST.
JUNCTION CITY, KS. 66441
CONTACT: JASON R. LOADER
TEL: (785)-762-5060
EMAIL: loader@kveng.com

PLAT BOUNDARY DESCRIPTION:
TRACT B, SCHLITTERBAHN VACATION VILLAGE SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

SURVEYOR DESCRIPTION:
ALL OF TRACT B OF SCHLITTERBAHN VACATION VILLAGE SECOND PLAT, A SUBDIVISION IN THE CITY OF KANSAS CITY, COUNTY OF WYANDOTTE, STATE OF KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE ON THE NORTHERLY LINE OF SAID TRACT B, EASTERLY AND SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 463.47 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S73°11'00"E 443.25 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE NORTHEASTERLY EASTERLY LINE S43°42'30"E 20.08 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE EASTERLY LINE OF SAID TRACT B, S01°13'12"E 29.74 FEET TO A CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE CONTINUING ON SAID EASTERLY LINE, SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 683.40 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S09°59'50"W 652.36 FEET TO A CORNER OF SAID TRACT B; THENCE CONTINUING ON SAID EASTERLY LINE, S20°07'22"E 253.10 FEET TO A CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE CONTINUING ON SAID EASTERLY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 417.06 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S33°45'23"E 413.12 FEET TO A CORNER OF SAID TRACT B; THENCE CONTINUING ON SAID EASTERLY LINE, S47°24'24"E 595.20 FEET TO THE EASTERNMOST CORNER OF SAID TRACT B; THENCE ON THE SOUTHEASTERLY LINE OF SAID TRACT B, S42°35'21"W 25.00 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT B; THENCE ON THE SOUTHWESTERLY LINE OF SAID TRACT B, N47°24'39"W 814.04 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE WESTERLY LINE OF SAID TRACT B, N20°07'39"W 1348.77 FEET TO THE POINT OF BEGINNING. CONTAINS 4.24 ACRES MORE OR LESS.

GENERAL NOTES:
1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF KANSAS.
2. ALL BOUNDARY LINES OF THE SURVEYED PROPERTY ARE CONTIGUOUS WITH THE ADJOINING PARCELS.
3. THE PROPERTY HAS DIRECT ACCESS TO FRANCE FAMILY DR AND N 98TH STREET, BOTH EXISTING DEDICATED PUBLIC STREET.
4. ADDRESS: 1300 N 98TH STREET, KANSAS CITY, KANSAS 66111.
5. SEE FLOOD STATEMENT NOTE.
6. GROSS LAND AREA: 184,860 SQ. FT. / 4.24 ACRES

BASIS OF BEARINGS:
NORTH 20°07'39" WEST ALONG THE WEST LINE OF TRACT B, SCHLITTERBAHN VACATION VILLAGE, SECOND PLAT AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS USING MODOT VRS, ON NAD83(2011) (EPOCH 2018), AND REFERENCED TO THE KANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

FLOOD STATEMENT:
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEY PARCEL LIES WITHIN FLOOD HAZARD ZONE "X-UNSHADED" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS SAID PARCEL PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF KANSAS CITY, KANSAS. COMMUNITY PANEL NO. 20209G0013'E AND 20209G0015'E, EFFECTIVE ON 9/2/2015.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "REPLAT OF TRACT B OF SCHLITTERBAHN VACATION VILLAGE, SECOND PLAT" IS HEREBY A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS STANDARDS FOR PROPERTY BOUNDARY SURVEYS. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AND SHALL NOT BE USED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

FINAL PLAT
REPLAT OF TRACT B OF SCHLITTERBAHN VACATION VILLAGE, SECOND PLAT
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

PLAT DEDICATION:
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING MINOR SUBDIVISION, WHICH MINOR SUBDIVISION SHALL HEREAFTER BE KNOWN AS "REPLAT OF TRACT B OF SCHLITTERBAHN VACATION VILLAGE, SECOND PLAT".

EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER:

BY: _____
(INSERT OWNER NAME)

STATE OF _____)
)SS
COUNTY OF_____)

BE IT REMEMBERED ON THIS DAY_____OF_____, 20___, BEFORE ME, A NOTARY OF PUBLIC IN AND FOR SAID CPINTU AMD STATE, CAME (INSERT OWNER NAME), (OWNER/POSITION) OF (COMPANY NAME), TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

EXECUTION:
IN TESTIMONY WHEREOF, THE UNDERSIGNED PROPRIETOR HAS HEREUNTO SUBSCRIBED HIS NAME.

OWNER:

BY: _____
(INSERT OWNER NAME)

STATE OF _____)
)SS
COUNTY OF_____)

BE IT REMEMBERED ON THIS DAY_____OF_____, 20___, BEFORE ME, A NOTARY OF PUBLIC IN AND FOR SAID CPINTU AMD STATE, CAME (INSERT OWNER NAME), (OWNER/POSITION) OF (COMPANY NAME), TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

REGISTER OF DEEDS:
STATE OF _____)
)SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS_____ DAY OF_____, 20___, AT _____ O'CLOCK AND IS DULY RECORDED.

_____
SUSIE P. NELSON
REGISTER OF DEEDS

_____
MARGARET A. ORENDAC,
DEPUTY CHIEF

APPROVALS:

THIS PLAT OF "(INSERT REPLAT NAME)" HAS BEEN SUBMITTED AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND THE KANSAS CITY, KANSAS PLANNING COMMISSION.

DATED THIS_____DAY OF_____, 20 ____
KANSAS CITY, KANSAS PLANNING COMMISSION

BY: _____ BY: _____
JEFF CARSON, CHAIRMAN RODNEY LUCAS, INTERIM SECRETARY

RECOMMENDED FOR APPROVAL BY THE COUNTY ENGINEER, THIS_____DAY OF_____, 20 ____

_____
TROY SHAW, P.E., COUNTY ENGINEER

THIS SURVEY HAS BEEN REVIEWED FOR FILING PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY: _____
BRENT E. THOMPSON, KS P.L.S 12777
COUNTY SURVEYOR

THE DEDICATIONS SHOWN HEREON,IF ANY, ARE ACCEPTED THIS_____DAY OF_____, 20 ____

_____ _____
CHRISTAL E. WATSON, MAYOR MONICA SPARKS, UNIFIED CLERK

JASON R. LOADER
1462
loader@kveng.com

8040 N. OAK TRAFFICWAY
KANSAS CITY, MO 64118
PH: (816) 468-3858
kc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

PROJECT #: A250246
DRAWN BY: SI
CHECKED BY: JAL
DWG. NO.: 2466-PLAT
SHEET: 1 OF 1

PROJECT FOR:
TEXAS ROADHOUSE
1300 N 98TH STREET
KANSAS CITY, KS 66111

PREPARED FOR:
GREENBERG FARROW ARCHITECTURE, INC
8600 W BRYN MAWR AVE.
CHICAGO, IL 60631

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

GENERAL SITE NOTES:

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL FIRE ACCESS LANES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES AT ALL TIMES.
4. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE SETBACKS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
8. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
9. CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS, INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS, WITH LANDSCAPE PLANS.
10. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED, INCLUDING CURB RADII.
12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
13. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
14. ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INSERTS UNLESS OTHERWISE NOTED.
15. ALL SITE PREPARATION WORK SHALL CONFORM WITH THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
16. PROPOSED CONCRETE COLLAR TO BE 6" X 6" OR 6"Ø AROUND ALL STRUCTURES. CONCRETE COLLARS AROUND CLEANOUTS MAY BE REDUCED TO 3"ø. INTEGRAL COLOR BLACK IF IN BLACK CONCRETE OR PAVEMENT.

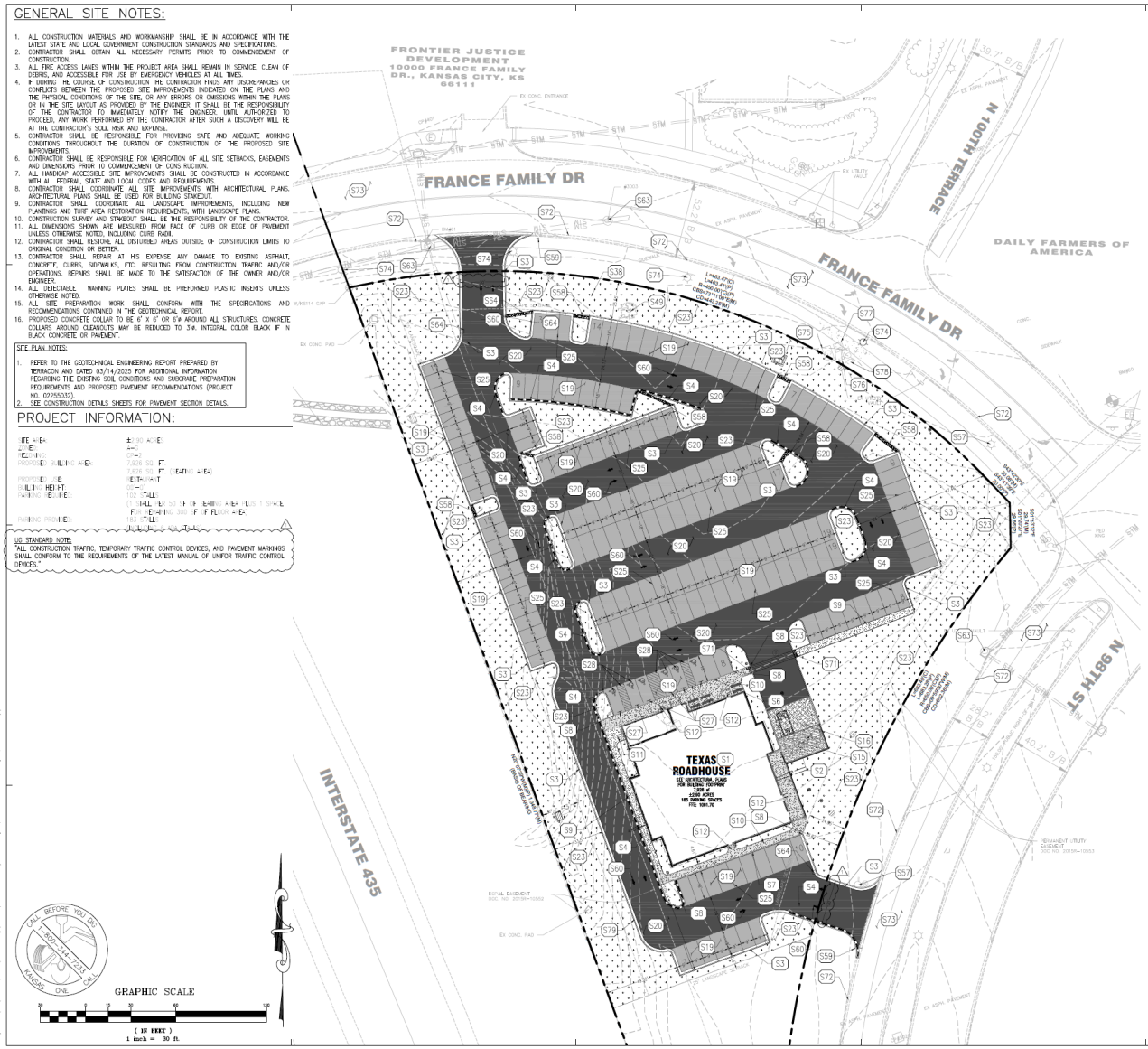
SITE PLAN NOTES:

1. REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON AND DATED 03/14/2025 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND SUBGRADE PREPARATION REQUIREMENTS AND PROPOSED PAVEMENT RECOMMENDATIONS (PROJECT NO. 02255032).
2. SEE CONSTRUCTION DETAILS SHEETS FOR PAVEMENT SECTION DETAILS.

PROJECT INFORMATION:

SITE AREA:	± 3.80 ACRES
ZONING:	C-2
PROPOSED BUILDING AREA:	7,905 SQ. FT.
	7,905 SQ. FT. (RESTAURANT AREA)
PROPOSED USE:	RESTAURANT
BUILDING HEIGHT:	1 STORY
PARKING REQUIRED:	102 STALLS
	79 STALLS, 50 SQ. FT. OF EATING AREA PLUS 1 SPACE PER EMPLOYING 300 SQ. FT. OF FLOOR AREA.
PARKING PROVIDED:	163 STALLS
	3 ACCESSIBLE STALLS

UG STANDARD NOTE:
"ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES, AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST MANUAL OF UNIFOR TRAFFIC CONTROL DEVICES."



SITE KEY NOTES:

S1	PROPOSED BUILDING (SEE ARCHITECTURAL & STRUCTURAL PLANS)
S2	PROPOSED TRASH ENCLOSURE (SEE ARCHITECTURAL & STRUCTURAL PLANS)
S3	PROPOSED CONCRETE CURB & GUTTER (6" HEIGHT, TYP.)
S4	PROPOSED REVERSE-PITCH CONCRETE CURB & GUTTER (6" HEIGHT, TYP.)
S6	PROPOSED MONOLITHIC CONCRETE CURB & SIDEWALK (6" HEIGHT, TYP.).
S7	PROPOSED FLUSH EDGE BETWEEN SIDEWALK AND PAVEMENT
S8	PROPOSED CURB TRANSITION FROM 6" TO 0"
S9	PROPOSED CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" CRUSHED LIME STONE SUBBASE
S10	PROPOSED INTEGRAL BLACK CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" CRUSHED LIME STONE SUBBASE
S11	PROPOSED CONCRETE STOOP (SEE ARCHITECTURAL & STRUCTURAL PLANS)
S12	PROPOSED INTEGRAL BLACK CONCRETE STOOP (SEE ARCHITECTURAL & STRUCTURAL PLANS)
S15	PROPOSED HEAVY-DUTY INTEGRAL BLACK COLORED CONCRETE SLAB (SEE ARCHITECTURAL & STRUCTURAL PLANS)
S16	PROPOSED HEAVY-DUTY INTEGRAL BLACK COLORED CONCRETE (SEE GEOTECHNICAL REPORT) 7" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (KDOT AB-3 OR SIMILAR)
S19	PROPOSED PORTAND CEMENT CONCRETE PAVEMENT (SEE GEOTECHNICAL REPORT) 5" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (KDOT AB-3 OR SIMILAR)
S20	PROPOSED PORTAND CEMENT CONCRETE PAVEMENT (SEE GEOTECHNICAL REPORT) 6" PORTLAND CEMENT CONCRETE 4" AGGREGATE BASE (KDOT AB-3 OR SIMILAR)
S23	PROPOSED LANDSCAPE AREA (SEE LANDSCAPE PLANS)
S25	PROPOSED PAVEMENT STRIPING
S27	PROPOSED ADA PARKING SIGN, INCLUDING VAN AND/OR FINE SIGNS AS REQUIRED BY LOCAL CODE (TYP. OF 6)
S28	PROPOSED ADA PARKING STALL/ ACCESS AISLE, STRIPING AND SYMBOL PER LOCAL CODE
S36	PROPOSED CONCRETE TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE PAD LOCATION, SIZE, AND THICKNESS WITH ELECTRIC COMPANY PRIOR TO INSTALLATION.
S39	PROPOSED LIGHT POLE. CONTRACTOR SHALL INSTALL LIGHT POLE BASE, LIGHT POLE, LIGHT POLE FIXTURE AND CONNECT POWER SUPPLY TO SITE LIGHTING CIRCUITRY. SEE SHEET ESP1 AND PHOTOMETRIC PLAN FOR MORE INFORMATION.
S41	PROPOSED FIRE DEPARTMENT CONNECTION
S48	EXISTING TREE/ SHRUB TO REMAIN
S57	EXISTING FIRE HYDRANT TO REMAIN
S58	PROPOSED CONCRETE VALLEY GUTTER
S59	PROPOSED STOP SIGN
S60	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
S63	EXISTING STORM SEWER STRUCTURE
S64	PROPOSED STORM SEWER STRUCTURE
S65	PROPOSED FIRE LANE PER IA-503.3.2 (CONTRACTOR TO COORDINATE WITH FIRE CODE OFFICIAL PRIOR TO PARKING SEALING/STRIPING)
S71	PROPOSED ADA ACCESSIBLE DETECTABLE WARNING
S72	EXISTING CURB TO REMAIN AND PROTECTED
S73	EXISTING PAVEMENT TO REMAIN
S74	EXISTING LIGHT POLE TO REMAIN AND TO BE PROTECTED (CONTRACTOR SHALL CONNECT POWER SUPPLY FOR EXISTING LIGHT POLES TO TEXAS ROADHOUSE SITE LIGHTING CIRCUITRY)
S75	EXISTING GAS STRUCTURE TO REMAIN AND TO BE PROTECTED
S76	EXISTING UTILITY VAULT TO REMAIN AND TO BE PROTECTED
S77	EXISTING CONTROL PANEL TO REMAIN AND TO BE PROTECTED
S78	EXISTING FIBER OPTIC SIGN TO REMAIN AND TO BE PROTECTED
S79	PROPOSED RETAINING CURB AND GUTTER

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PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
2/27/26	CITY SUBMITTAL
4/27/26	SUBMITTAL #1

PROFESSIONAL SEAL

ZACHARY PAUL MICHELS LICENSED 27737 KANSAS PROFESSIONAL ENGINEER
4/27/2026

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
JM
QUALITY CONTROL
DV
DRAWN BY
JEB

PROJECT NAME

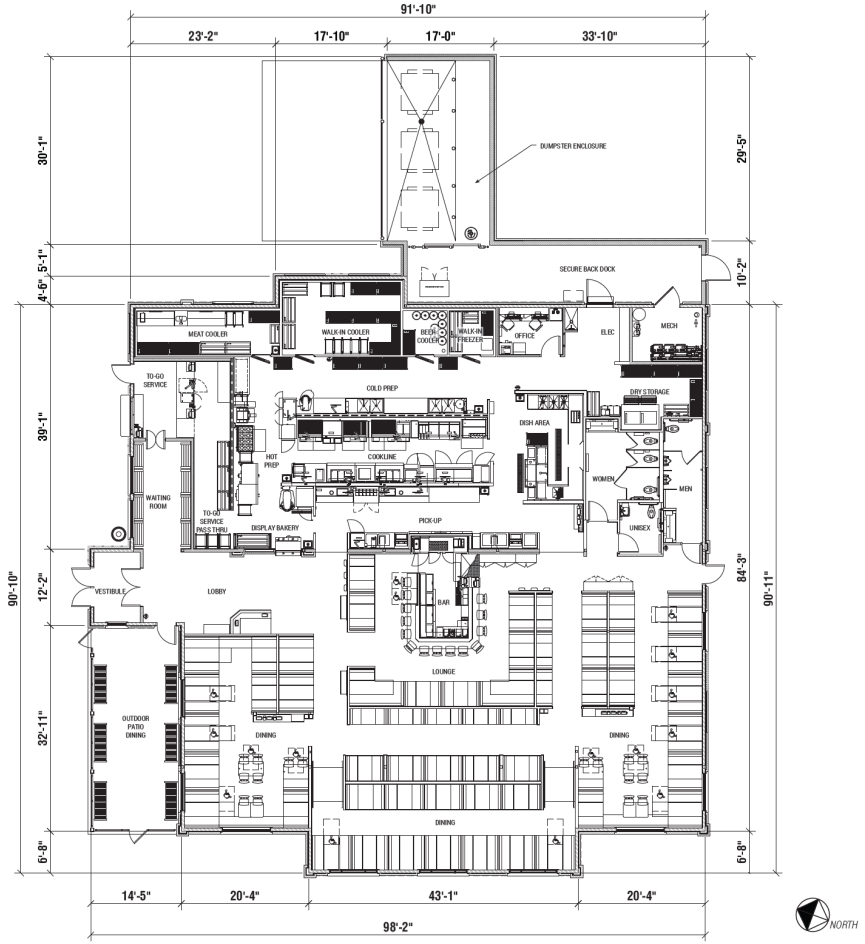
TEXAS ROADHOUSE
KANSAS CITY
KS
I-435 & FRANCE FAMILY DR
KANSAS CITY KS 66111

PROJECT NUMBER
2024-2136

SHEET TITLE
SITE PLAN

SHEET NUMBER
C3.0

NOT ISSUED FOR CONSTRUCTION



FLOOR PLAN

8600 W Bryn Mawr Ave., Suite 800N
Chicago, Illinois 60631
t: 847.788.9200 f: 847.788.9536

TEXAS ROADHOUSE
KANSAS CITY, KS
7,926 SF
20241213.0

FLOOR PLAN EXHIBIT
SCALE: 1/8" = 1'-0"
A1.0

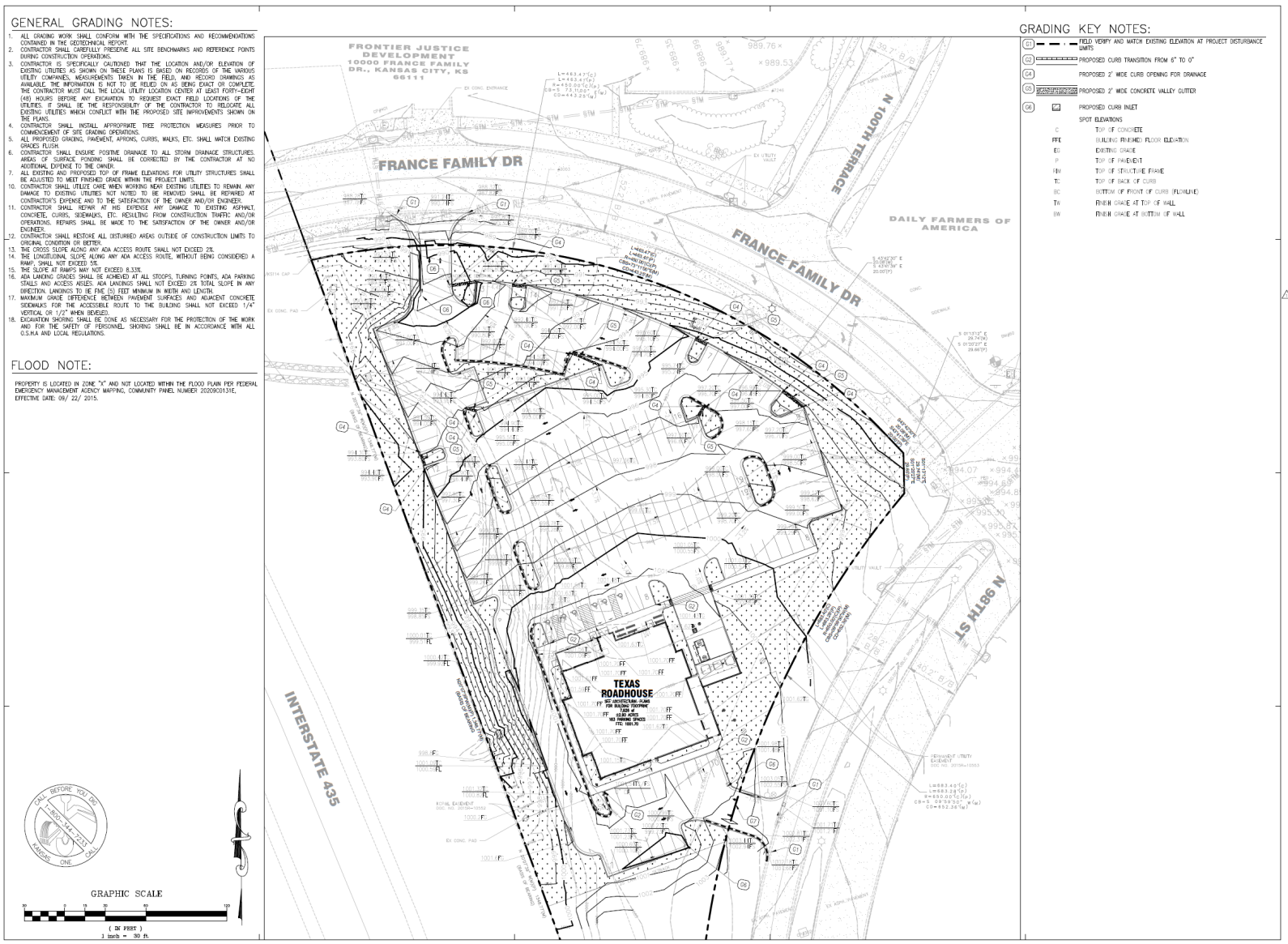
02/

GENERAL GRADING NOTES:

1. ALL GRADING WORK SHALL CONFORM WITH THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. MEASUREMENTS TAKEN IN THE FIELD, AND RECORD DRAWINGS AS AVAILABLE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
5. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
10. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
11. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
13. THE CROSS SLOPE ALONG ANY ADA ACCESS ROUTE SHALL NOT EXCEED 2%.
14. THE LONGITUDINAL SLOPE ALONG ANY ADA ACCESS ROUTE, WITHOUT BEING CONSIDERED A RAMP, SHALL NOT EXCEED 5%.
15. THE SLOPE AT RAMPS MAY NOT EXCEED 8.33%.
16. ADA LANDING GRADES SHALL BE ACHIEVED AT ALL STOOPS, TURNING POINTS, ADA PARKING STALLS AND ACCESS AISLES. ADA LANDINGS SHALL NOT EXCEED 2% TOTAL SLOPE IN ANY DIRECTION. LANDINGS TO BE FIVE (5) FEET MINIMUM IN WIDTH AND LENGTH.
17. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
18. EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.

FLOOD NOTE:

PROPERTY IS LOCATED IN ZONE "X" AND NOT LOCATED WITHIN THE FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 20209C0131E, EFFECTIVE DATE: 09/ 22/ 2015.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

GRADING KEY NOTES:

S1		FIELD VERIFY AND MATCH EXISTING ELEVATION AT PROJECT DISTURBANCE LIMITS
G2		PROPOSED CURB TRANSITION FROM 6" TO 0"
G4		PROPOSED 2' WIDE CURB OPENING FOR DRAINAGE
G5		PROPOSED 2' WIDE CONCRETE VALLEY GUTTER
G6		PROPOSED CURB INLET
		SPOT ELEVATIONS
	C	TOP OF CONCRETE
	FFE	BUILDING FINISHED FLOOR ELEVATION
	EG	EXISTING GRADE
	P	TOP OF PAVEMENT
	RIM	TOP OF STRUCTURE FRAME
	TC	TOP OF BACK OF CURB
	BC	BOTTOM OF FRONT OF CURB (FLOWLINE)
	TW	FINISH GRADE AT TOP OF WALL
	BW	FINISH GRADE AT BOTTOM OF WALL

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4/27/2026

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
ZM
QUALITY CONTROL
ZM
DRAWN BY
EB

PROJECT NAME
TEXAS ROADHOUSE
KANSAS CITY
KS
I-435 & FRANCE FAMILY DR
KANSAS CITY KS 66111

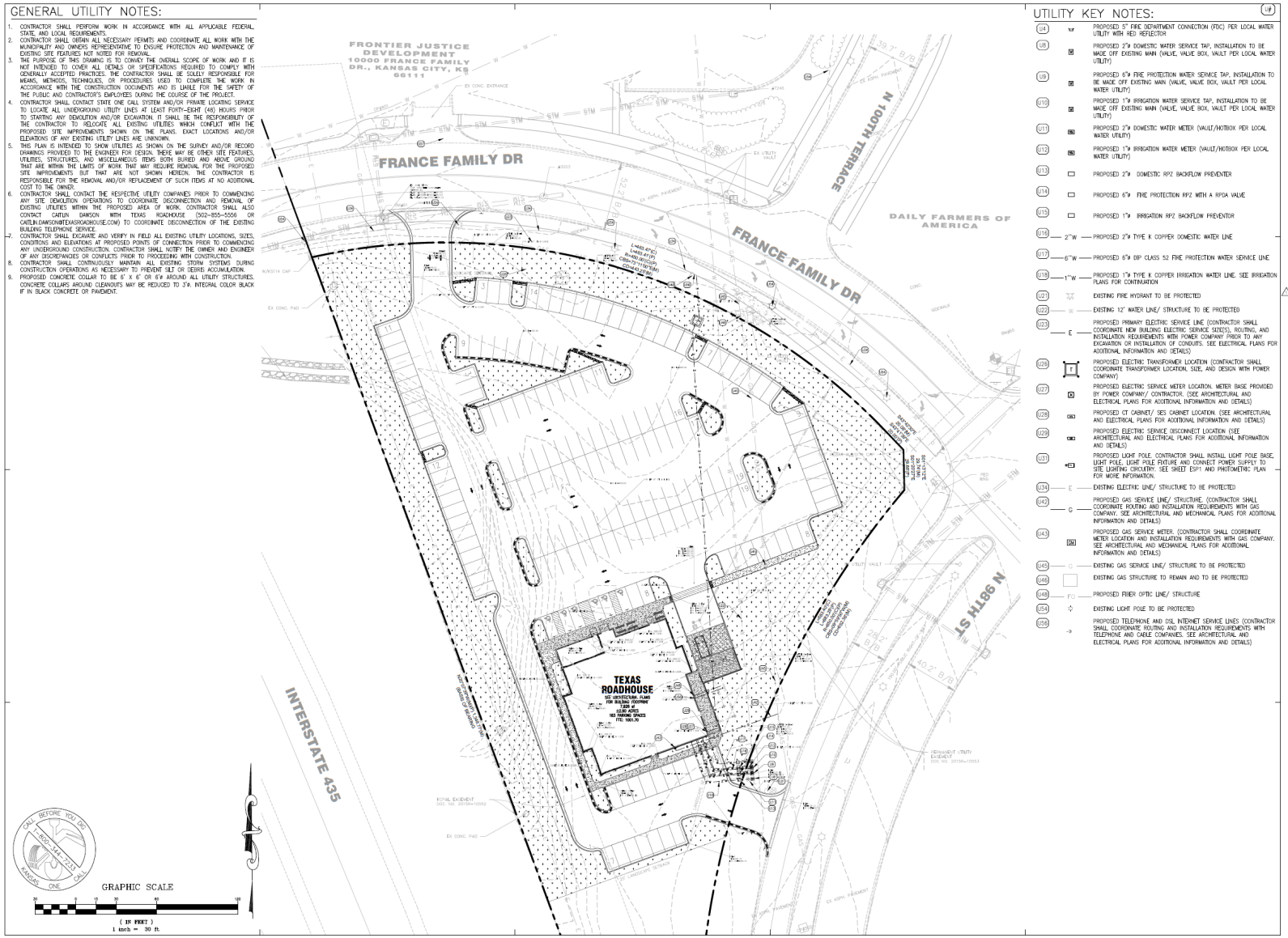
PROJECT NUMBER
2024113.00

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C4.0
NOT ISSUED FOR CONSTRUCTION

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND COORDINATE ALL WORK WITH THE MUNICIPALITY AND OWNER'S REPRESENTATIVE TO ENSURE PROTECTION AND MAINTENANCE OF EXISTING SITE FEATURES NOT NOTED FOR REMOVAL.
3. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED PRACTICES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, OR PROCEDURES USED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC AND CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
4. CONTRACTOR SHALL CONTACT STATE ONE CALL SYSTEM AND/OR PRIVATE LOCATING SERVICE TO LOCATE ALL UNDERGROUND UTILITY LINES AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO STARTING ANY DEMOLITION AND/OR EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS. EXACT LOCATIONS AND/OR ELEVATIONS OF ANY EXISTING UTILITY LINES ARE UNKNOWN.
5. THIS PLAN IS INTENDED TO SHOW UTILITIES AS SHOWN ON THE SURVEY AND/OR RECORD DRAWINGS PROVIDED TO THE ENGINEER FOR DESIGN. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY REQUIRE REMOVAL FOR THE PROPOSED SITE IMPROVEMENTS BUT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCING ANY SITE DEMOLITION OPERATIONS TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE PROPOSED AREA OF WORK. CONTRACTOR SHALL ALSO CONTACT CAITLIN DAWSON WITH TEXAS ROADHOUSE (502-855-5556 OR CAITLIN.DAWSON@TEXASROADHOUSE.COM) TO COORDINATE DISCONNECTION OF THE EXISTING BUILDING TELEPHONE SERVICE.
7. CONTRACTOR SHALL EXCAVATE AND VERIFY IN FIELD ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. PROPOSED CONCRETE COLLAR TO BE 6' X 6' OR 6'Ø AROUND ALL UTILITY STRUCTURES. CONCRETE COLLARS AROUND CLEANOUTS MAY BE REDUCED TO 3'Ø. INTERIAL COLOR BLACK IF IN BLACK CONCRETE OR PAVEMENT.



UTILITY KEY NOTES:

U4		PROPOSED 5" FIRE DEPARTMENT CONNECTION (FDC) PER LOCAL WATER UTILITY WITH RED REFLECTOR
U8		PROPOSED 2"ø DOMESTIC WATER SERVICE TAP, INSTALLATION TO BE MADE OFF EXISTING MAIN (VALVE, VALVE BOX, VAULT PER LOCAL WATER UTILITY)
U9		PROPOSED 6"ø FIRE PROTECTION WATER SERVICE TAP, INSTALLATION TO BE MADE OFF EXISTING MAIN (VALVE, VALVE BOX, VAULT PER LOCAL WATER UTILITY)
U10		PROPOSED 1"ø IRRIGATION WATER SERVICE TAP, INSTALLATION TO BE MADE OFF EXISTING MAIN (VALVE, VALVE BOX, VAULT PER LOCAL WATER UTILITY)
U11		PROPOSED 2"ø DOMESTIC WATER METER (VAULT/HOTBOX PER LOCAL WATER UTILITY)
U12		PROPOSED 1"ø IRRIGATION WATER METER (VAULT/HOTBOX PER LOCAL WATER UTILITY)
U13		PROPOSED 2"ø DOMESTIC RPZ BACKFLOW PREVENTER
U14		PROPOSED 6"ø FIRE PROTECTION RPZ WITH A RPDA VALVE
U15		PROPOSED 1"ø IRRIGATION RPZ BACKFLOW PREVENTOR
U16	2"W	PROPOSED 2"ø TYPE K COPPER DOMESTIC WATER LINE
U17	6"W	PROPOSED 6"ø DIP CLASS 52 FIRE PROTECTION WATER SERVICE LINE
U18	1"W	PROPOSED 1"ø TYPE K COPPER IRRIGATION WATER LINE. SEE IRRIGATION PLANS FOR CONTINUATION
U21		EXISTING FIRE HYDRANT TO BE PROTECTED
U22	W	EXISTING 12" WATER LINE/ STRUCTURE TO BE PROTECTED
U23	E	PROPOSED PRIMARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRIC SERVICE SIZE(S), ROUTING, AND INSTALLATION REQUIREMENTS WITH POWER COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U26		PROPOSED ELECTRIC TRANSFORMER LOCATION (CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION, SIZE, AND DESIGN WITH POWER COMPANY)
U27		PROPOSED ELECTRIC SERVICE METER LOCATION. METER BASE PROVIDED BY POWER COMPANY/ CONTRACTOR. (SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U28		PROPOSED CT CABINET/ SES CABINET LOCATION. (SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U29		PROPOSED ELECTRIC SERVICE DISCONNECT LOCATION (SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U31		PROPOSED LIGHT POLE. CONTRACTOR SHALL INSTALL LIGHT POLE BASE, LIGHT POLE, LIGHT POLE FIXTURE AND CONNECT POWER SUPPLY TO SITE LIGHTING CIRCUITRY. SEE SHEET ESP1 AND PHOTOMETRIC PLAN FOR MORE INFORMATION.
U34	E	EXISTING ELECTRIC LINE/ STRUCTURE TO BE PROTECTED
U42	G	PROPOSED GAS SERVICE LINE/ STRUCTURE. (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U43	GM	PROPOSED GAS SERVICE METER. (CONTRACTOR SHALL COORDINATE METER LOCATION AND INSTALLATION REQUIREMENTS WITH GAS COMPANY. SEE ARCHITECTURAL AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
U45	G	EXISTING GAS SERVICE LINE/ STRUCTURE TO BE PROTECTED
U46		EXISTING GAS STRUCTURE TO REMAIN AND TO BE PROTECTED
U48	FO	PROPOSED FIBER OPTIC LINE/ STRUCTURE
U54		EXISTING LIGHT POLE TO BE PROTECTED
U56		PROPOSED TELEPHONE AND DSL INTERNET SERVICE LINES (CONTRACTOR SHALL COORDINATE ROUTING AND INSTALLATION REQUIREMENTS WITH TELEPHONE AND CABLE COMPANIES. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS)

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PROJECT TEAM

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4/27/26	SUBMITTAL #1

PROFESSIONAL SEAL

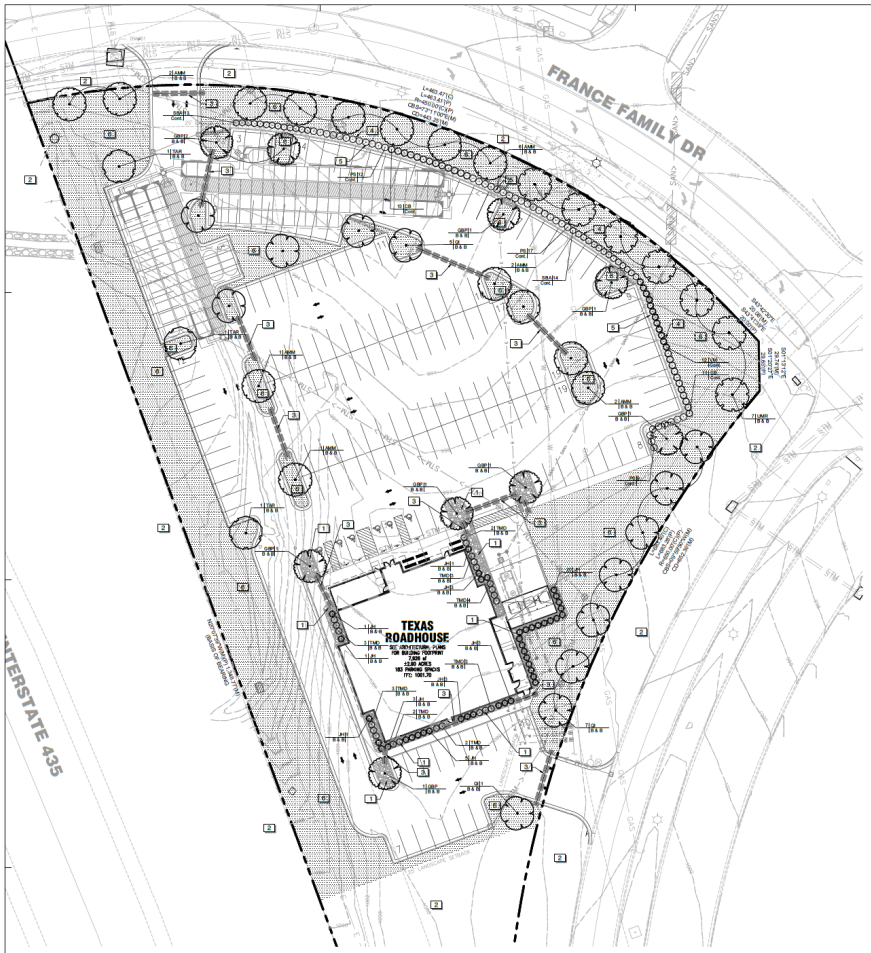
ZACHARY PAUL MICHELS LICENSED 27737 KANSAS PROFESSIONAL ENGINEER
4/27/2026

PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
QUALITY CONTROL
DRAWN BY
EB

PROJECT NAME
TEXAS ROADHOUSE
KANSAS CITY
KS
I-435 & FRANCE FAMILY DR
KANSAS CITY KS 66111

PROJECT NUMBER
SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C5.0
NOT ISSUED FOR CONSTRUCTION



LANDSCAPE PLAN

SCALE: 1" = 30'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	HEIGHT
TREES							
	AMM	14	ACER MIYABEI 'MORTON' TM STRONG CENTRAL LEADER	STATE STREET MYABE MAPLE	B & B	2"CAL	
	GBP	9	GINKGO BILOBA 'PRINCETON SENTRY' STRONG CENTRAL LEADER	PRINCETON SENTRY MAIDENHAIR TREE	B & B	2"CAL	
	QI	13	QUERCUS IMBRICARIA STRONG CENTRAL LEADER	SHINGLE OAK	B & B	2"CAL	
	TAR	3	TILIA AMERICANA 'REDMOND' STRONG CENTRAL LEADER	REDMOND AMERICAN LINDEN	B & B	2"CAL	
	UMR	7	ULMUS X 'MORTON RED TIP' TM STRONG CENTRAL LEADER	DANADA CHARM ELM	B & B	2"CAL	
SHRUBS							
	CB	24	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	CONT.	5 GAL.	24" HT. MIN.
	JH	41	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	B & B		7' HT. MIN.
	PS	38	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SEWARD NINEBARK	CONT.	5 GAL.	24" HT. MIN.
	SBA	27	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIRAEA	CONT.	5 GAL.	24" HT. MIN.
	TMD	22	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	B & B	36" HT. MIN.	
	VM	12	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	CONT.	5 GAL.	24" HT. MIN.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
SOD				
	SOD	41,361 SF	LAWN GRASSES	TURF TYPE TALL FESCUE SOD

SHREDDED BARK MULCH

RIVER ROCK MULCH

*SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.) AT TIME OF PLANTING.

GENERAL NOTES:

1. GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
2. CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
3. TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
4. EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
6. ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
7. NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
8. CONTRACTOR TO DESIGN AND INSTALL A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS AND LAWN AREAS TO BE ON SEPARATE ZONES. IRRIGATION SYSTEM TO BE DESIGN AND INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	INSTALL RIVER ROCK MULCH 4"-6" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.
2	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO THE OWNER.
3	4", SCHEDULE 40 PVC IRRIGATION SLEEVE
4	4" DEPTH BEDLINE (TYP.)
5	3" DEPTH SHREDDED BARK MULCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.
6	SEEDED LAWNS WITH TURF-TYPE TALL FESCUE MIX.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

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PROJECT TEAM

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DATE	DESCRIPTION
03/27/26	CITY SUBMITTAL
04/27/26	SUBMITTAL #1

PROFESSIONAL SEAL

ZACHARY PAUL MICHELS LICENSED 27737 KANSAS PROFESSIONAL ENGINEER
4/27/2026

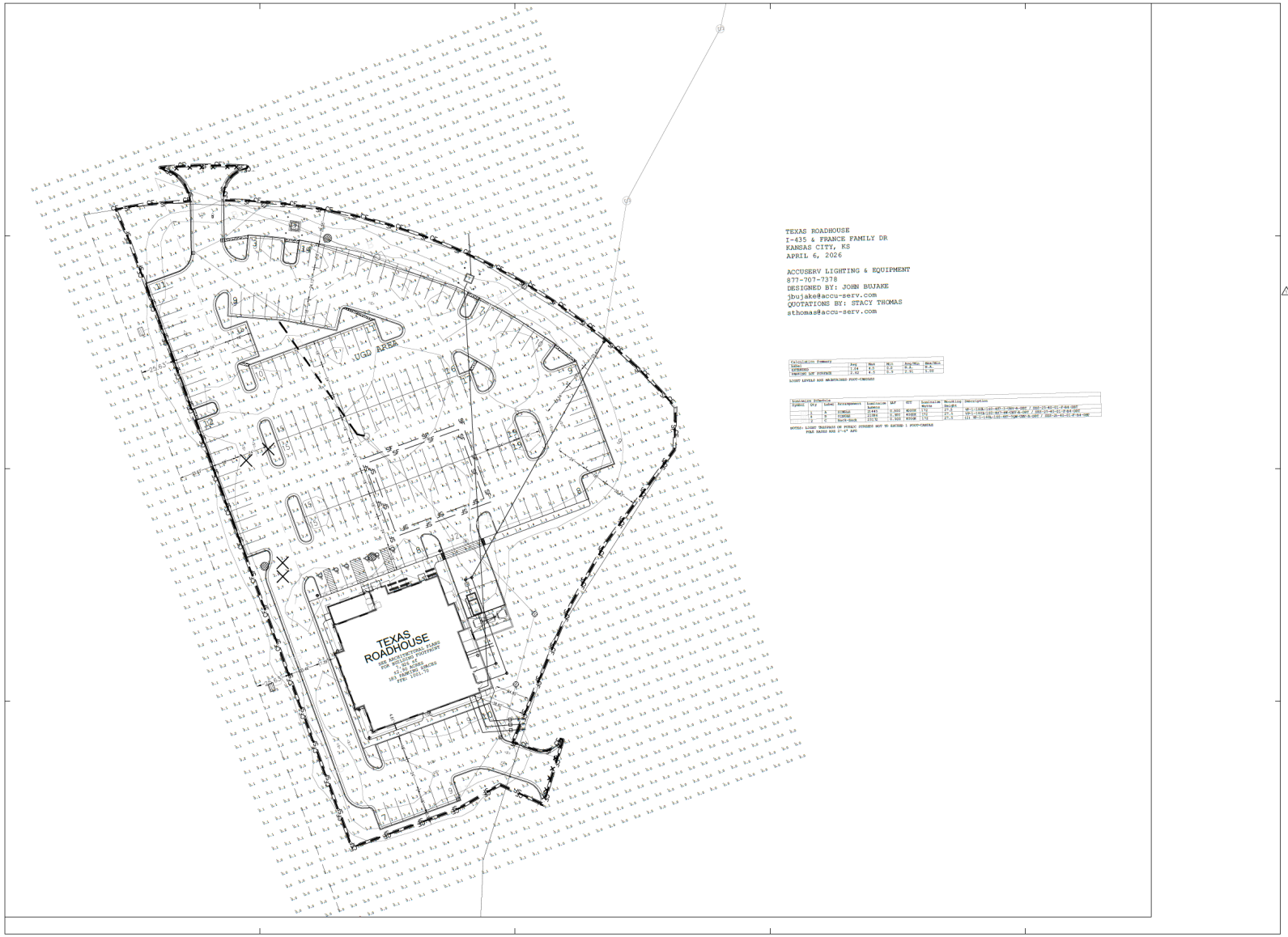
PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
BG
QUALITY CONTROL
PW
DRAWN BY
DJJ

PROJECT NAME
TEXAS ROADHOUSE
KANSAS CITY
KS
I-435 & FRANCE FAMILY DR
KANSAS CITY KS 66111

PROJECT NUMBER
20212133

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



TEXAS ROADHOUSE
I-435 & FRANCE FAMILY DR
KANSAS CITY, KS
APRIL 6, 2026

ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: STACY THOMAS
sthomas@accu-serv.com

Calculation Summary						
LABEL	Avg	Max	Min	Avg/Min	Max/Min
UNDERGROUND	1.24	4.5	0.0	N.A.	N.A.
PARKING LOT ENTRANCE	2.42	4.5	0.9	2.91	5.00

LIGHT LEVELS ARE MEASURED POST-OWNSHIP

Luminaire Schedule									
SYMBOL	QTY	Label	Arrangement	Lumens/Lamp	LLF	CCT	Luminaire Watts	Mounting Height	Description
	1	A	SINGLE	Absolute	0.900	4000K	172	25.0	SP-I-11SL-140-4FT-I-CRO-A-DBT / ASC-25-42-SQ-C-P-RA-DBT
	1	B	SINGLE	21942	0.900	4000K	172	25.0	SP-I-11SL-140-4FT-I-CRO-B-DBT / ASC-25-42-SQ-C-P-RA-DBT
	1	C	SINGLE	21942	0.900	4000K	172	25.0	SP-I-11SL-140-4FT-HS-CRO-B-DBT / ASC-25-42-SQ-C-P-RA-DBT
	2	C	Back-Back	43884	0.900	4000K	172	25.0	(2) SP-I-11SL-140-4FT-*QM-CRO-B-DBT / ASC-25-42-SQ-C-P-RA-DBT

NOTES: LIGHT TRESPASS OR SPOTLIGHT EFFECTS NOT TO EXCEED 1 FOOT-CANDLE
POLE HEIGHT ARE 2'-0" AFG

www.greenbergfarrow.com
1230 Peachtree Street, NE
Suite 2900
Atlanta, GA 30309
t: 404 601 4000

COPYRIGHT NOTICE
The drawings is the property of the above referenced professional and are not to be used in any manner that the above party considers detrimental to its interests without the written permission from the professional.

PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
2/27/26	CITY SUBMITTAL
4/27/26	SUBMITTAL #1

PROFESSIONAL SEAL

ZACHARY PAUL MICHELS LICENSED 27737 KANSAS PROFESSIONAL ENGINEER
4/27/2026

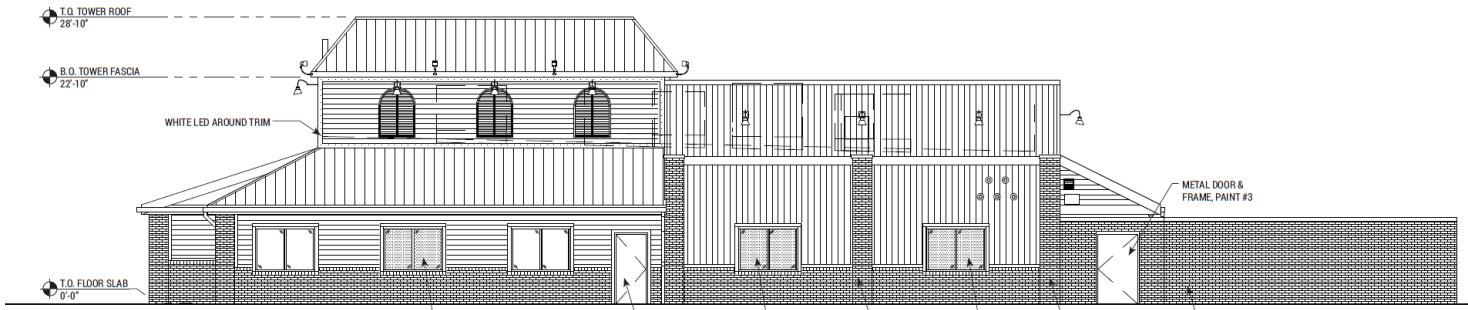
PROFESSIONAL IN CHARGE
ZACH MICHELS
PROJECT MANAGER
ZM
QUALITY CONTROL
ZM
DRAWN BY
JEB

PROJECT NAME
TEXAS ROADHOUSE
KANSAS CITY
KS
I-435 & FRANCE FAMILY DR
KANSAS CITY KS 66111

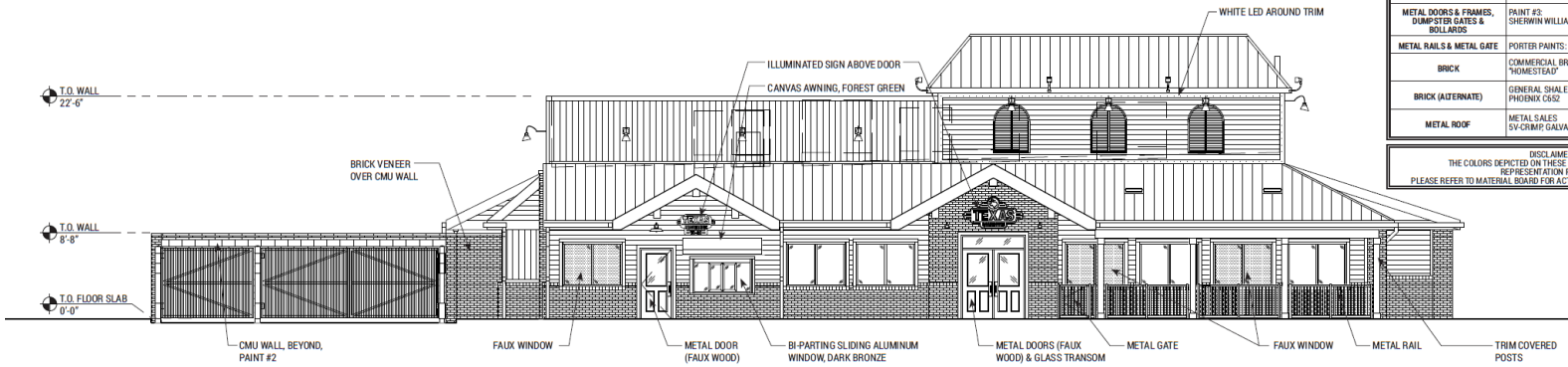
PROJECT NUMBER
20241210

SHEET TITLE
PHOTOMETRIC PLAN

SHEET NUMBER
PH-1
NOT ISSUED FOR CONSTRUCTION



RIGHT ELEVATION (SOUTH)



LEFT ELEVATION (NORTH)

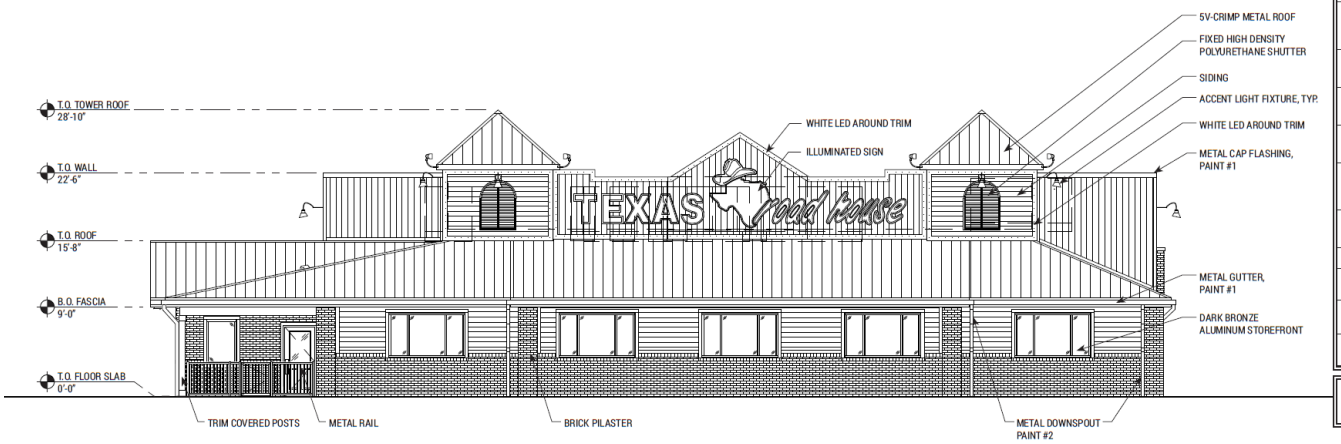
EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
DOWNSPOUTS	PAINT #2: SHERWIN WILLIAMS PAINTS, #6117 "SMOKEY TOPAZ" FINISH COLOR TO MATCH FIBER CEMENT COLOR
METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS	PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK
METAL RAILS & METAL GATE	PORTER PAINTS: EXTERIOR; COLOR: BLACK
BRICK	COMMERCIAL BRICK CORPORATION "HOMESTEAD"
BRICK (ALTERNATE)	GENERAL SHALE PHOENIX C652
METAL ROOF	METAL SALES 5V-CRIMP, GALVALUME

DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES

8600 W Bryn Mawr Ave., Suite 800N
Chicago, Illinois 60631
t: 847.788.9200 f: 847.788.9536

TEXAS ROADHOUSE | **EXTERIOR ELEVATIONS**
KANSAS CITY, KS
7,926 SF
20241213.0
A2.2

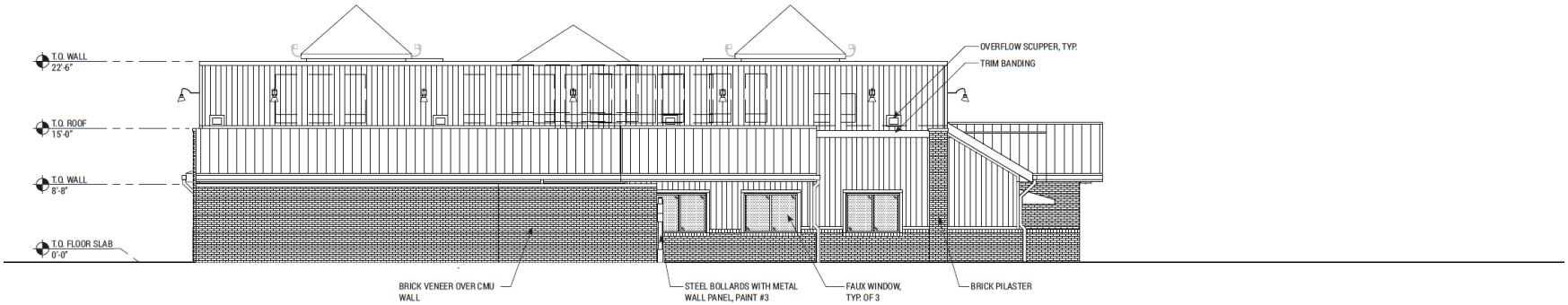
02/18/2026



FRONT ELEVATION (WEST)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
EXTERIOR SHUTTERS	WHOLESALE MILLWORK HIGH DENSITY POLYURETHANE, COLOR: SHERWIN WILLIAMS PAINTS, #6096 JUTE BROWN
FRONT ENTRANCE DOORS	SPECIAL-LITE SL-18 FRP DOOR OAK FINISH
FASCIA, FIBER CEMENT BOARD TRIM, METAL CAP FLASHING & GUTTERS	PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN
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REAR ELEVATION (EAST)

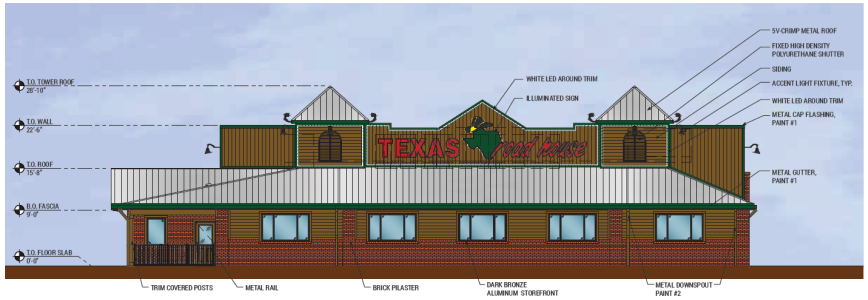
8600 W Bryn Mawr Ave., Suite 800N
Chicago, Illinois 60631
t: 847.788.9200 f: 847.788.9536

TEXAS ROADHOUSE
KANSAS CITY, KS
7,926 SF
20241213.0

EXTERIOR ELEVATIONS

A2.1

02/18/2026



FRONT ELEVATION (WEST)



RIGHT ELEVATION (SOUTH)



REAR ELEVATION (EAST)



LEFT ELEVATION (NORTH)

EXTERIOR FINISH SCHEDULE	
FIBER CEMENT BOARD SIDING & TRIM	ALLURA LAP SIDING, RUSTIC CEDAR 8.25" (7" EXPOSURE) COLOR: SUMMER WHEAT ALLURA VERTICAL PANEL, RUSTIC 8" OC GROOVE, COLOR: SUMMER WHEAT
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TEXAS ROADHOUSE
KANSAS CITY, KS
7,926 SF
20241213.0

EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.0

02/18/26

Views:

V-1 View NW across site to France Family Drive overpass



V-2 View west across site from N98th Street intersection with France Family Drive



V-3 View SW across site from N100th Terrace intersection with France Family Drive



V-4 View South across site from France Family Drive – near 435 overpass



V-5 View East across site from 435 toward N 98th Street intersection with France Family Drive.



V-6 View NE across site from 435 toward N 100th Terrace intersection with France Family Drive



End of Memorandum

(First published_____)

COZ2026-005

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 1300 North 98th Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to CP-2 Planned General Business 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 February 27, 2026, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to CP-2 Planned General Business 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:

COMMENCING AT THE POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE ON THE NORTHERLY LINE OF SAID TRACT B, EASTERLY AND SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 463.47 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S73°11'00"E 443.25 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE NORTHEASTERLY EASTERLY LINES43°42'30"E 20.08 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE EASTERLY LINE OF SAID TRACT B, S01°13'12"E 29.74 FEET TO A CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE CONTINUING ON SAID EASTERLY LINE, SOUTHWESTERLY AND SOUTHERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 683.40 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S09°59'50"W 652.36 FEET TO A CORNER OF

SAID TRACT B; THENCE CONTINUING ON SAID EASTERLY LINE, S20°07'22"E 253.10 FEET TO A CORNER OF SAID TRACT B AND A POINT OF CURVATURE; THENCE CONTINUING ON SAID EASTERLY LINE, SOUTHERLY AND SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 417.06 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS S33°45'23"E 413.12 FEET TO A CORNER OF SAID TRACT B; THENCE CONTINUING ON SAID EASTERLY LINE, S47°24'24"E 595.20 FEET TO THE EASTERNMOST CORNER OF SAID TRACT B; THENCE ON THE SOUTHEASTERLY LINE OF SAID TRACT B, S42°35'21"W 25.00 FEET TO THE SOUTHERNMOST CORNER OF SAID TRACT B; THENCE ON THE SOUTHWESTERLY LINE OF SAID TRACT B, N47°24'39"W 814.04 FEET TO A CORNER OF SAID TRACT B; THENCE ON THE WESTERLY LINE OF SAID TRACT B, N20°07'39"W 1348.77 FEET TO THE POINT OF BEGINNING. CONTAINS 4.24 ACRES MORE OR LESS, located at 1300 North 98th Street, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to CP-2 Planned General Business District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Planning and Urban Design Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. 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 CP-2 Planned General Business 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 5. 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: May 28, 2026

Re: **Change of Zone Petition COZ2026-006 and Master Plan Amendment MPL2026-003**

GENERAL INFORMATION

Applicant Information:
Hem Ghataney with ABC Real Estate Investing LLC
2121 Minnesota Avenue
Kansas City, Kansas 66102

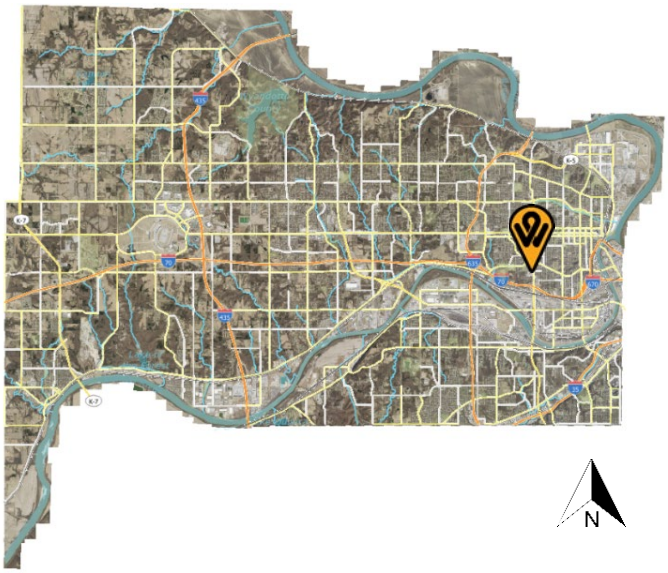
Subject Property:
2121 Minnesota Avenue
Kansas City, Kansas 66102

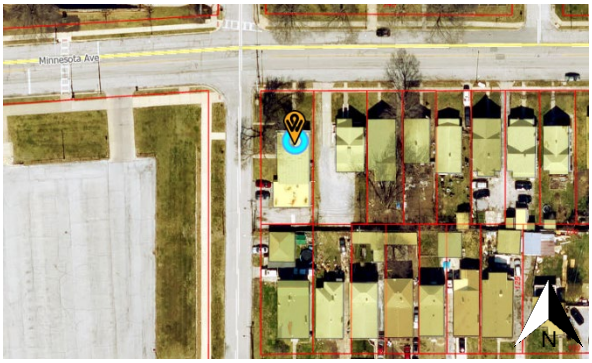
Requested Action and Purpose:
Approval of Change of Zone from RP-5 Apartment Planned District to C-1 Limited Business District and Master Plan Amendment from Urban Density to Neighborhood Commercial for office use.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Proposed Zoning District(s):
CP-1 Limited Business District





	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Place of worship
South	R-2 Two Family District	Single-family home
East	RP-5 Planned Apartment District	Residence
West	R-2 Two Family District	Wyandotte High School

Total Tract Size: 0.47 Acre

Comprehensive Plan Area: Central Area Master Plan

Comprehensive Plan Designation: The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of North 7th Street and Central Avenue is identified as Community Commercial, ensuring the development of that site will build off the success of the adjacent corridor.

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

Parking Requirement: Section 27-464(e) states that four (4) spaces per 1,000 square feet of floor area in the building. Applicant is providing two (2) parking spaces to the west of the property.

The Unified Government Board of Commissioners passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings (with up to six (6) residential units) east of Interstate 635.

Landscaping Requirement: Section 27-464(g) states that trees are required at not less than one (1) per 7,000 square feet of site area. Applicants meet the requirement.

Advertisement: The Wyandotte Echo – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s):	May 11, 2026 and May 28, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Hem Ghataney with ABC Real Estate Investing LLC, is requesting a Change of Zone and a Master Plan Amendment from Urban Density to Neighborhood Commercial and RP-5 Planned Apartment District to CP-1 Planned Limited Business District for office use at 2121 Minnesota Avenue Kansas City, Kansas 66102.

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. CMP23-1921 – Enforcement Complaint – August 22, 2023 – Closed – Tree debris – Previous property owner.
2. GRA22-0152 – Graffiti – August 2, 2022 – Closed – Graffiti on site – Tree debris – Previous property owner.
3. CMP21-0836 – Enforcement Complaint – June 9, 2021 – Closed – Property owner has not cut the grass nor removed the snow – Previous property owner.
4. ENV21-0928 – Code-Environment – April 30, 2021 – Closed – Vehicles parked on an unimproved surface – Previous property owner.
5. 19220-00254 – Graffiti – May 15, 2019 – Closed – Graffiti on site – Previous property owner.
6. 18225-04099 – Abatement – September 24, 2018 – Complete – Grass and weeds – Previous property owner.
7. 18299-00986 – Code Admin Citation – July 2, 2018 – 1st Citation Issued – Tall grass and weeds – Previous property owner.
8. 18225-01711 – Abatement – July 12, 2018 – Completed – Previous property owner.
9. 17225-03913 – Abatement – September 13, 2017 – Complete – Previous property owner.
10. 17200-02436 – Code-Environment – September 8, 2017 – Completed – Tall grass and weeds – Previous property owner.
11. 17225-01199 – Abatement – June 12, 2017 – Completed – Previous property owner.
12. From 1987 to 2013 there were 18 Graffiti cases.

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 Kensington Statistical Neighborhood, Cathedral Neighborhood Association Neighborhood Group, and Census Block Group #0416003. The surrounding neighborhood is composed of residential properties in all directions; north, east, south, and west. Immediately west of the subject property is Wyandotte High School.

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

The zoning and uses are set out above. The subject property is surrounded by the RP-5 Planned Apartment District and R-2 Two Family District. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is not appropriate for the subject property under its current RP-5 Planned Apartment District zoning, which does not permit the use. With an approved Change of Zone and Master Plan Amendment, however, the applicant would be allowed to establish the proposed office use. Given its nature, the proposed use would be compatible with the surrounding properties. The removal of restrictions will detrimentally affect nearby property.

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

The property is not vacant.

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

The proposed use is reasonably necessary for the convenience and welfare of the public as it offers services to the community. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use is only

for office use and it can blend in with the already established uses of the adjacent properties.

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

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

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

   The Central Area Plan designates the subject property as Urban Density. The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of 7th and Central is identified as Community Commercial, ensuring the development of that site will build off the success of the adjacent corridor. The proposed use does not align with the current Central Area Plan designation. For this reason, the applicant is also requesting a Master Plan Amendment to change the designation from Urban Density to Neighborhood Commercial, allowing the proposed use to conform to the updated plan.

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

   The proposed use is not expected to cause environmental harm as the proposed use is office use.

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

   a. ***Electric and Water Service***

      BPU provides electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by Midtown Patrol, District #116.

e. Fire

Fire service is provided by Station #5, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by route(s) 101-State Avenue, with a stop at Hoel Pkwy at State Avenue NB

g. Schools

Public Education is provided by Mark Twain Elementary School, Central Middle School, and Wyandotte 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 small real estate office is expected to have a minimal but positive economic impact on the community. As a low-intensity commercial use, it will generate limited traffic and demand on public services while contributing to the local tax base.

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

The proposed use cannot meet ordinance requirements under the current RP-5 Planned Apartment District zoning. With approval of the Change of Zone and Master Plan Amendment, however, the applicant would be able to meet all applicable 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 public health, safety and welfare is minimal but positive gain as the proposed use will serve the community. If denied, the property owner may not use the property for office use, however, they can still use the property as a residential property or any permitted use under RP-5 Planned Apartment District zoning.

13. ***Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

Since the adoption of the Central Area Plan, conditions in the surrounding area have shifted toward a mix of residential and small-scale commercial uses as there are commercial properties to the east and northeast of the property. Although the plan designates the subject property as Urban Density and it is currently zoned RP-5 Planned Apartment District, the adjacent properties already include uses that function similarly to the proposed office use. These evolving land-use patterns indicate that a small office is compatible with the area's current character, making the requested Change of Zone and Master Plan Amendment acceptable.

14. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

    The proposed office use does not align with the Central Area Master Plan. However, with the requested Change of Zone and Master Plan Amendment, the use would be fully consistent with the plan's intent to promote compatible development and strengthen neighborhood-scale economic activity

15. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

    The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Urban Density.

16. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

    The proposed amendment will allow a change in development from Urban Density to Neighborhood Commercial, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2121 Minnesota Ave on April 27, 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 applications **COZ2026-006 and MPL2026-003**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Two (2) horses are permitted at this time. Additional horses will need affirmed with the Conservation District;**
3. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
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 by right or by Change of Zone under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
8. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	May 11, 2026 Approval	May 28, 2026
Master Plan Amendment	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-003** 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 **MPL2026-003,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-006** 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 **COZ2026-006,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 40:24:
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).

MPL2026-001 - OMAR VELA
Synopsis: Master Plan Amendment from Low Density Residential to Agricultural at 320 North 61st Street (in conjunction with COZ2026-001). *Detailed Outline of Requested Action:* The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st 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:

- Krystal Voth, Applicant Representative, Atlas Land Consulting, 14500 Parallel Avenue, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 42:30: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 42:42:

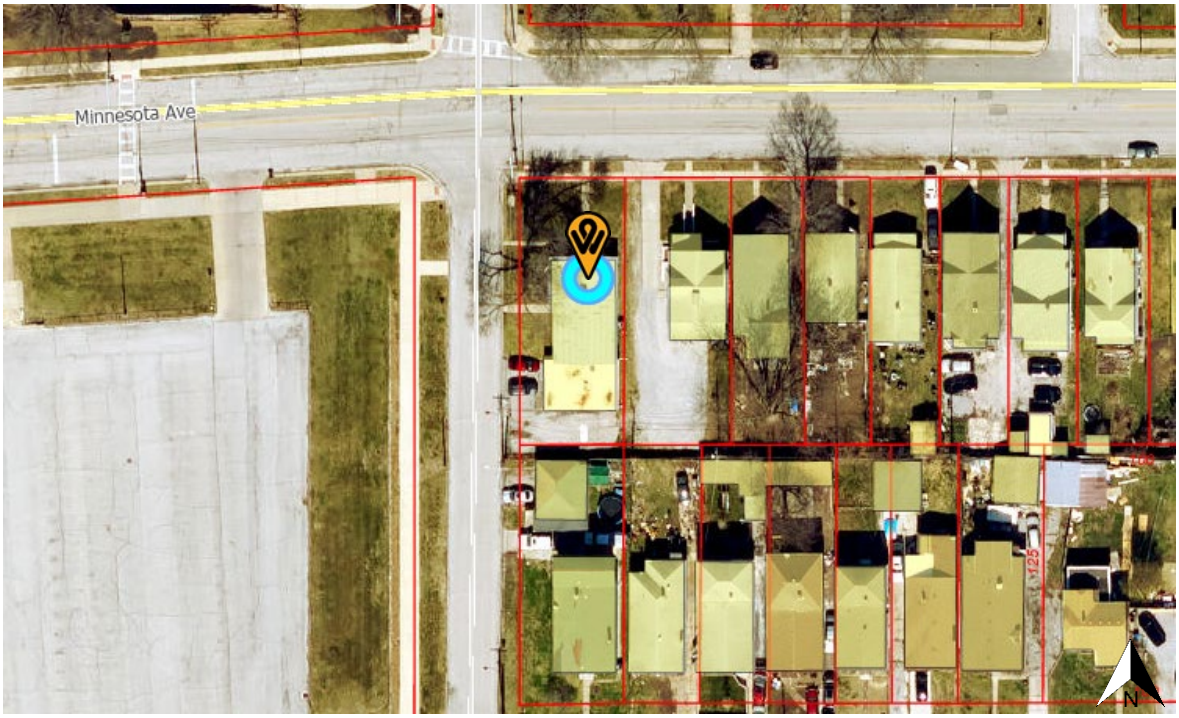
On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-001:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

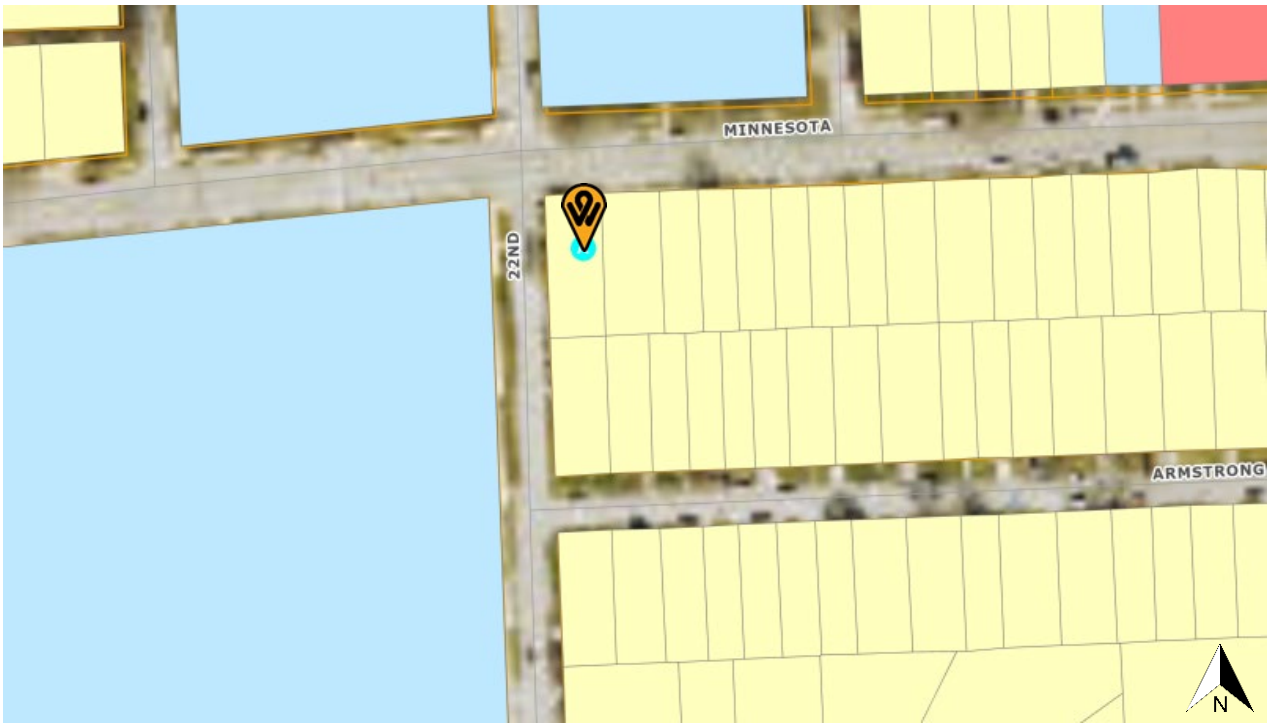
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



by email (rmorris@wycokck.org) or U.S. mail (Department of Planning + Urban Design, 701 North 7th Street, Suite 423, Kansas City, Kansas 66101), which includes;

1. List of people who participated in your in-person, Zoom or Skype/Teams meeting.
2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.
3. Signed and **notarized** affidavit that you held the meeting.

KEY ISSUES

None.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What are the days and hours of operation? – Monday – Friday, 8 Am – 4:00pm
2. What type of business will be on site? → Home Health Agency

Planning Engineering Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
   A. None
2. Items that are conditions of approval:
   A. None
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   A. None.

Standard Conditions:

1. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
2. Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;
3. 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;
4. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # COZ2026 and MPL2026-003
2. That I conducted a neighborhood meeting on 4/27/2026 @5:30pm
3. The notice to nearby property owners was sent on 4/12/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

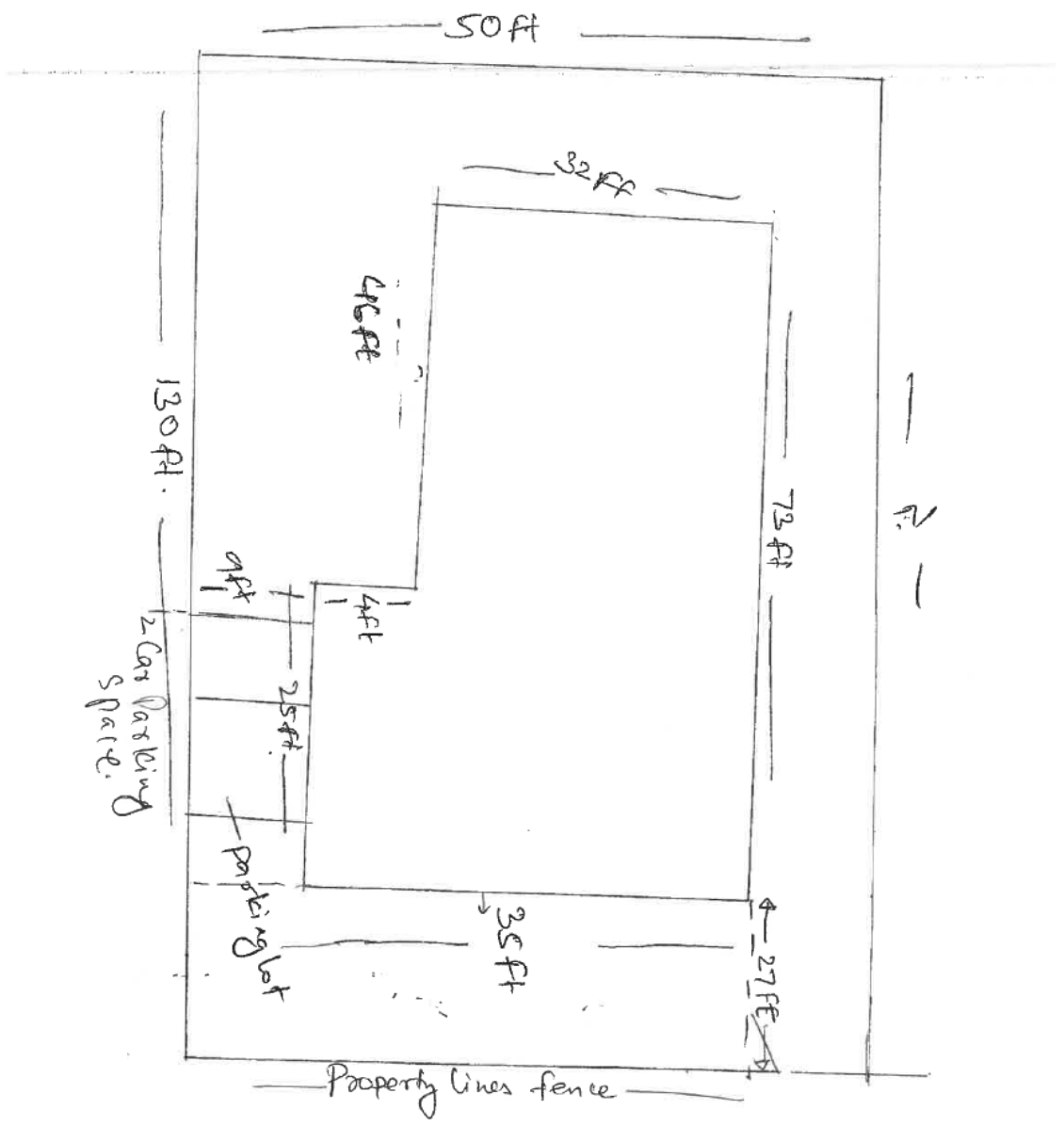
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 4th day of May, 2026.

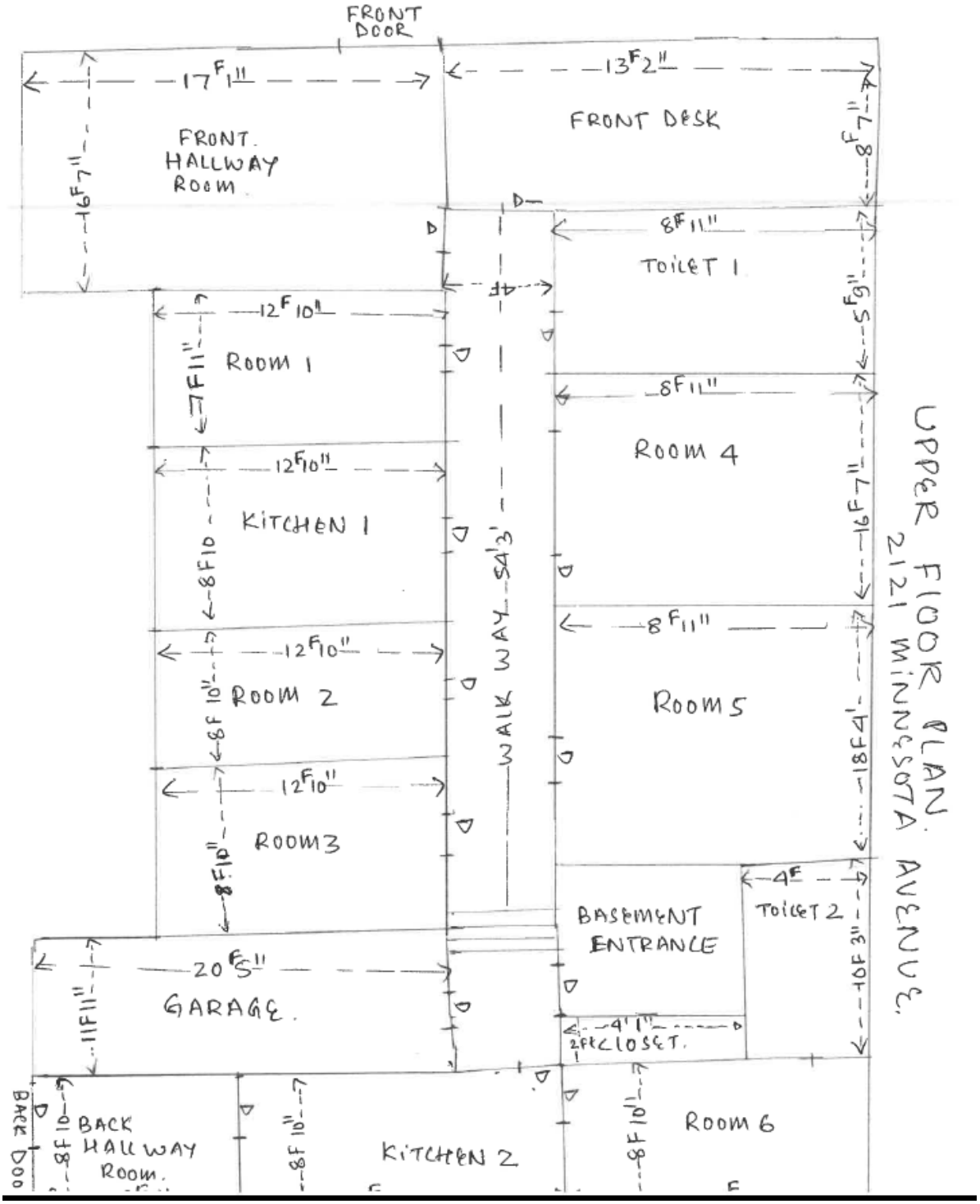
My commission expires 02 of May, 2027.

SANDRA D FLUKER
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 23256494
My Commission Expires 05-02-2027

Notary Public

Side plan of the Property
2121 Minnesota Ave. Kcks 66102

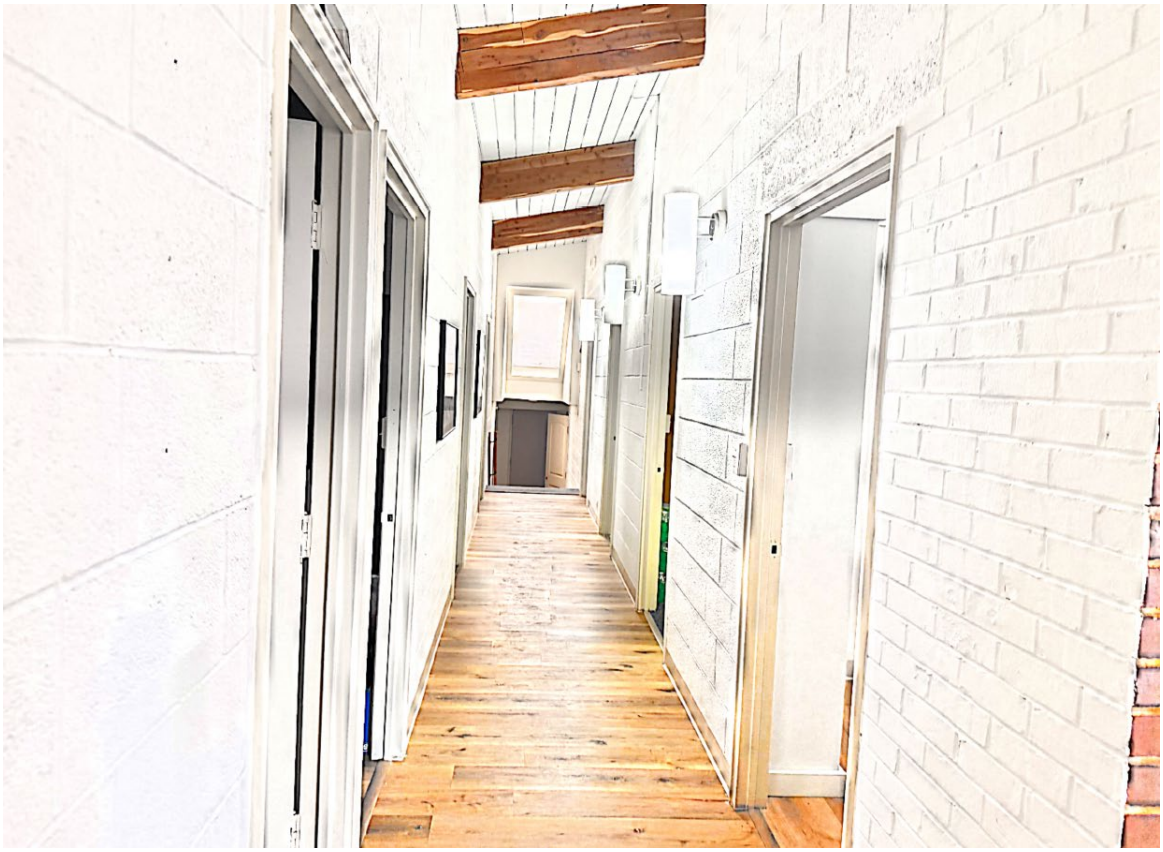



FRONT DOOR
FRONT HALLWAY ROOM
FRONT DESK
TOILET 1
ROOM 1
ROOM 4
KITCHEN 1
ROOM 2
ROOM 5
ROOM 3
WALK WAY
BASEMENT ENTRANCE
TOILET 2
GARAGE
2FT CLOSET
BACK HALLWAY ROOM
KITCHEN 2
ROOM 6
UPPER FLOOR PLAN.
2121 MINNESOTA AVENUE.

BASEMENT FLOOR PLAN
2121 MINNESOTA AVENUE


Kansas Community HHC
OPEN


Kansas Community HHC






GMC

(First published_____)

COZ2026-006

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2121 Minnesota Avenue, in Kansas City, Kansas, by changing the same from its present zoning of RP-5 Apartment Planned District to C-1 Limited Business 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 February 13, 2026, by the owners of property to have the zoning of said property changed from its present zoning of RP-5 Apartment Planned District to C-1 Limited Business 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:

KERRS PARK ADD & 0541, S8, T11, R25, ACRES 0.150000, B2 L50, located at 2121 Minnesota Avenue, Kansas City, Kansas,

be changed from its present zoning of RP-5 Apartment Planned District to C-1 Limited Business 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 C-1 Limited Business 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-001**

GENERAL INFORMATION

Applicant Information:
Arin Woodson with Dreamhouse Properties
8323 Tauromee Avenue
Kansas City, Kansas 66112

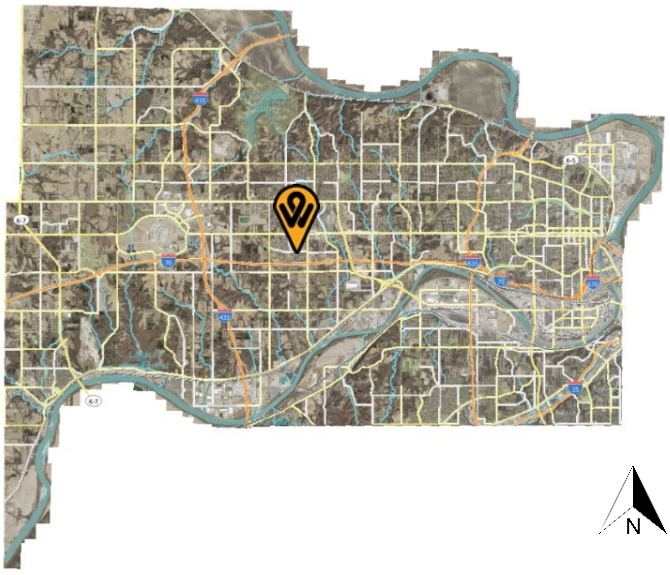
Subject Property:
8323 Tauromee Avenue
Kansas City, Kansas 66112

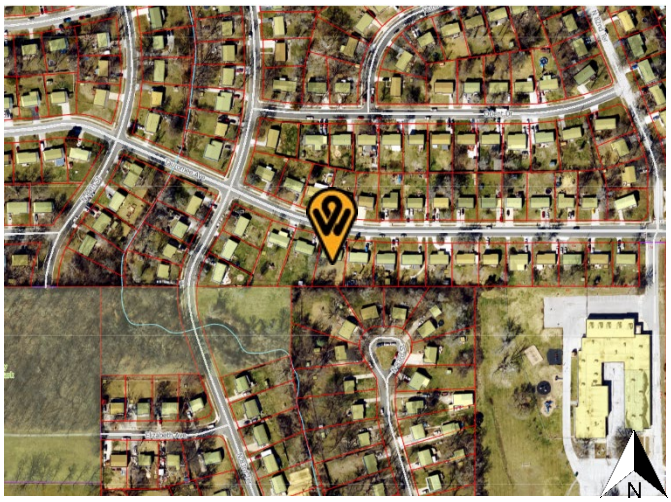
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family home
South	R-1 Single Family District	Single-family home
East	R-1 Single Family District	Single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size:	0.22 Acre
Comprehensive Plan Designation:	The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Tauromee Avenue as a Minor Collector.
Parking Requirement:	Section 27-454(d) states that 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 a garage or carport. 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. There is not a tree provided on-site.
Advertisement:	The Wyandotte Echo – February 12, 2026 Letters to Property Owners – February 13, 2026 and March 30, 2026
Public Hearing(s):	May 11 and May 28, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Arin Woodson with Dreamhouse Properties, 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 8200 block of Tauromee Avenue.

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. 15505-00059 – Code Enforcement – February 27, 2015 – Completed – Trash at the curb.
2. 15200-00296 – Code Enforcement – February 25, 2015 – Completed – Vehicle parked on the grass.
3. 02200-03349 – Code Enforcement – November 5, 2002 – Completed – Posted unfit. No utilities, weeds in back yard and trash on the side of the house.
4. 02212-00814 – Code Enforcement – July 19, 2002 – Completed – Junk and trash in the yard.

Outstanding or Related Permit and Cases:

1. 17348-00058 – Building Permit – October 25, 2017 – Completed – Re-roof.
2. 04381-00018 – Building Permit – January 22, 2004 – Completed – Gas test.

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 Victory Hills Statistical Neighborhood, Stony Point/Hunters Glen Neighborhood Group and Census Block #0441023. The neighborhood consists of single-family homes, as this property is mid-block between North 82nd Street to the east and North 83rd Terrace to the west. West

Tauromee Avenue is a Minor Collector in the midtown area linking North 78th Street to North 86th 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 Single Family District zoning, but specifically single-family homes and Stony Point North Elementary School approximately one-half (½) block east on Tauromee Avenue. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along Tauromee Avenue in the Hunters Glen neighborhood. 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 PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the property as Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed. The proposed use conforms to the Comprehensive 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 Tauromee Avenue, a Minor Collector, 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 five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 8323 Tauromee Avenue on February 17, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-001**, **for one (1) year**, subject to:

1. **At the time this report is published, the applicant is scheduled to have their electrical panel inspection by the Building Inspection Division on May 8, 2026. Pending the outcome of that inspection, the applicant shall not operate the STR until the inspection is approved;**
2. **Prior to operating as a Short-Term Rental, apply for and obtain an electrical permit from the Building Inspection Division for any electrical upgrades made to the electrical panel;**
3. **Maximum number of guests shall be six (6);**
4. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **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;

7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **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);**
11. **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;**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **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;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special**

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

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

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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Welcome Book
Site Plan / Floor Plan
Home Inspection Report
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-001** 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 **SP2026-001,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:04:33:
SP2026-001 - ARIN WOODSON
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 8323 Tauromee Avenue. *Detailed Outline of Requested Action:* The applicant, Arin Woodson with Dreamhouse Properties, 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 8200 block of Tauromee 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:

- Arin Woodson, Applicant, 118 Twin Cedars Street, Tonganoxie, Kansas 66086

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:05:48: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 1:06:21:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-001 for one (1) year:**

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

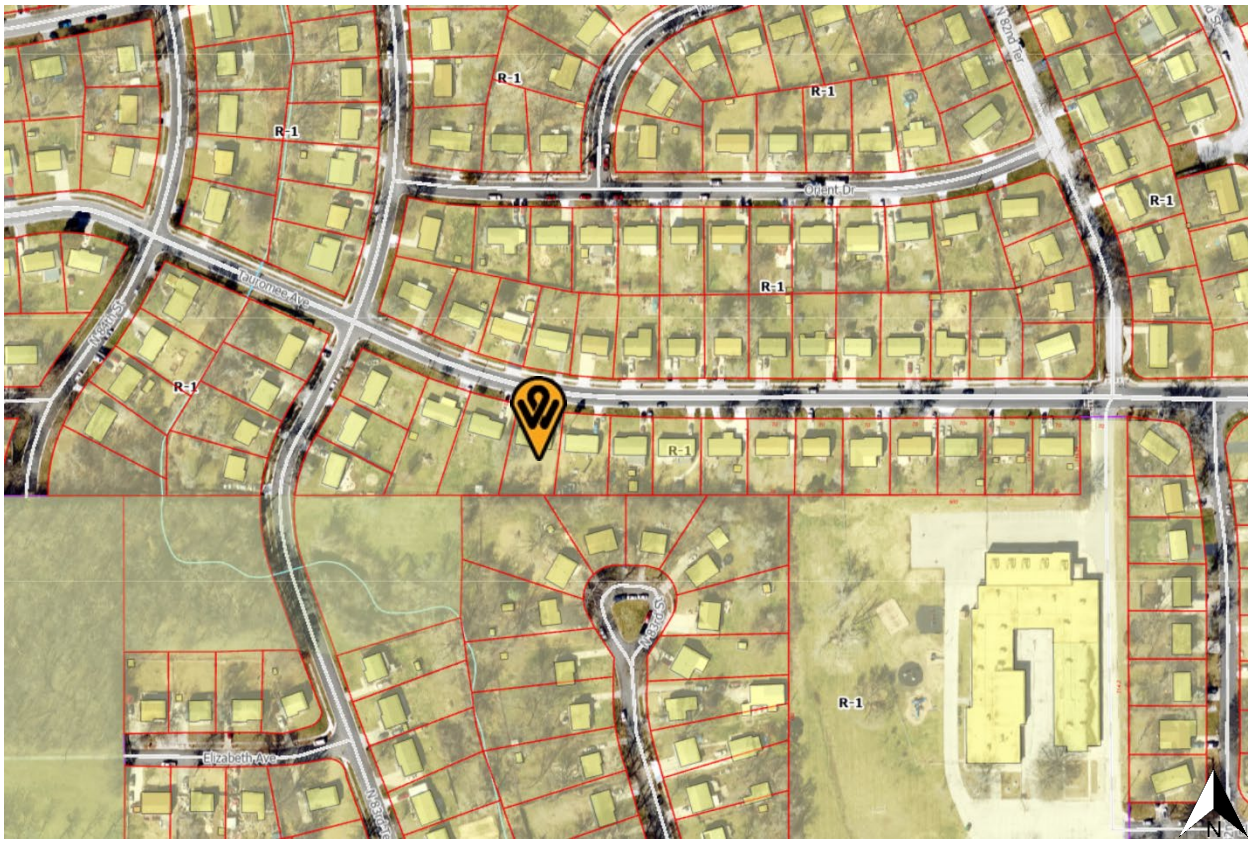
Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

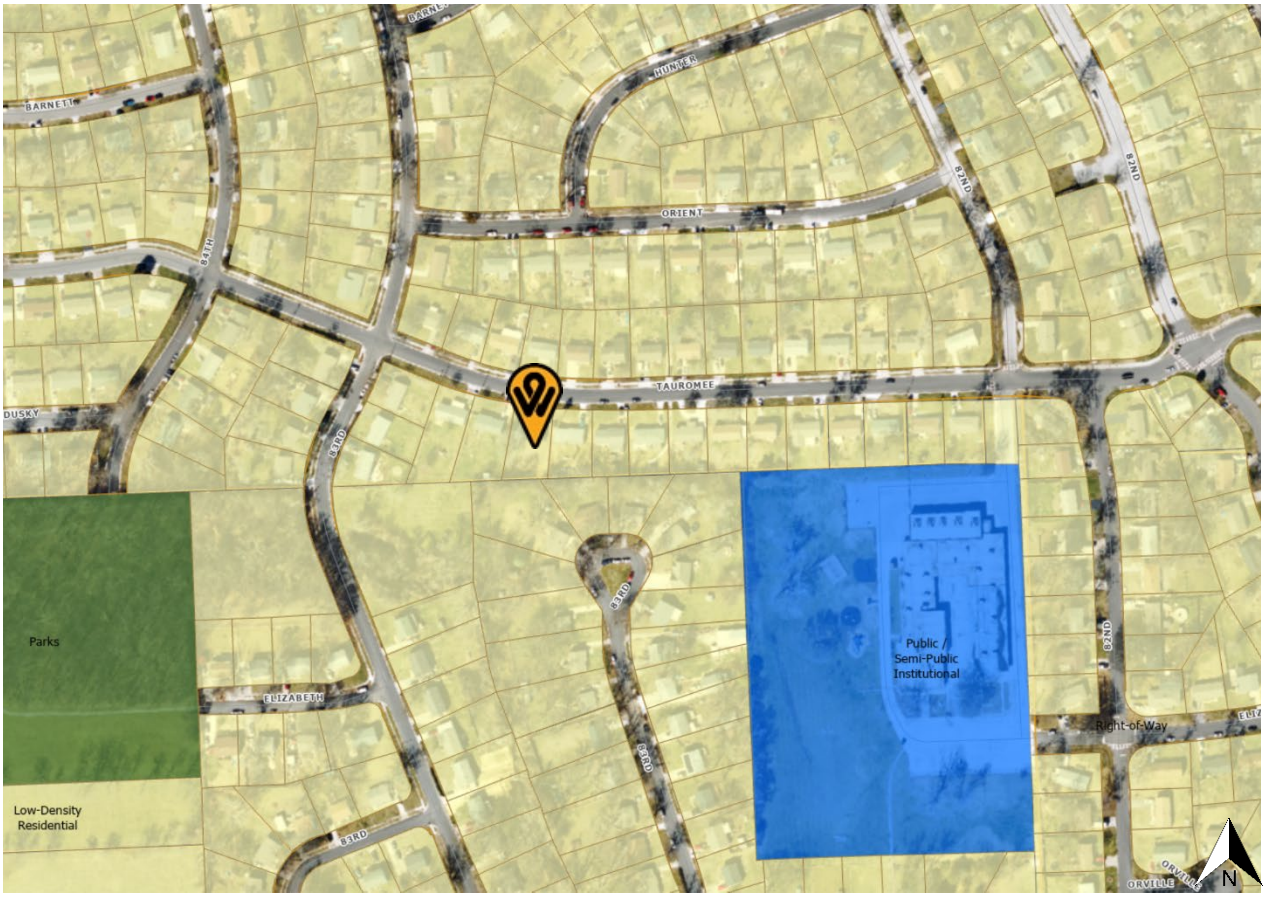
AERIAL IMAGERY



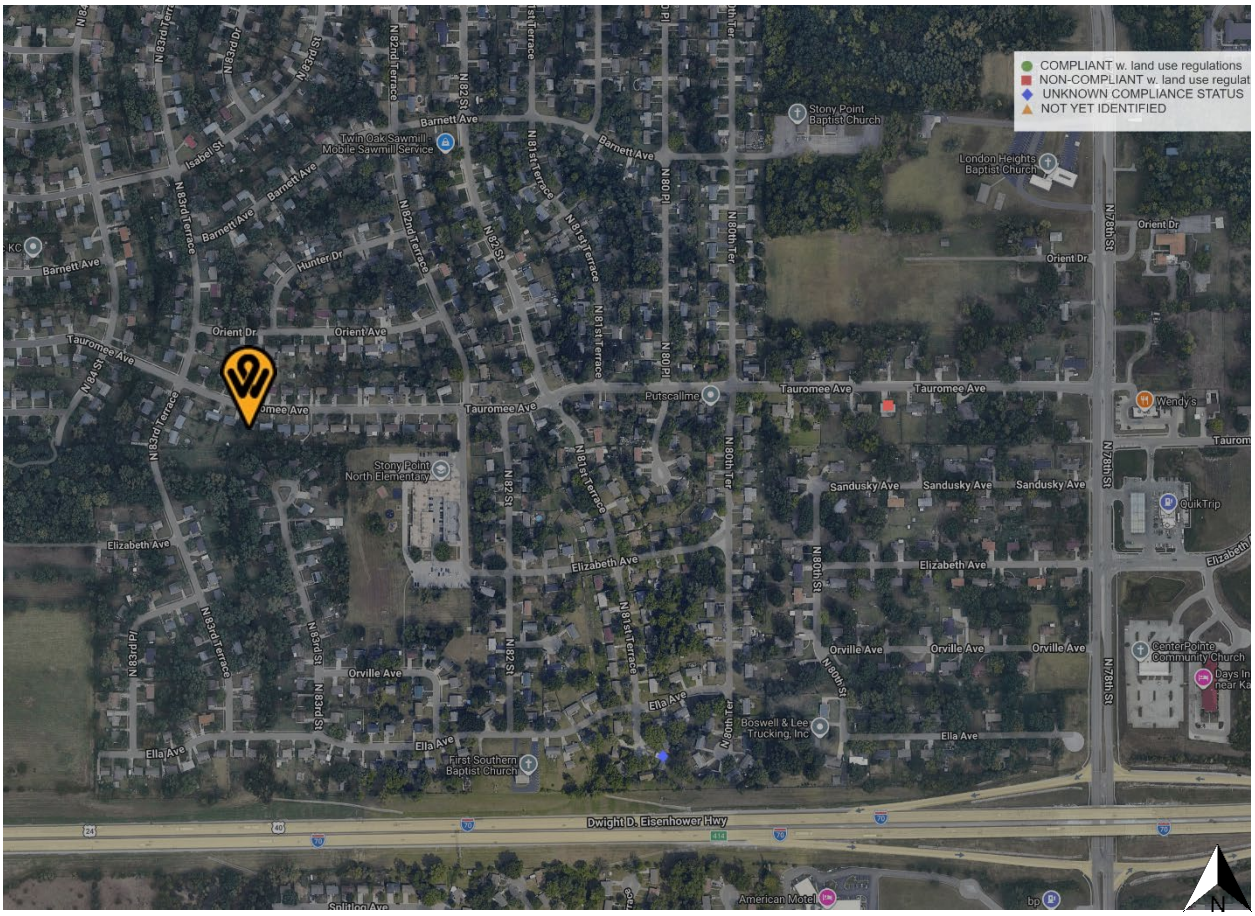
ZONING MAP


R-1
R-1
R-1
R-1
R-1
R-1
R-1
Orient Dr
Dupontee Ave
Hughes St
Hall St
Rogers St
Elizabeth Ave
N

LAND USE MAP


BARNETT
HUNKER
ORIENT
82ND
84TH
TAUROMEE
DUSKY
83RD
Parks
ELIZABETH
Low-Density
Residential
Public /
Semi-Public
Institutional
Right-of-Way
ORVILLE
N

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

1. The home inspection denotes a major defect, the electrical that needs to be upgraded and there are defect/safety issues regarding the walkway and driveway, handrail and guardrail, electrical outlets, stair guard in the basement, and bathroom fan need to be fixed. What is the timeline to make these repairs? Staff cannot proceed with a recommendation until the major defect and safety issues are completed.

   Applicant Response: I am currently working with an electrician regarding the electrical upgrade and outlets. I anticipate having this completed in the next month, ahead of planning to short term rent this property. Regarding the walkway and driveway, I am also working on obtaining quotes to improve the walkway and driveway issues. I anticipate having this completed in the next month as well weather dependent and ahead of renting the property. I am upgrading the handrail as well to be up to code on all items

2. If you have 7 or more guests, a Lodging Establishment License from the Kansas Department of Agriculture, which requires their own inspection. For additional information - https://www.agriculture.ks.gov/divisions-programs/food-safety-and-lodging/license-information-lodging-safety.

   Applicant Response: Thank you, noted. I do not plan on hosting more than 6

3. 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?

   Applicant Response: The entire home/property will be rented. 3 bedrooms 1 1/2 baths, kitchen, living room, basement and yard. Maximum of 4 cars off street parking.

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

   Applicant Response: 6 People

5. 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.

   Applicant Response: I plan to be property manager as I do for my existing Airbnb. I do not live far and have family in the neighborhood (next door) for any emergency situations. All neighbors have been notified of the rental plans and have no issues.

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

   Applicant Response: I will call/text/email, I have all of their contact info and they have mine

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

   Applicant Response: Immediately or within 20 minutes. My daughter lives next door and I live not far

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

   Applicant Response: I anticipate renting the property out at least half of each month. The total will be dependent on how long guests stay.

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

DRAFT

a. Working smoke detectors in each bedroom plus each level of the unit/house;
b. GFCI outlets required in bathrooms;
c. Double keyed locks are not allowed;
d. Copper cannot be used for gas supply lines;
e. Windows must be operable, not blocked or boarded;
f. Handrails are required at sets of 4 or more stairs/ risers;
g. Hot water tank and furnace must be vented properly and operational
h. Electric panel and circuits must be safe; and
i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: All rooms have a smoke detector. GFCI outlets are being added/upgraded in the bathrooms and kitchen as needed. There is a one key lock that is being replaced with a keypad lock, copper lines have been replaced or are being replaced as needed. All windows are new, operational and not blocked. Handrails are installed or being installed. Hot water tank and furnace are vented and operational. Electrical panel is being upgraded and facility will be cleaned after each guest checks out

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

Applicant Response: Yes, these will be collected and paid via the platforms, and if not, I will be adding the costs into the rates and pay directly

11. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?

Applicant Response: Yes, The guestbook will be at the home with all pertinent information, rules and safety information

12. Will guests be allowed to bring pets to the property?

Applicant Response: No, pets/animals will not be allowed

13. 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.

Applicant Response: Noted, this is in the guestbook/welcome packet

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) None
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

DRAFT

2/17/26

Neighbor hood Meeting Sign In

Sheila Seaver
Kenneth Seaver
Mariah Jasper
Collin Jasper
Grayson Jasper

Neighborhood Meeting Minutes

Application Number: SP2026-001

Date: 2/17/2026

Location: 8323 Tauromee Ave, KCK 66112

Names of people in attendance:

Mariah, Collin and Grayson Jasper

Ken and Sheila Seaver

Arin Woodson

Introductions:

The attendees were all people I knew, so no introduction needed.

Meeting Notes:

I explained my plan to eventually short term rent my home out a year or more down the road and that I was currently going through the application process to ensure the location was secured as there are limited spots available in a certain geographical radius. No questions were asked, as they were all familiar with the process as I have another home in the neighborhood that I have been short term renting for over a year now.

I did receive one phone call from a Joe Bolander asking about what the letter was for and why all the fuss over just a rental property. I called him back and answered his questions. He had no further concerns.

Meeting adjourned at: 5:45

Minutes taken by: Mariah Jasper

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-001.
2. That I conducted a neighborhood meeting on 2/17/2026.
3. The notice to nearby property owners was sent on 2/3/2026.
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 17 day of FEB, 2026.

My commission expires 22 of MAY, 2029.

Notary Public

M. Theresa Woodson
Notary Public
State of Kansas
My Appt. Expires



Highlights

Address:	8323 Tauromee Ave. Kansas City, KS 66112
Hosts:	Arin and Billy 913-707-1639 arin.woodson@yahoo.com
WIFI:	Login – Mojo Password – superman
Door Code:	1639

Feel at home in our Cozy Home

Begin your morning by enjoying a cup of coffee while relaxing on the back patio.

Inside, you'll find a cozy space with modern décor.

Venture out to discover a variety of restaurants, shops, and entertainment options nearby, or stay in and bond with the family over a game of basketball or ping pong.

Whether your visit is for work or pleasure, we're confident that our home will suit your needs perfectly.

About Us

I have always been passionate about traveling and have been guests in numerous rental properties across the Country. When the opportunity presented itself to buy back my childhood home, I made it happen and quickly got to work renovating. Now, as a host, I'm so excited for the opportunity to welcome you and your family to my home!

Host Contact Info

Arin
913-707-1639
arin.woodson@yahoo.com

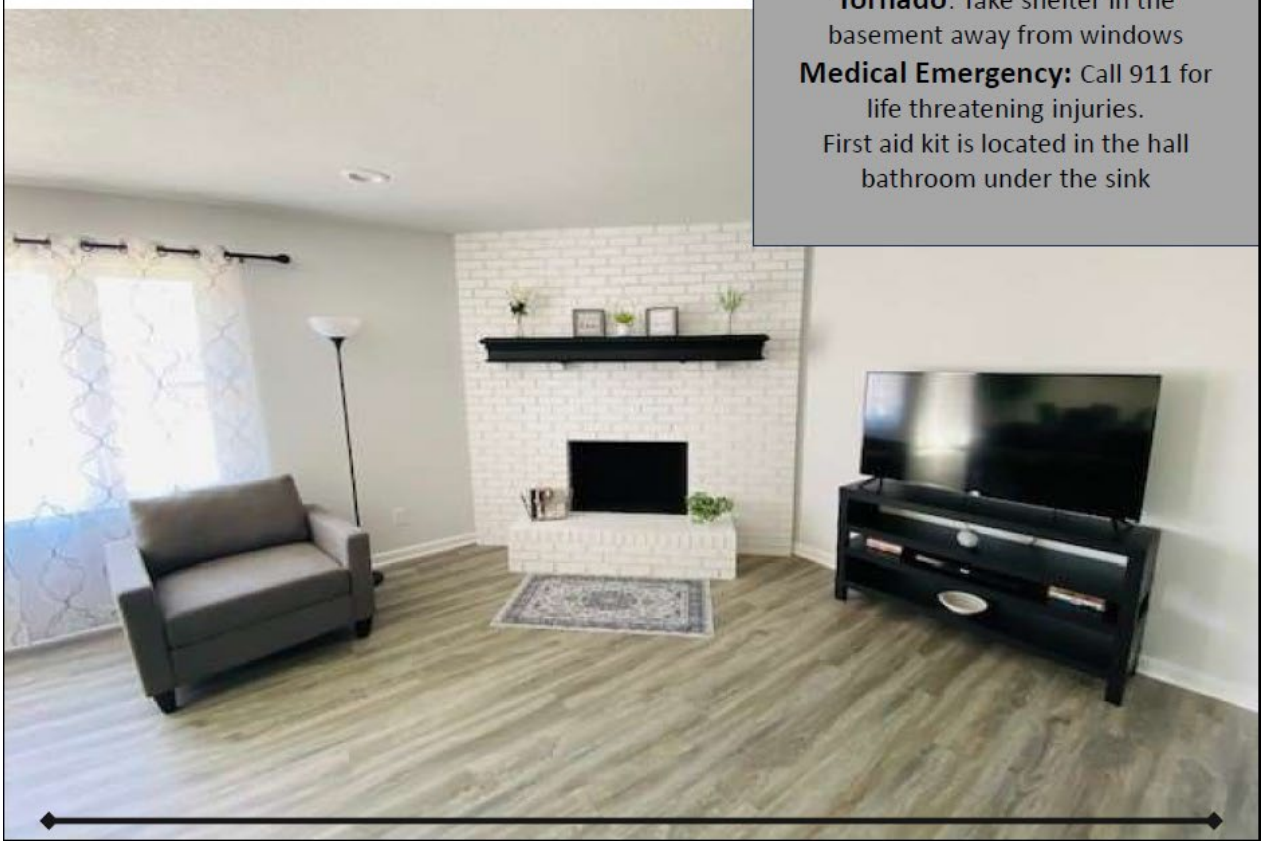
Emergency Info

Gas: - Exit the premises immediately, call 911, Atmos Energy 866-322-8667 and notify us

Fire: Exit the premises immediately, call 911 and notify us
Extinguishers are located under the kitchen sink and in the laundry room cabinets

Tornado: Take shelter in the basement away from windows

Medical Emergency: Call 911 for life threatening injuries.
First aid kit is located in the hall bathroom under the sink



Checking In and Out

Check In:

Door code is 1639 and auto locks in about 30-45 seconds, so please be mindful if leaving the door open for an extended period of time

We hope you enjoy the many amenities our home has to offer, but please only use/consume what is needed and leave the rest for future guests to enjoy!

WIFI – name: Mojo
password: superman

House Rules

No smoking in the house

No parties

Please be mindful of the neighbors during late night hours and keep noise to normal level (especially outside)

Turn gas off on grill when not in use

Check Out:

Check out is 11:00am
Please complete the below checklist prior to departure.

- Move all furniture back to its original position
- Adjust thermostat to original setting
- Start a load in the washer with all used towels
- Wash all dishes
- Pick up and place all trash in one of the many trash receptacles throughout the house
- Lock all exterior doors and windows
- Turn off all appliances and lights
- Remove and dispose of any items (except condiments and unopened drinks) from the fridge
- Please leave any beds used unmade, we will strip and wash linens



Things To Do & See

Food & Drink

Yard House

1863 Village West Pkwy - 913-788-4500
With up to 130 beers on tap, great food and an awesome house margarita, Yard House will not disappoint!

Italian Delight

8145 State Ave. – 913-287-4323
This locally owned NY style pizza and Italian joint has been happily serving KC for over 33 year!

Stix

1846 Village West Pkwy – 913-299-3788
If you're looking for Asian food or sushi, this is the place to go! Hibachi and regular dining available.

Ponaks

2856 Southwest Blvd – 816-753-0775
A local favorite for Mexican food and the famous "Liquid Attitude" AKA margaritas!

Outdoors

Wyandotte County Lake

9100 Leavenworth Road
Head on out for fishing, boating or hiking on this 400-acre lake with marina for boat rentals. Children's fishing pond, shelters for rent, archery range, playground and more!

Legends Outdoor Shopping

1843 Village West Parkway
With more than 100 designer outlets, retail and dining options, you're sure to have a good time!

Howl in One Mini Golf

10401 Bass Pro Drive – 913-299-7001
Located outside of Great Wolf Lodge indoor water park.

Chiefs, Royals, Sporting KC, Current, Monarchs

Catch a game at one of our many sports venues throughout the city!

Entertainment

Great Wolf Lodge

10401 Cabela Dr – 800-608-9653
If you have small ones, this indoor and outdoor water park will surely keep them entertained for the day!

Downtown Kansas City

With multiple hot spots downtown, including Power and Light district, The Crossroads or The Plaza, you can't go wrong..

Boulevard Brewery

2534 Madison Ave – 816-4747095
Kansas City's finest beer/brewery featuring Tank 7, Wheat, Pale Ale and more!

Union Station

30 W Pershing Rd – 816-460-2000
Historical landmark filled with activities including LEGO exhibit, Science City, Planetarium theatre and more!



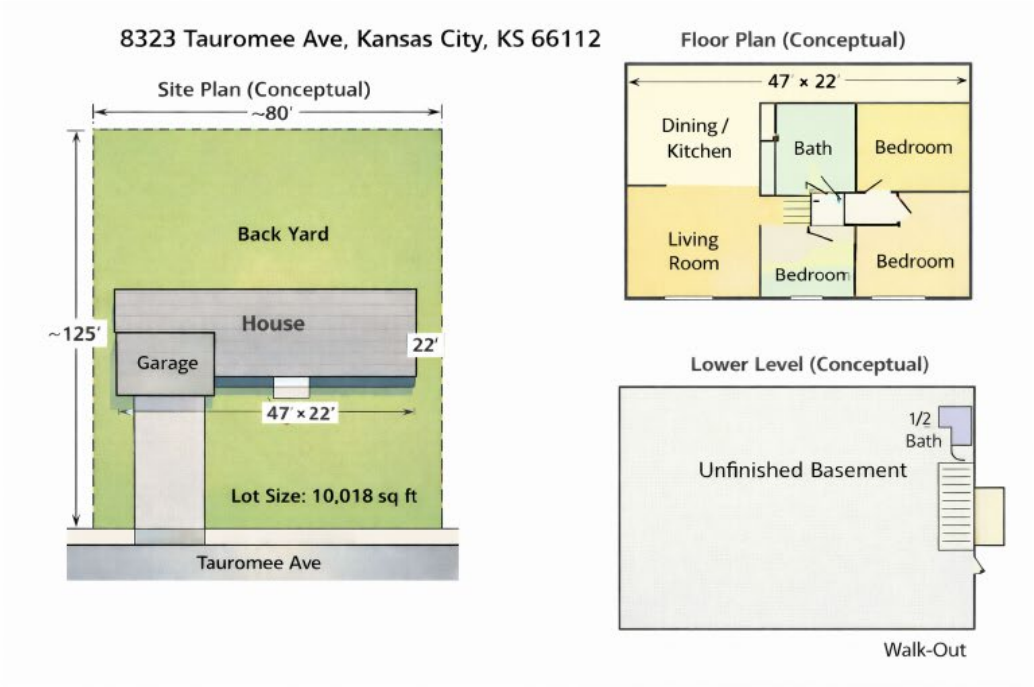
Thank You !!

We're incredibly grateful for the opportunity to host you! With so many choices available, we truly value your decision to stay with us. We trust your experience was fantastic, and if there are any ways we can enhance your current or future visits, please let us know. Your feedback is valued, so if you could spare a moment to leave a review, we'd greatly appreciate it!
See you next time!



8323 Tauromee Ave, Kansas City, KS 66112

Site Plan, Main Level Floor Plan, and Basement Layout



SUMMARY

8323 Tauromee Ave, Kansas City, KS 66112
Arin Woodson
01/20/2026

John Wilder
InterNACHI CPI #20110115
Wilder Home Inspections LLC
913-963-0134
john@wilderhomeinspections.com



Summary Text (enter here)

2.4.1 Gutter System

RAIN WATER SHOULD BE DIVERTED FURTHER AWAY

Maintenance Issue / Informational

I observed indications that at least one downspout end needs improvement or installed. Any picture below is meant to be an example and may not include every downspout that needs attention.

Water should not terminate near the home's foundation. But, I also recommend that water not terminate near concrete porches, walkways, or driveways. Water that terminates onto/near concrete will only accelerate the eventual deterioration of that concrete. During the winter time, it could also be a source of ice build up on driveways, etc.

I also recommend water not terminate near wood structural components, such as deck posts. Water is the cause of wood rot. It can also erode away the grade (ground) around deck posts, porches, patios, etc.

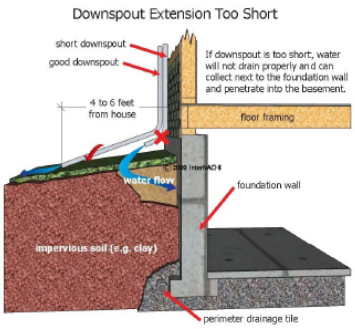
Ensure all downspouts around the foundation are properly diverting water away from the home and its components.

Recommendation
Contact a handyman or DIY project









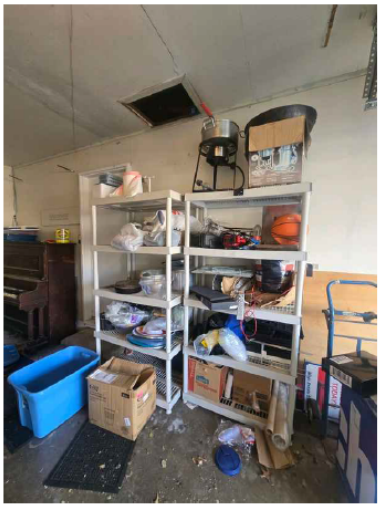
3.1.1 General Attic

I WAS UNABLE TO ACCESS THE ATTIC

Maintenance Issue / Informational

I was unable to access the attic due to occupants belongings. Home Inspectors should not move occupants belongings. This obviously limited the inspection concerning the attic. Please refer to the seller's disclosure to learn more about insulation type and depth. I recommend installing an access panel/door for the attic.

Recommendation
Recommended DIY Project





4.2.1 Walkways & Driveways

WALKWAY & DRIVEWAY OBSERVATIONS

Defect / Safety Issue

While cracking of concrete is all too common, I observed indications of cracking at the driveway that may be more than 'normal'. I also observed soil erosion under slabs and some shifting of the concrete that may be considered a trip hazard. I recommend sealing all cracks, backfilling under slabs, and addressing any grade issues. Ensure all water is being properly diverted away from the home.

Recommendation
Contact a qualified concrete contractor.





An old tree root ball may have exacerbated the shifting of the driveway slabs.



I recommend sealing





Trip hazard





4.6.1 Railings

HANDRAIL AND GUARDRAIL RECOMMENDATIONS

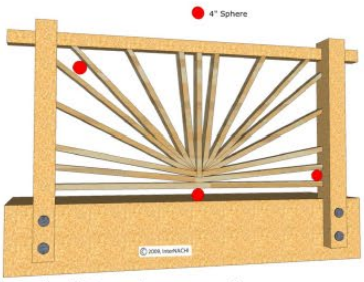
Defect / Safety Issue

Handrails are generally required on stairways with four or more risers, according to the International Residential Code. This means if your staircase has four or more steps, a handrail must be installed on at least one side of the stairs. The handrail should be graspable and placed between 34 and 38 inches above the stair tread. The generally preferred location for a handrail is for use by the right hand in descent when feasible. As a home inspector, I recommend railings be installed even if there is one step.

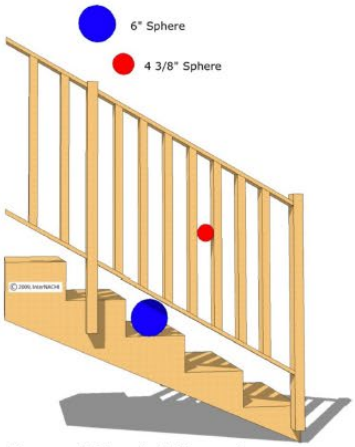
Guardrails are needed on open-sided walking surfaces like porches, balconies, landings, stairways, ramps, and platforms that are more than 30 inches above the ground or floor below. As a home inspector, I recommend a guardrail where it is more than a natural step down.

Recommendation
Contact a qualified deck contractor.





Guardrail Opening Example



Railing and Handrail Example

4.8.1 Exterior Doors
SCREEN DOOR DAMAGED

Maintenance Issue / Informational

I observed some damage to the front screen door.

Recommendation
Contact a handyman or DIY project



5.3.1 Firewalls in Garage
DOOR WAS NOT SELF-CLOSING

Maintenance Issue / Informational

I observed that the door between the garage and the house is not self-closing. The door should be self-closing to help prevent unwanted fumes, such as carbon monoxide from entering the home. I recommend installing at least two spring-loaded hinges. Ensure the door is a proper fire-rated door.

Recommendation
Contact a handyman or DIY project



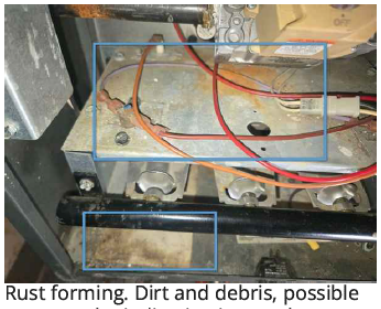
7.1.1 Heating System Information

Maintenance Issue / Informational

DELAYED MAINTENANCE OF FURNACE

I observed indications of delayed maintenance at the heating system. The system should be cleaned and inspected by a HVAC professional every year. If the homeowner cannot produce adequate proof demonstrating that the HVAC has been serviced within the last year, then you should have a qualified HVAC Technician further evaluate and service the entire HVAC System.

Recommendation
Contact a qualified heating and cooling contractor



Rust forming. Dirt and debris, possible soot may be indicating incomplete combustion.

8.1.1 Cooling System Information

Maintenance Issue / Informational

AIR CONDITIONING UNIT OBSERVATIONS

I observed a couple of minor maintenance issues with the AC Unit. I recommend ensuring complete and proper foam insulation of the coolant line. And I recommend gently cleaning the fins to ensure the unit is working as effectively as possible.

Recommendation
Contact a handyman or DIY project





Condenser should be cleaned

9.2.1 Water Supply & Distribution

Maintenance Issue / Informational

LOOSE PIPE AT EXTERIOR SPIGOT

I applied slight pressure to the pipe and observed it was loose, It should be properly secured to the home.



Back of House

10.3.1 Electrical Panel

FPE FEDERAL PACIFIC PANEL

Major Defect

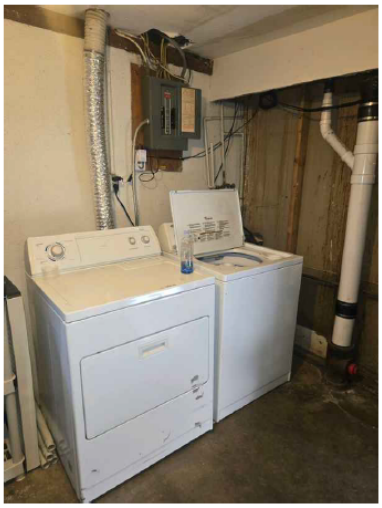
I observed indications that the electrical panelboard is a Federal Pacific Electric FPE panel. This panel is considered to be dangerous and should be further evaluated and likely replaced by a licensed electrician. FPE panel breakers are known to fail to trip at a much higher rate than standard panels. When a breaker fails to trip, the breaker and other components, including wires, may overheat and melt. The panel itself could overheat and catch fire.

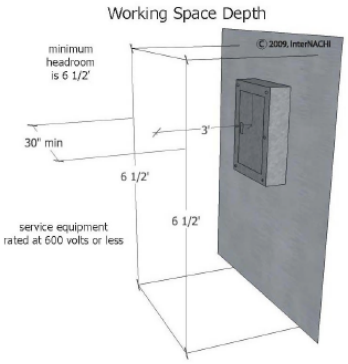
I also observed inadequate workspace at the panelboard. A clear working space for accessing all of the electrical equipment is needed. A clear space that is 3 feet deep, 30 inches wide, and 6' 6" in height should be provided in front of the equipment. I did not readily observe the main electrical shutoff. I may have just overlooked it. But you will want to know where this is.

Ultimately, you should have a licensed electrician fully evaluate the entire electrical system and update it as needed.

Recommendation
Contact a qualified electrical contractor.







10.4.1 Electrical Receptacles (Outlets)
ELECTRICAL RECEPTACLE OBSERVATIONS

Defect / Safety Issue

It is very common for me to observe the following in a home of this age from this area. Most, if not all, of these observations were likely acceptable when the electrical work occurred. However, I inspected the home to modern standards.

I observed that the electrical system was missing proper, modern GFCI and AFCI protection. There were functioning GFCI receptacles at the kitchen and bathrooms, but there should also be GFCI Receptacles in unfinished basements, laundry rooms, garages, and anywhere there is access to water.

I observed indications of a missing, open, or disconnected ground from at least one receptacle.

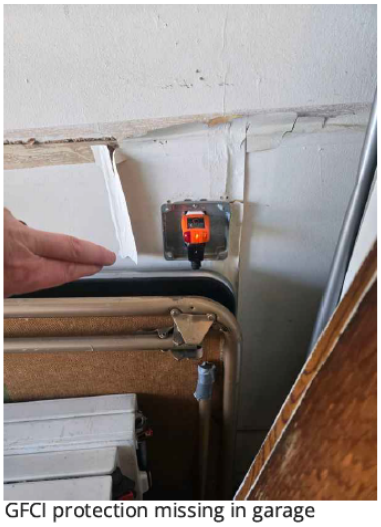
Open Ground - An open ground is when you have a three-prong receptacle that is not connected to an equipment grounding conductor. This is unsafe because an appliance that is designed to use an equipment ground to discharge an unsafe fault condition will not have a conductor to discharge that fault.

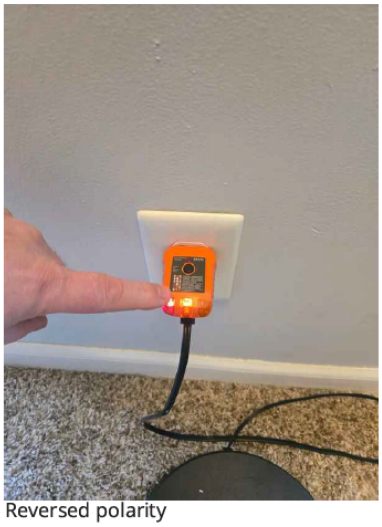
I observed two prong electrical receptacles (outlets). Three prong outlets were created to adapt to modern electrical standards. Since modern electronics and appliances require higher energy usage, more precautions must be set in place. Merely replacing a two-prong outlet with a three-prong outlet is not enough however, as there is still no ground wire. I recommend that you either add a ground wire to upgrade to a 3-prong outlet. This is the safest option and requires running a ground wire from the main electrical panel to the specific outlet. Or you can add Ground Fault Circuit Interrupter (GFCI) receptacles.

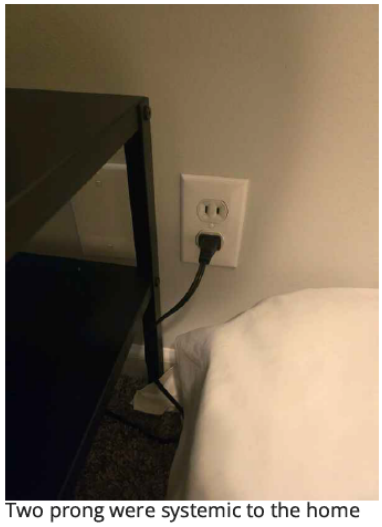
Modern standards would have, at a minimum, at least one exterior GFCI Receptacle in the front of the home and one in back of the house. I did not observe any. I recommend asking the homeowner if I overlooked one.

I am not a licensed electrician. While the electrical system, as a whole, may still be functional; I recommend having it further evaluated and updated as needed by a licensed electrician for safety reasons.

Recommendation
Contact a qualified electrical contractor.


GFCI protection missing in garage


Reversed polarity


Two prong were systemic to the home



11.1.1 Floors, Walls, Ceilings

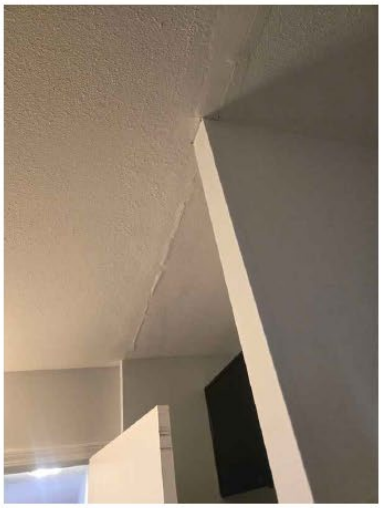
MINOR CRACKS OBSERVED IN CEILING

Maintenance Issue / Informational

The cracks I observed running along the horizontal middle of the home are likely the result of long-term settling. Some settling is not unusual in a home and is actually expected. The pictures below are meant to be examples and do not necessarily include every crack observed. I recommend properly sealing all cracks and then monitoring to see if they reappear, lengthen, or widen. If so, then further evaluation would be recommended at that time.

Recommendation
Contact a qualified professional.





11.1.2 Floors, Walls, Ceilings

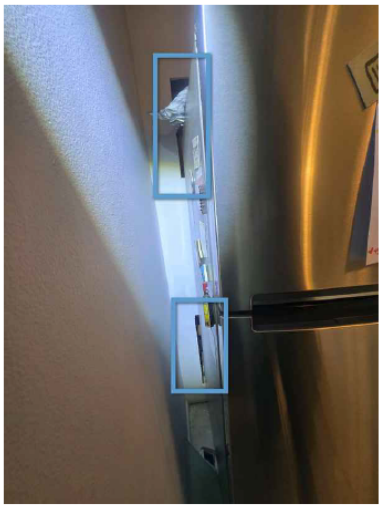
HOLES IN DRYWALL

Maintenance Issue / Informational

I observed a couple of holes in the drywall behind the refrigerator. I recommend repair.

Recommendation
Contact a qualified professional.





11.2.1 Lights, Switches, & Fixtures

Maintenance Issue / Informational

LIGHT ABSENT FROM ROOM

I observed a room that did not have a light in the ceiling. This is not necessarily a defect. I am just making you aware that there is at least one room where you may need to consider lamps or other forms of lighting. A qualified professional could likely install a ceiling light if you desired.



Recommendation
Contact a qualified professional.

11.6.1 Railings, Guards & Handrails

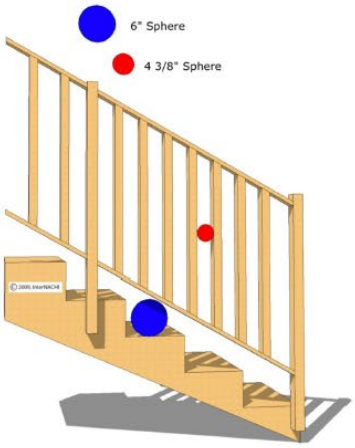
Defect / Safety Issue

STAIR GUARD OPENING WAS TOO LARGE (4 3/8")

I observed improper spacing between intermediate balusters, spindles and rails. This is a safety hazard, especially for small children. Guardrails are required on open sides of stairways and should have intermediate rails that do not allow the passage of a sphere 4 3/8 inches in diameter.

Recommendation
Contact a qualified general contractor.





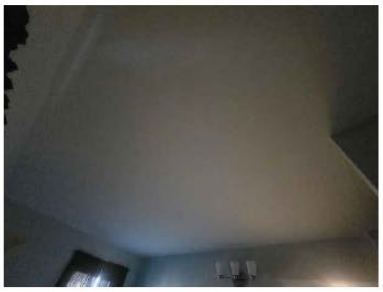
11.7.1 Smoke and CO Detectors

RECOMMEND ADDING SMOKE ALARMS AND CO DETECTORS

Maintenance Issue / Informational

I observed an absence of Smoke Alarms and Carbon Monoxide Detectors from everywhere they are recommended to be. While I may have observed some, I recommend ensuring that both smoke alarms and carbon monoxide detectors are installed according to NFPA recommendations.

Recommendation
Contact a handyman or DIY project


13.1.1 Sinks, Tubs & Showers

SINK STOPPER WAS MISSING

Maintenance Issue / Informational

You might consider installing a sink stopper.

Recommendation
Contact a handyman or DIY project



13.1.2 Sinks, Tubs & Showers

FIXTURE LEAKING

Maintenance Issue / Informational

I observed water leaking from a fixture once it was turned on.

Recommendation
Contact a qualified professional.



13.2.1 Bathroom Toilets

CAULKING RECOMMENDED AT BASE OF TOILET

Maintenance Issue / Informational

It is considered standard practice and is often required by building codes to have toilets caulked to the floor to prevent leaks, maintain sanitation, and ensure the toilet is securely attached to the floor. It is also recommended to have them caulked to the floor to prevent side-to-side movement that can break the wax seal. If you do not want to caulk the toilet base because you are concerned about detecting a future leak, I would still recommend caulking the majority of the toilet base, potentially leaving the backside open for leak detection. I recommend caulking because once unwanted fluids, such as urine, etc. get under the toilet, it becomes impractical to clean.

Recommendation
Contact a handyman or DIY project




13.3.1 Bathroom Exhaust Fan

BATHROOM FAN RECOMMENDED

Defect / Safety Issue

I observed that the bathroom does not have a mechanical exhaust fan installed. Regardless of what kind of ventilation system may be installed for the rest of the house, exhaust fans are recommended in the bathrooms to remove excess moisture, cleaning chemical fumes, etc. The fan should be ducted to exhaust outside of the home.

Recommendation
Contact a qualified professional.


Basement

15.1.1 Foundation Type

MINOR CRACKS AT FOUNDATION

Maintenance Issue / Informational

I observed cracks at the structural wall of the house foundation. These cracks appeared minor. I recommend properly sealing all cracks. Then, monitor. If these cracks widen, or new cracks appear, then I recommend a foundation recovery specialist further evaluate and make recommendations related to this observation. Also, ensure that all water is being properly diverted away from the home.

Recommendation
Contact a handyman or DIY project







15.3.1 Foundation Insulation

GENERAL ABSENCE OF INSULATION IN FOUNDATION AREA

Maintenance Issue / Informational

I observed the general absence of insulation in the foundation area. This is very common for me to observe in older homes as this is a more modern standard. You may not do anything about this, but I recommend learning more about the benefits of adding insulation between the floor joists in the foundation area.

Recommendation
Contact a qualified insulation contractor.












THE DOTTE


THE DOTTE







(Published _____)

SP2026-001

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 SP2026-001, commonly known as 8323 Tauromee Avenue, Kansas City, Kansas, legally described as:

HUNTERS GLEN NO 2, S8, T11, R8, ACRES 0.230000, B4 L13, located at approximately 8323 Tauromee Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner Occupied 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. **At the time this report is published, the applicant is scheduled to have their electrical panel inspection by the Building Inspection Division on May 8, 2026. Pending the outcome of that inspection, the applicant shall not operate the STR until the inspection is approved;**
2. **Prior to operating as a Short-Term Rental, apply for and obtain an electrical permit from the Building Inspection Division for any electrical upgrades made to the electrical panel;**
3. **Maximum number of guests shall be six (6);**
4. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**

5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **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;**
7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **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);**
11. **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;**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **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;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-009**

GENERAL INFORMATION

Applicant Information:
Juan F. Urenda Sr.
1126 Osage Avenue
Kansas City, Kansas 66105

Subject Property:
1124 Osage Avenue
Kansas City, Kansas 66105

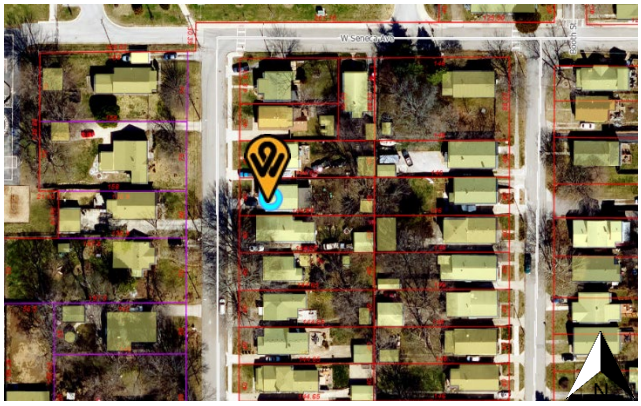
Requested Action and Purpose:
Approval of Special Use Permit to operate a Non-Owner-Occupied Short-Term Rental.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Plan Area:
Armourdale Area Plan





	Adjacent Zoning	Adjacent Uses
North	R-2(B) Two Family District	Family residence
South	C-3 Commercial District	Undeveloped lot
East	RP-5 Planned Apartment District	Machine Shop
West	RP-5 Planned Apartment District	Family residence

Total Tract Size: 0.06 Acre

Comprehensive Plan Designation: The Armourdale Area Plan designates the subject property as Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of 7th and Central is identified as “Community Commercial”, ensuring the development of that site will build off the success of the adjacent corridor.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Osage Avenue 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 does not meet 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.

Advertisement: The Wyandotte Echo – March 19, 2026
Letters to Property Owners – March 20, 2026 and April 6, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Juan F. Urenda Sr, 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 1124 Osage Avenue, Kansas City, Kansas 66105.

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. STR26-074 – Structural – February 23, 2026 – Notice issued – Install address numbers to the house.
2. 03204-00000-00180 – Code-Environment – March 24, 2003 – Completed – Chairs on front porch – Previous property owner.
3. 01208-00000-01981 – Code-Environment – November 07, 2001 – Completed – Vehicle parked on property with no tags – Previous property owner.
4. 01205-00000-00125 – Code-Environment – February 27, 2001– Completed – Trash – Previous property owner.

Outstanding or Related Permit and Cases:

1. STR26-074 – Structural – February 23, 2026 – Notice issued – Install address numbers to the house.

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 Armourdale Statistical Neighborhood, Armourdale Renewal Association Neighborhood Business Group, and Census Block Group #0426001 The neighborhood consists of family residences to the north, east, and west of the subject property. To the South, undeveloped commercial lots are 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 bordered on the east and west by RP-5 Planned Apartment District zoning. To the north, the adjoining properties are zoned R-2(B) Two-Family District, while to the south lie undeveloped parcels within the C-3 Commercial 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 Armourdale Area Plan. The Armourdale Area Plan designates the subject property as Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of 7th and Central is identified as "Community Commercial", ensuring the development of that site will build off the success of the adjacent corridor. 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 has the potential to increase vehicular traffic, and will not exceed the capacity of Osage Avenue, 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 convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

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

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

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

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

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

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

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

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is four (4). The maximum number of vehicles off-street is one (1). 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 in-person at 1126 Osage Avenue on March 26, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Overcrowding
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-009**, **for one (1) year**, subject to:

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

10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
11. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Home Inspection Report
Home Insurance Policy
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	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-009** 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:a

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-009,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:06:59:
SP2026-009 - JUAN URENDA
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1124 Osage Avenue. *Detailed Outline of Requested Action:* The applicant, Juan F. Urenda Sr, 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 1124 Osage Avenue, Kansas City, Kansas 66105.

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

Present in Support:

- Juan Urenda, Applicant, 1124 Osage Avenue, Kansas City, Kansas 66105

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:07:34: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 1:08:33:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-009 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

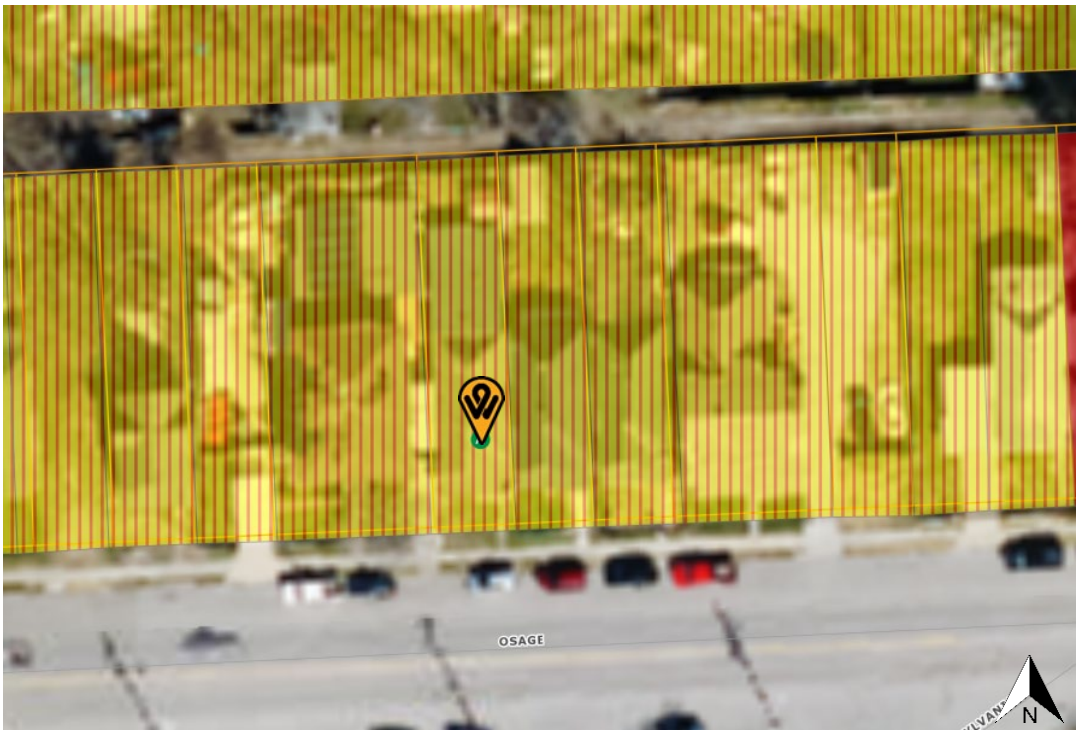
AERIAL IMAGERY



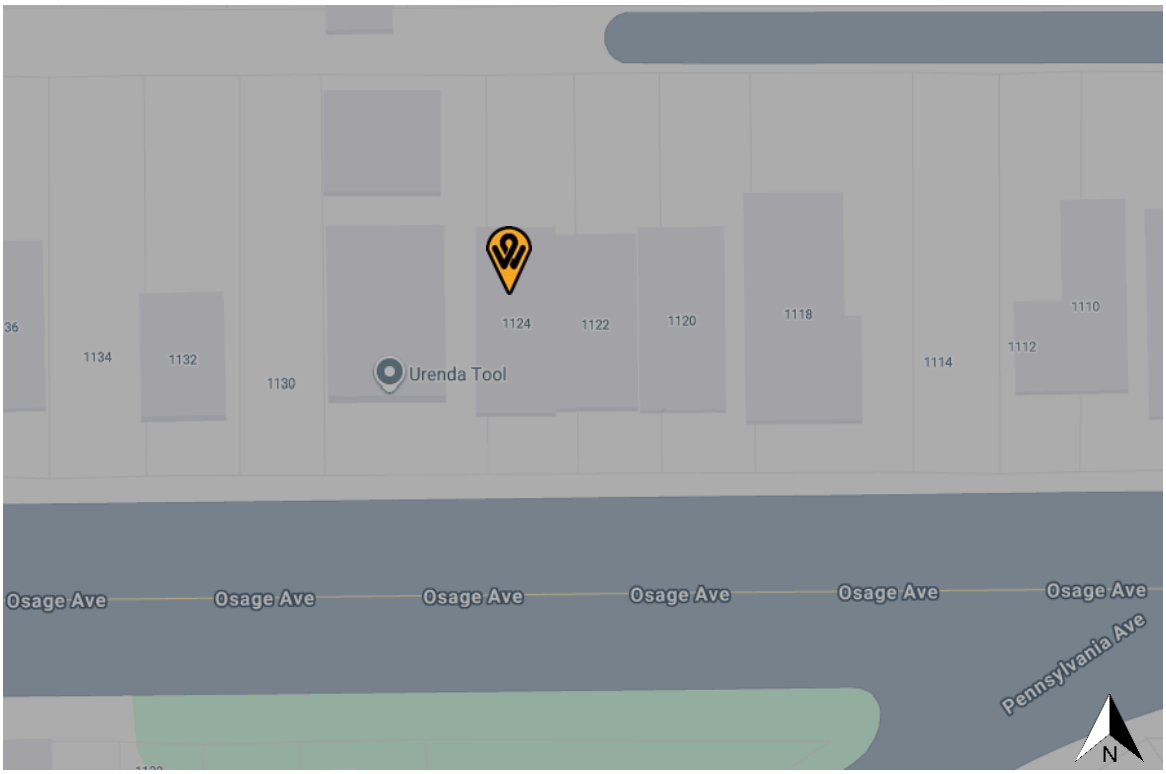
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Juan F Urenda, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-009.
2. That I conducted a neighborhood meeting on 03-26-2026
3. The notice to nearby property owners was sent on 03-09-2026.
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.

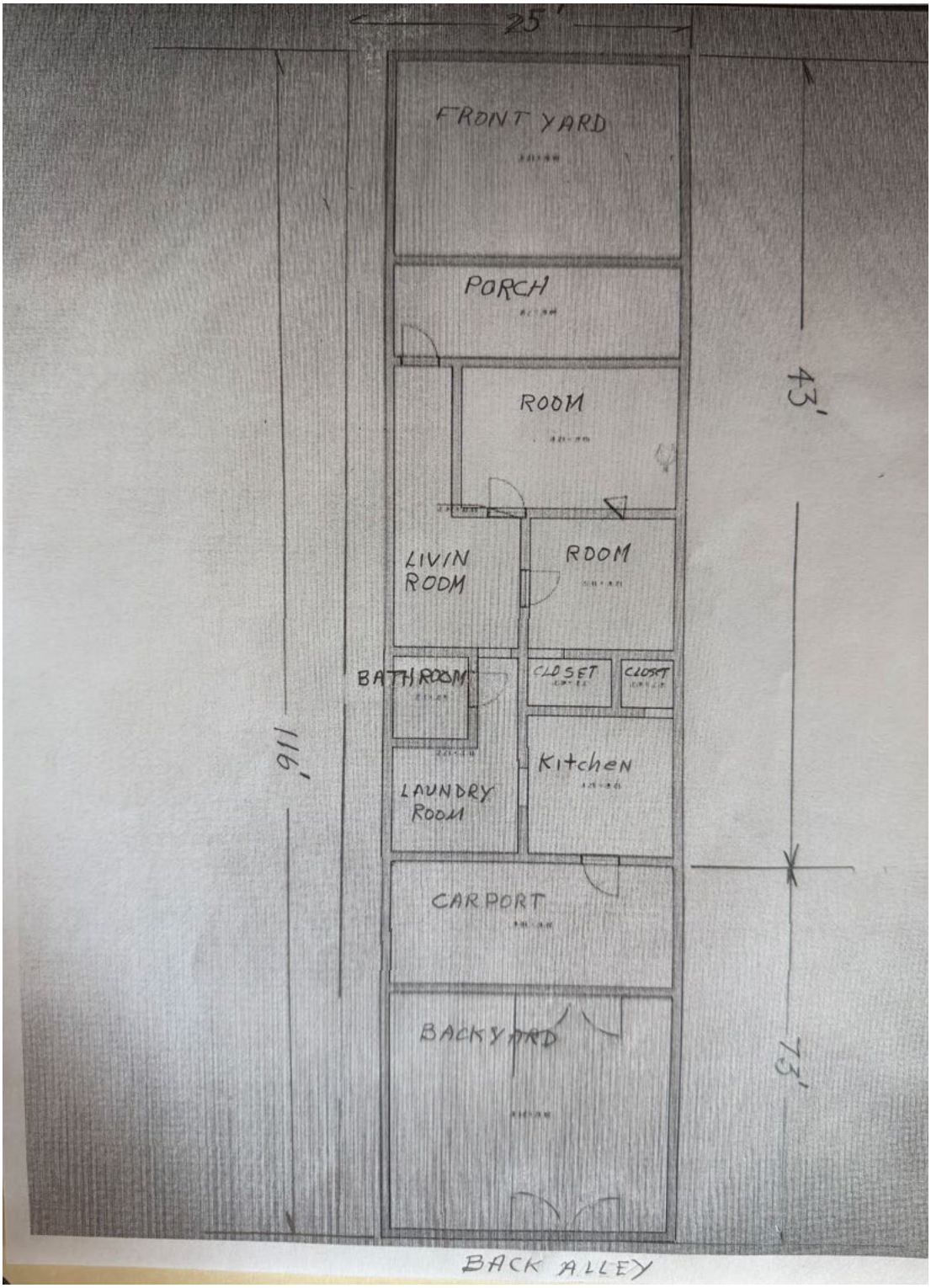
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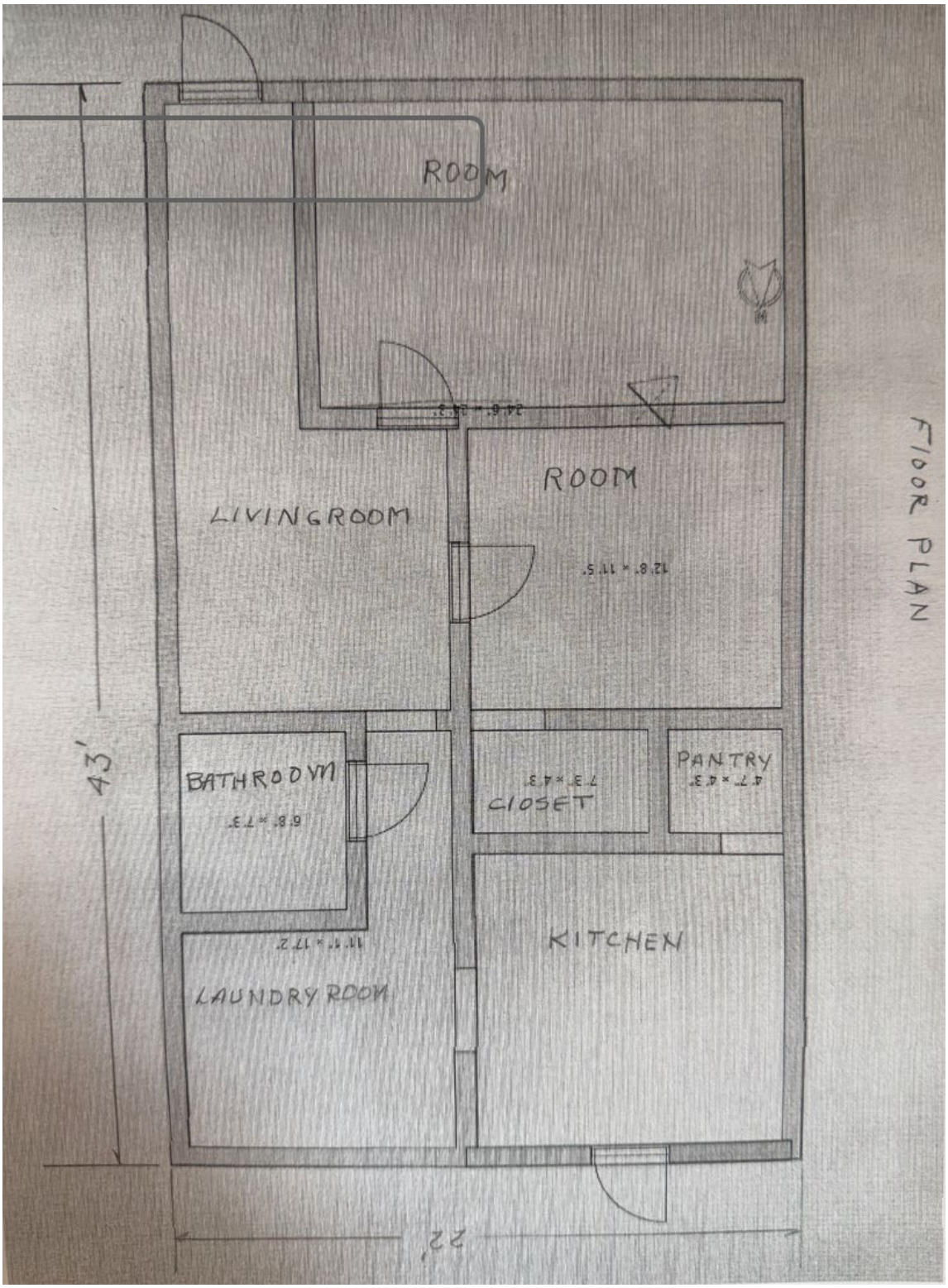
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of March, 2026.

My commission expires 13th of March, 2026.

JESSICA RUIZ MORALES
Notary Public - State of Kansas
My Appointment Expires 03/13/26

Notary Public


25'
FRONT YARD
PORCH
ROOM
43'
LIVIN ROOM
ROOM
BATHROOM
CLOSET
CLOSET
Kitchen
LAUNDRY ROOM
116'
CARPORT
BACKYARD
73'
BACK ALLEY


ROOM
LIVINGROOM
ROOM
12'8" × 11'5"
BATHROOM
6'8" × 7'3"
CLOSET
7'3" × 4'3"
PANTRY
4'7" × 4'3"
KITCHEN
11'1" × 17'2"
LAUNDRY ROOM
43'
22'
FLOOR PLAN

6. CENTRAL HEATING

6.7 SMOKE/CO DETECTORS IN SPACE

Safety Item.

No CO detector in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances and in all upper-level hallways. Recommend installing to provide early warning against elevated Carbon Monoxide levels. Do not install directly above or beside units since it is normal for them to emit a small amount of carbon monoxide during start-up.

Bulldog Professional Inspection Services **Urenda**

2. CENTRAL COOLING

2.0 COMPRESSOR UNIT

Maintenance Item.

Minor rust and corrosion around A/C condenser. Unit is 11 years old and nearing the middle of its useful life (normal life of A/C condenser is 20-25 years). Recommend hiring professional HVAC company to evaluate and service to maintain proper performance. Also recommend maintaining professional annual maintenance to maximize efficiency and remaining life. Low temperature does not allow for testing during time of inspection.



2.0 Item 1(Picture) - AC is 11 years old

Bulldog Professional Inspection Services **Urenda**

6. CENTRAL HEATING

6.1 HEATING EQUIPMENT

Maintenance Item.

Heavy rust and corrosion around furnace. Unit is 20 years old and nearing the end of its useful life (normal life of furnace is 20-25 years). Recommend hiring professional HVAC company to evaluate and service to maintain proper operation. Also recommend maintaining regular annual maintenance to maximize remaining life. Unit operates properly during time of inspection. Budget for replacement.



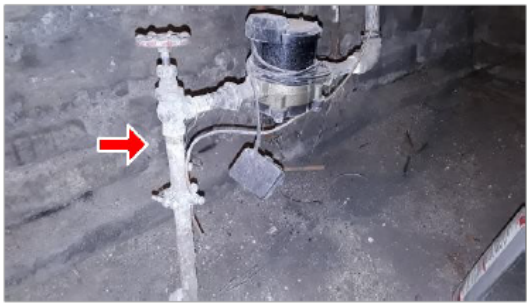
6.1 Item 1(Picture) - Furnace is 20 years old

7. PLUMBING SYSTEM

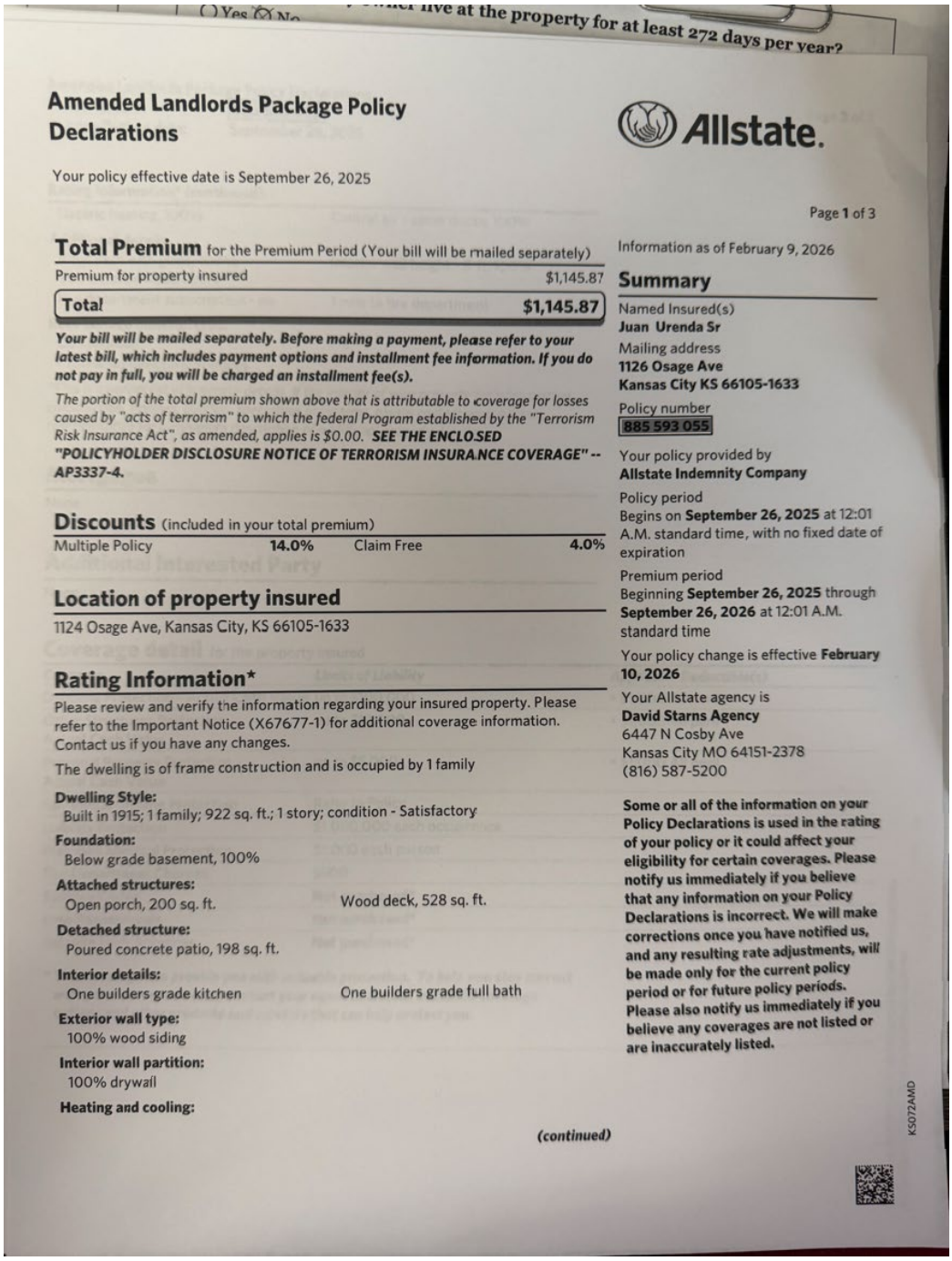
7.0 MAIN WATER SUPPLY

Maintenance Item.

Water supply piping is made of galvanized steel. This is normal in older homes, but will eventually clog and reduce water flow within home. Recommend contracting professional plumber to evaluate and replace all galvanized areas to maintain proper system performance. No flow problems present during time of inspection.



7.0 Item 1(Picture) - Galvanized water supply line



( ) Yes (X) No ... live at the property for at least 272 days per year?

Amended Landlords Package Policy Declarations

Allstate.

Your policy effective date is September 26, 2025

Total Premium for the Premium Period (Your bill will be mailed separately)

Premium for property insured	$1,145.87
Total	**$1,145.87**

Your bill will be mailed separately. Before making a payment, please refer to your latest bill, which includes payment options and installment fee information. If you do not pay in full, you will be charged an installment fee(s).

The portion of the total premium shown above that is attributable to coverage for losses caused by "acts of terrorism" to which the federal Program established by the "Terrorism Risk Insurance Act", as amended, applies is $0.00. ***SEE THE ENCLOSED "POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE" -- AP3337-4.***

Discounts (included in your total premium)

Multiple Policy	**14.0%**	Claim Free	**4.0%**

Location of property insured

1124 Osage Ave, Kansas City, KS 66105-1633

Rating Information*

Please review and verify the information regarding your insured property. Please refer to the Important Notice (X67677-1) for additional coverage information. Contact us if you have any changes.

The dwelling is of frame construction and is occupied by 1 family

Dwelling Style:
Built in 1915; 1 family; 922 sq. ft.; 1 story; condition - Satisfactory

Foundation:
Below grade basement, 100%

Attached structures:
Open porch, 200 sq. ft.
Wood deck, 528 sq. ft.

Detached structure:
Poured concrete patio, 198 sq. ft.

Interior details:
One builders grade kitchen
One builders grade full bath

Exterior wall type:
100% wood siding

Interior wall partition:
100% drywall

Heating and cooling:

(continued)

Information as of February 9, 2026

Summary

Named Insured(s)
Juan Urenda Sr

Mailing address
1126 Osage Ave
Kansas City KS 66105-1633

Policy number
885 593 055

Your policy provided by
Allstate Indemnity Company

Policy period
Begins on **September 26, 2025** at 12:01 A.M. standard time, with no fixed date of expiration

Premium period
Beginning **September 26, 2025** through **September 26, 2026** at 12:01 A.M. standard time

Your policy change is effective **February 10, 2026**

Your Allstate agency is
David Starns Agency
6447 N Cosby Ave
Kansas City MO 64151-2378
(816) 587-5200

Some or all of the information on your Policy Declarations is used in the rating of your policy or it could affect your eligibility for certain coverages. Please notify us immediately if you believe that any information on your Policy Declarations is incorrect. We will make corrections once you have notified us, and any resulting rate adjustments, will be made only for the current policy period or for future policy periods. Please also notify us immediately if you believe any coverages are not listed or are inaccurately listed.

KS072AMD

Guest Guide

1124 Osage Ave

Kansas City, KS 66105

Host Phone : Juan 913-961-3599

Check-In 3:00 PM

Check-Out 11:00 AM

Make sure you gather belongings such as charging cords, items left in drawers and closets, bathroom toiletries, etc.

We do not return left Items

LAUNDRY



At the end of your stay, please bring all dirty towels and place them in the tub. Strip the sheets off the beds but leave in the bedrooms and keep comforters, shams, mattress pads and bed skirts in the bedrooms as well. DO NOT put wet towels on the beds.

House Rules

1. No Smoking
2. No Pets
3. No Parties
4. Do Not Move Furniture
5. Do not Liter outside or around the home
6. Keep thermostat between 65 and 72 degrees.
7. Quiet Hours 10 PM-7 AM
8. Please report any damage that happens during your stay.
9. Close windows and Lock Doors when leaving the home
10. The home is stocked with a starter supply of toiletries.

If you run out during your stay you will need to purchase those supplies.

The Unified Government enforces this policy
Unified Government #_311 or 913-753-5311_____

Housing built before 1978 may contain **lead**-based **paint.**
This home was built in 1915




















SLK350
KANSAS
8195AHX

(Published _____)

SP2026-009

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 SP2026-009, commonly known as 1124 Osage Avenue, Kansas City, Kansas, legally described as:

Lot 13, Block 109, Armourdale, located at approximately 1124 Osage Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner Occupied 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. **The driveway apron and driveway shall be repaved with asphalt or concrete off the alley. Gravel surfaces are not permitted;**
2. **Maximum number of guests shall be four (4);**
3. **All parking must be off-street, maximum number of vehicles is one (1). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit,**

a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
10. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
11. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
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 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-013**

GENERAL INFORMATION

Applicant Information:
Malik Alsaeed with MK Auto LLC
604 North 3rd Street
Kansas City, Kansas 66101

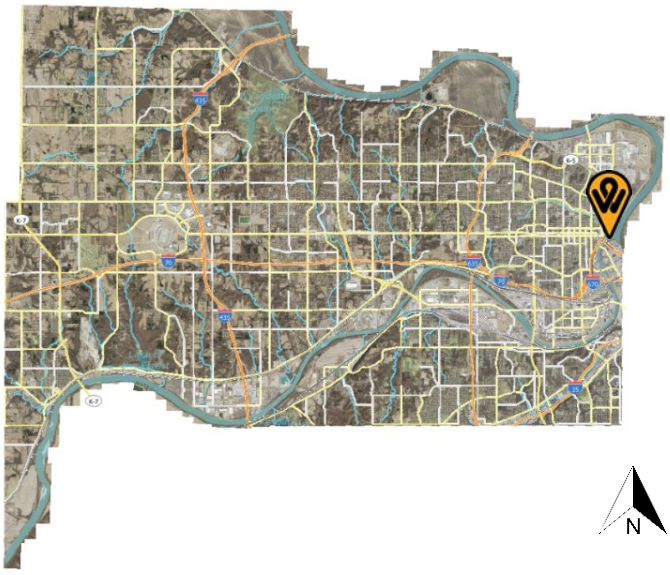
Subject Property:
1604 North 3rd Street
Kansas City, Kansas 66101

Requested Action and Purpose:
Approval of a Special Use Permit for automobile repair and sales.

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

Existing Zoning District(s):
M-2 General Industrial District

Plan Area:
Northeast Area Plan





	Adjacent Zoning	Adjacent Uses
North	R-1(B) Singel Family District	Single family residences
South	M-2 General Industrial District	ACH Foam Technologies
East	M-2 General Industrial District and M-3 Heavy Industrial District	Undeveloped lots
West	RP-5 Planned Apartment District	Pleasant Green Missionary Baptist Church

Total Tract Size: 1.2 Acres

Comprehensive Plan Designation: The Northeast Area Plan designates this property as Parks and Open Space which should be activated with amenities such as playground equipment, trails, ponds, and landscaping. Parks should be connected to surrounding neighborhoods with sidewalks and trails.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 3rd Street as a Major Arterial.

Parking Requirement: Section 27-469(e) states that one space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet.

Landscaping Requirement: Section 27-469(g) states that trees are required to be provided at not less than one per 10,000 square feet of site area. Six-foot high architectural screening in combination with a buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – March 19, 2026
Letters to Property Owners – March 20, and April 17, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Malik Alsaeed with MK Auto LLC, is requesting a Special Use Permit to operate an automotive repair and sales at 1604 North 3rd Street Kansas City, Kansas 66101.

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. ABT24-2239 – Abatement – September 18, 2024 – Closed – No Lien process, ownership change.
2. CMP24-2818 – Enforcement Complaint – September 13, 2024 – Closed – Trash being dumped on property.
3. 20225-02785 – Abatement – September 208, 2020 – Completed – Weeds and trash.
4. 18395-00215 – Stop Work Order – September 4, 2018 – Summons Issued – Building addition without permits.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP-2018-080 – Special Use Permit – August 15, 2018 – Completed – Auto sales (Denied because stipulations of SP-2016-017 were not completed) – Previous applicant.
2. SP-2016-017 – Special Use Permit – July 29, 2016 – Completed – Auto sales (two (2) years granted) – Previous applicant.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Northeast Statistical Neighborhood and Census Block Group #0410002. The neighborhood consists of Industrial lots to the south, undeveloped industrial lots to the east of the subject property.

To the north, single-family residences are located and a place of worship to the west.

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 land uses surrounding the subject property are described above. The property is bordered to the south and east by parcels zoned M-2 General Industrial. To the north, the adjacent properties are zoned R-1(B) Single-Family District. To the west, the adjoining property is zoned RP-5 Planned Apartment District and is currently developed with a place of worship. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed. From 2016 to 2018, the subject property operated as an auto sales business under an approved Special Use Permit. However, the operator did not comply with the required terms and conditions of that permit. As a result, the renewal of the Special Use Permit was denied.

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 appropriate for the subject property given its current M-2 General Industrial zoning designation. The proposed activity represents a lower-intensity use than what is typically permitted within the M-2 district. However, the existing land-use designation does not align with either the current zoning or the proposed use, creating an inconsistency within the adopted land-use plan. 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 Northeast Area Plan. The Northeast Area Plan designates this property as Parks and Open Space which should be activated with amenities such as playground equipment, trails, ponds, and landscaping. Parks should be connected to surrounding neighborhoods with sidewalks and trails. The proposed use does not comply with the Northeast Area Plan designation as the proposed use is higher intensity use for the property.

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

The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 3rd Street, a Major Arterial to accommodate it if managed properly.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as similar uses already exist within less than one mile of the subject property. Given the availability of the same service in close proximity, the proposed use does not provide a unique or unmet public need. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use represents a decrease in intensity compared to the range of uses permitted under the existing zoning, which further reduces the likelihood of adverse impacts on surrounding development.

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.***

   These are not expected to create problems for nearby property, however if, dust, noise, and noise are issues, the applicants could screen 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 M-2 General Industrial 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 Commercial use 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 the proposed use is already taking place in other locations less than a mile away. If denied, the property owner may not use the property for an auto sales and repair shop, however, they can still use the property for any M-2 General Industrial use.

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

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

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

The proposed use is not expected to result in overcrowding or land or undue concentrations of population because the property is big enough for both uses being proposed.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1604 North 3rd Street on April 14, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Landscape Plan
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-013**, **for two (2) years**, subject to:

1. **Hours of operation are Monday to Friday from 9:00 AM to 5:00 PM and Saturday 9:00 AM to 3:00 PM;**
2. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
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. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org. 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;**

5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **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;**
7. **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;**
8. **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;**
9. **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;**
10. **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;**
11. **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,**
12. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan and Floor 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	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-013** 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 **SP2026-013,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:09:29:
SP2026-013 - MALIK ALSAEED WITH MK AUTO LLC
Synopsis: Special Use Permit for automobile repair and sales at 1604 North 3rd Street.
Detailed Outline of Requested Action: The applicant, Malik Alsaeed with MK Auto LLC, is requesting a Special Use Permit to operate an automotive repair and sales at 1604 North 3rd Street Kansas City, Kansas 66101.

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

Present in Support:

- Malik Alsaeed, Applicant, 1604 North 3rd Street, Kansas City, Kansas 66101

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:11:12: Byron Toy, Lead Planner, stated that even though the Northeast Area Plan designates this parcel as Park/Open Space due to its proximity to Jersey Creek, the zoning is Industrial. 10 years ago, this property was an automotive repair shop. Its Special Use Permit Renewal was denied in 2018 as the previous owners did not follow their conditions of approval. Staff recommends approval of this application for two (2) years with conditions, including cars that are being repaired being kept inside, no inoperable vehicles being kept on the property, and only 8 cars for sale on the premises at one time.

Commissioner Foglesong asked if the applicant has been made aware that they need to

be cautious with oil and other liquids as it can end up in the creek. Toy replied that it was mentioned to the applicant during Engineering and Public Works' review.

Commissioner Jones asked why the previous Special Use Permit was denied. Toy said that the parking lot was not restriped and there was junk and inoperable vehicles on the property.

Commissioner Beth asked about the trailers on the property. Planner Osiris Nunez Espinoza stated that she has already spoken with the applicants and the use will not continue.

Motion starts at 1:20:26:

On motion by Commissioner Ward, seconded by Commissioner Miller, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-013 for two (2) years:**

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

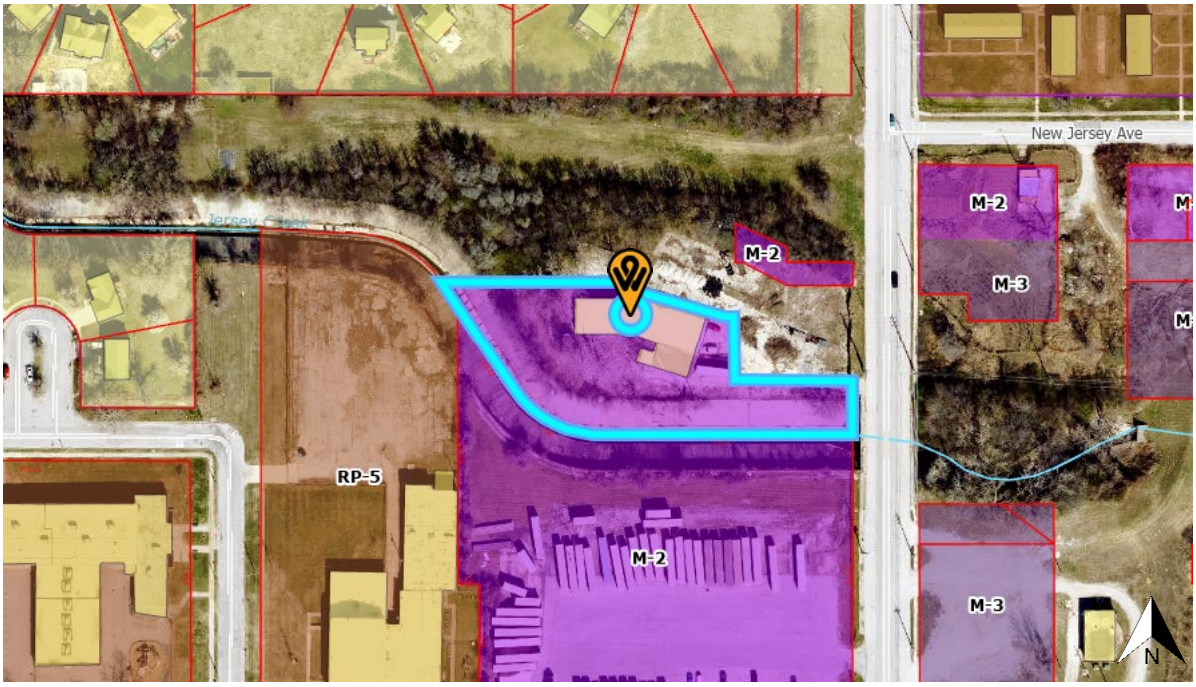
Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



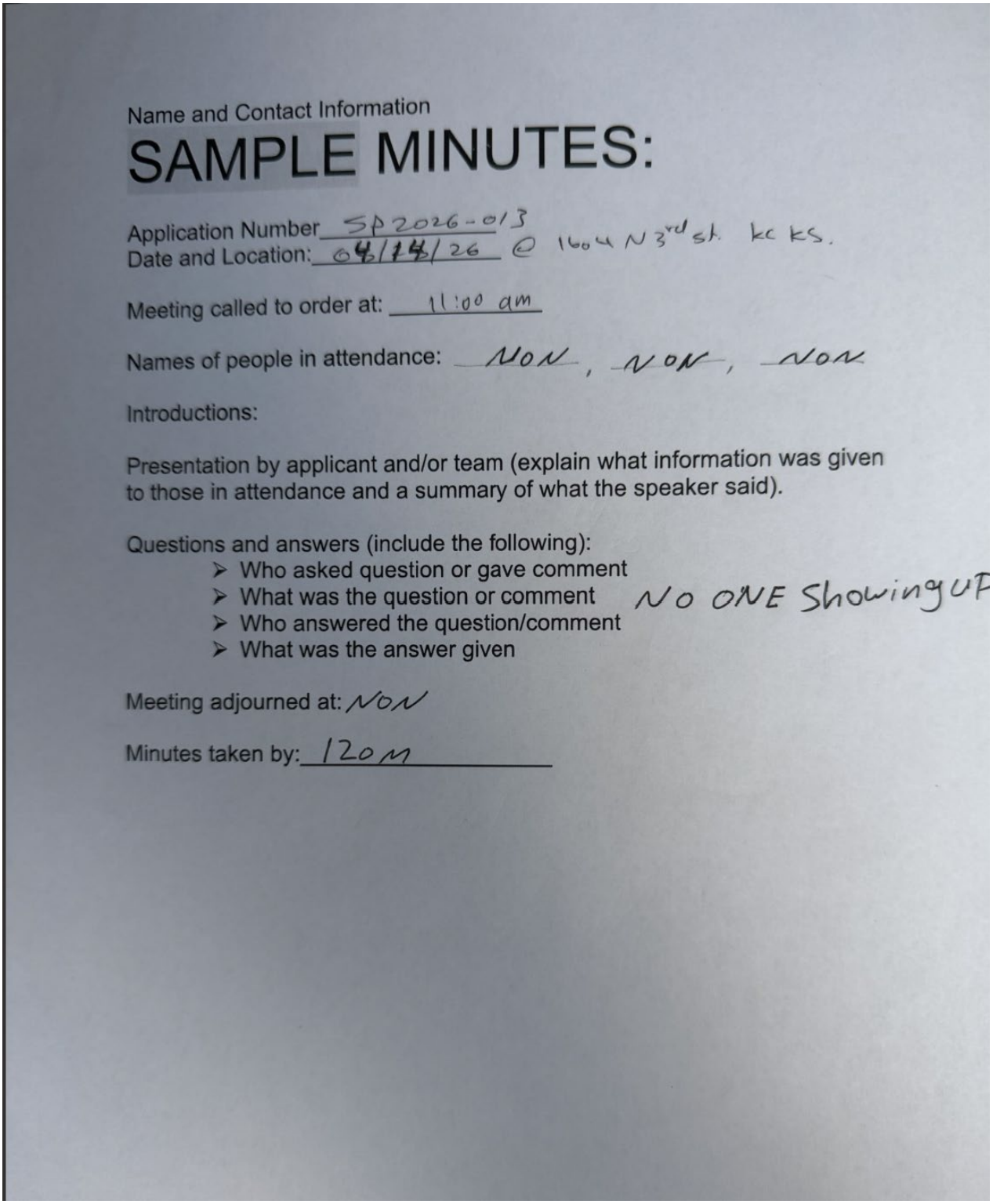
ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS



Name and Contact Information

SAMPLE MINUTES:

Application Number SP2026-013
Date and Location: 04/14/26 @ 1604 N 3rd St. KC KS.

Meeting called to order at: 11:00 am

Names of people in attendance: NON, NON, NON

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 NO ONE Showing UP
- Who answered the question/comment
- What was the answer given

Meeting adjourned at: NON

Minutes taken by: 120M

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Jackson.)

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

1. That I am the petitioner for Petition # SP 2026-013.
2. That I conducted a neighborhood meeting on 04/14/2026
3. The notice to nearby property owners was sent on 03/26/2026.
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.

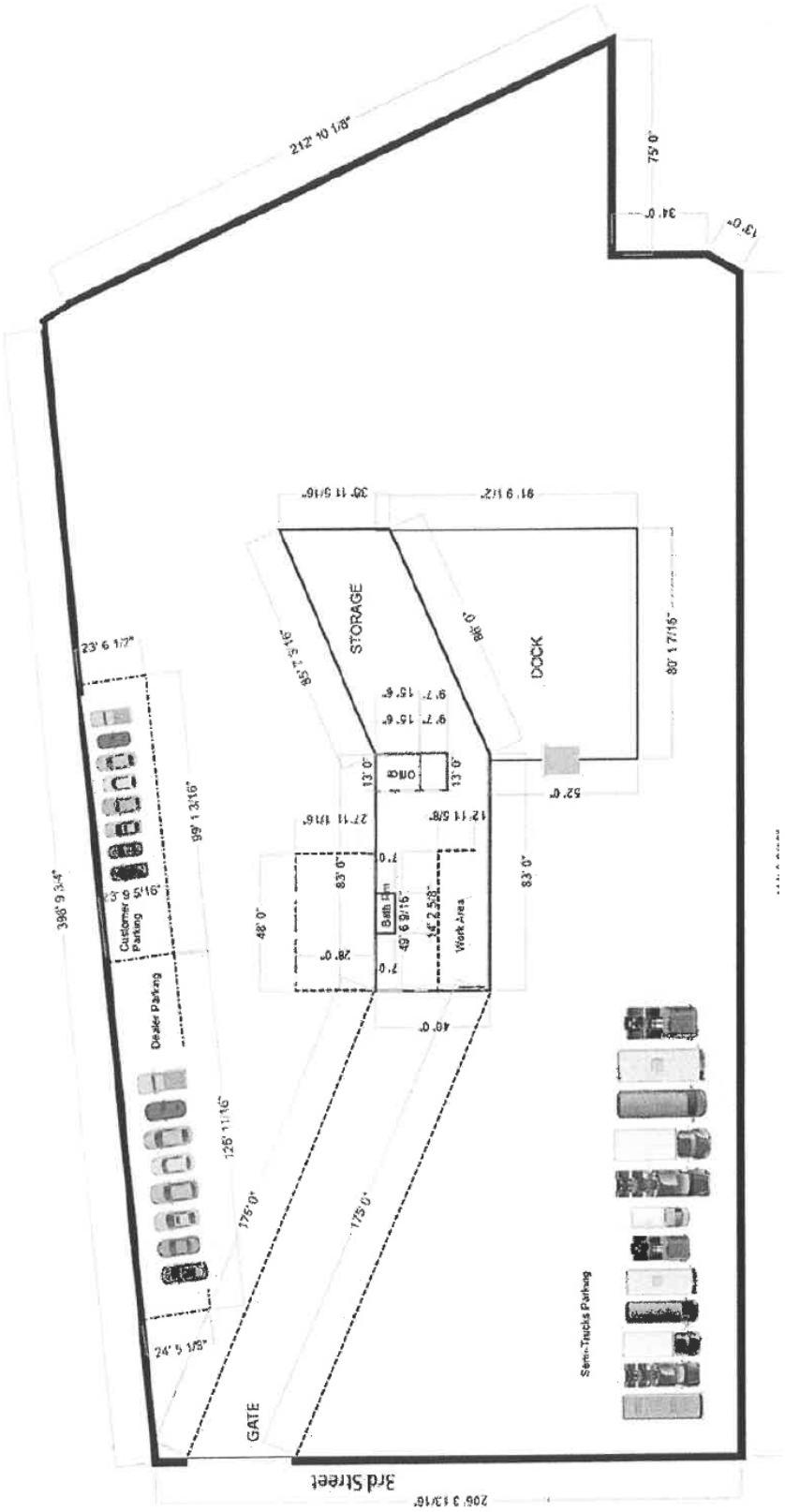
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 04 day of 14, 2026.

My commission expires 14th of April, 2026.

Notary Public

HAITHAM M HUSEIN
My Commission Expires
01-04-2027
NOTARY SEAL
Jackson
County
Commission # 14920187
NOTARY PUBLIC - STATE OF MISSOURI


STORAGE
DOCK
Office
Bath
Work Area
Customer & Dealer Parking
Semi-Trucks Parking
GATE
3rd Street



(Published _____)

SP2026-013

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 SP2026-013, commonly known as 1604 North 3rd Street, Kansas City, Kansas, legally described as:

GATEWAY, S3, T11, R25, ACRES 1.220000, L17, located at approximately 1604 North 3rd Street, Kansas City, Kansas.

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

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

1. **Hours of operation are Monday to Friday from 9:00 AM to 5:00 PM and Saturday 9:00 AM to 3:00 PM;**
2. **Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
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. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org. 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;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **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;**
7. **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;**
8. **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;**
9. **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;**
10. **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;

11. **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,**
12. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-015**

GENERAL INFORMATION

Applicant Information:
Eric Medved with EM Shales Real Estates LLC
16512 Cody Street
Overland Park, Kansas 66221

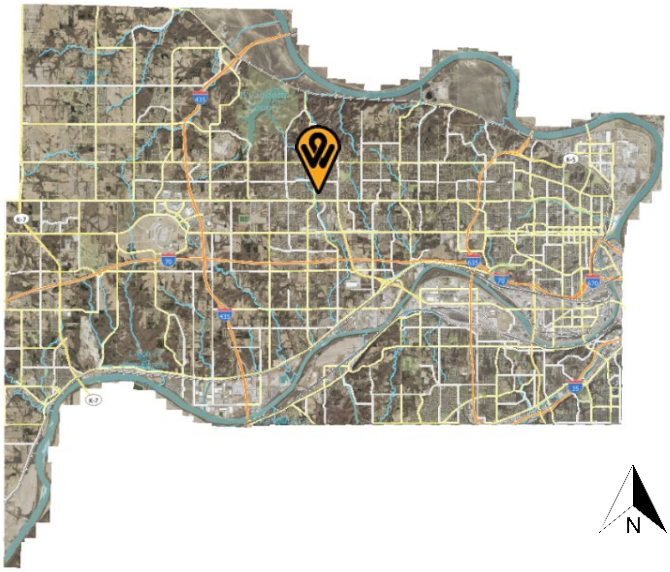
Subject Property:
2309 North 77th Street
Kansas City, Kansas 66109

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 #1: Melissa Bynum
District #8 Commissioner: Andrew Davis

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family home
South	R-2 Two Family District	Duplexes
East	R-1 Single Family District	Single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 4.93

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 77th Street as a Major Collector.

Parking Requirement: Section 27-454(d) states that 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 a garage or carport. 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. There is not a tree provided on-site.

Advertisement: The Wyandotte Echo – March 19, 2026
Letters to Property Owners – March 20, 2026 and April 9, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Eric Medved with EM Sales Real Estate LLC, is requesting a Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2300 block of North 77th 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. There have been numerous code enforcement complaints between 2013 and 2024 ranging between dumping on the property, demo garage, constructed addition, deck and in-ground pool without permits, junk and trash dumped in creek, vehicles parked on the grass, concrete mixers and gravel on the property, tax lien, broken tree limbs and fallen trees (all by the previous owner).

Outstanding or Related Permit and Cases:

1. 14381-00529 – Gas Permit – Gas Pressure Test – October 16, 2014 – Completed.
2. 14380-00866 – Electrical Permit – Electrical Service Upgrade – September 10, 2014 – Completed.

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 Victory Hills Statistical Neighborhood, Leavenworth Road Association (LRA) Neighborhood Business Group and Census Block Group #0442021. The neighborhood consists of single-family homes and two (2) duplexes, as this property is mid-block between Parallel Parkway to the south and Webster Avenue to the north. Parallel Parkway is a Major Arterial linking downtown to K-7 Highway.

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 Single Family District zoning, except for the property to the south, which is a duplex. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along North 77th Street. 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 length of time the property has been vacant is undetermined, as there is no long-term rental licenses associated on the property.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the property as Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed. The proposed use conforms to the Comprehensive 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 North 77th Street, a Major Collector, 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 10 based on the five (5) bedrooms. The maximum number of vehicles off-street is four (4). 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 March 30, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-015**, **for one (1) year**, subject to:

1. **The Applicant and Planning Staff will continue to have ongoing conversations and work towards a solution to reuse or remove the slab and foundation of the previously demolished single-family home;**
2. **Maximum number of guests shall be 10;**
3. **All parking must be off-street, maximum number of vehicles is four (4). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host**

Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);

10. **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;**
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. **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;**
13. **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;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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. **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;**
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to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

18. **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;**
19. **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;**
20. **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,**
21. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Welcome Book

Site Plan
Floor Plan
Home Inspection Report
Kansas Department of Agriculture Lodging Establishment Inspection Report
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-015** 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 **SP2026-015,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:21:32:
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. *Detailed Outline of Requested Action:* The applicant, Eric Medved with EM Sales Real Estate LLC, is requesting a Special Use Permit to operate a short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 2300 block of North 77th 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:

- Eric Medved, Applicant, 2309 North 77th Street, Kansas City, Kansas 66109

Commissioner Foglesong asked if the house was on septic or sewer, Medved stated the house is on sewer.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:28:40: Byron Toy, Lead Planner, stated that the applicant has worked closely with staff to rectify permitting issues with the property, which were inherited from a prior owner. This Special Use Permit is for a maximum of 10 occupants and four (4) cars.

Motion starts at 1:29:30:

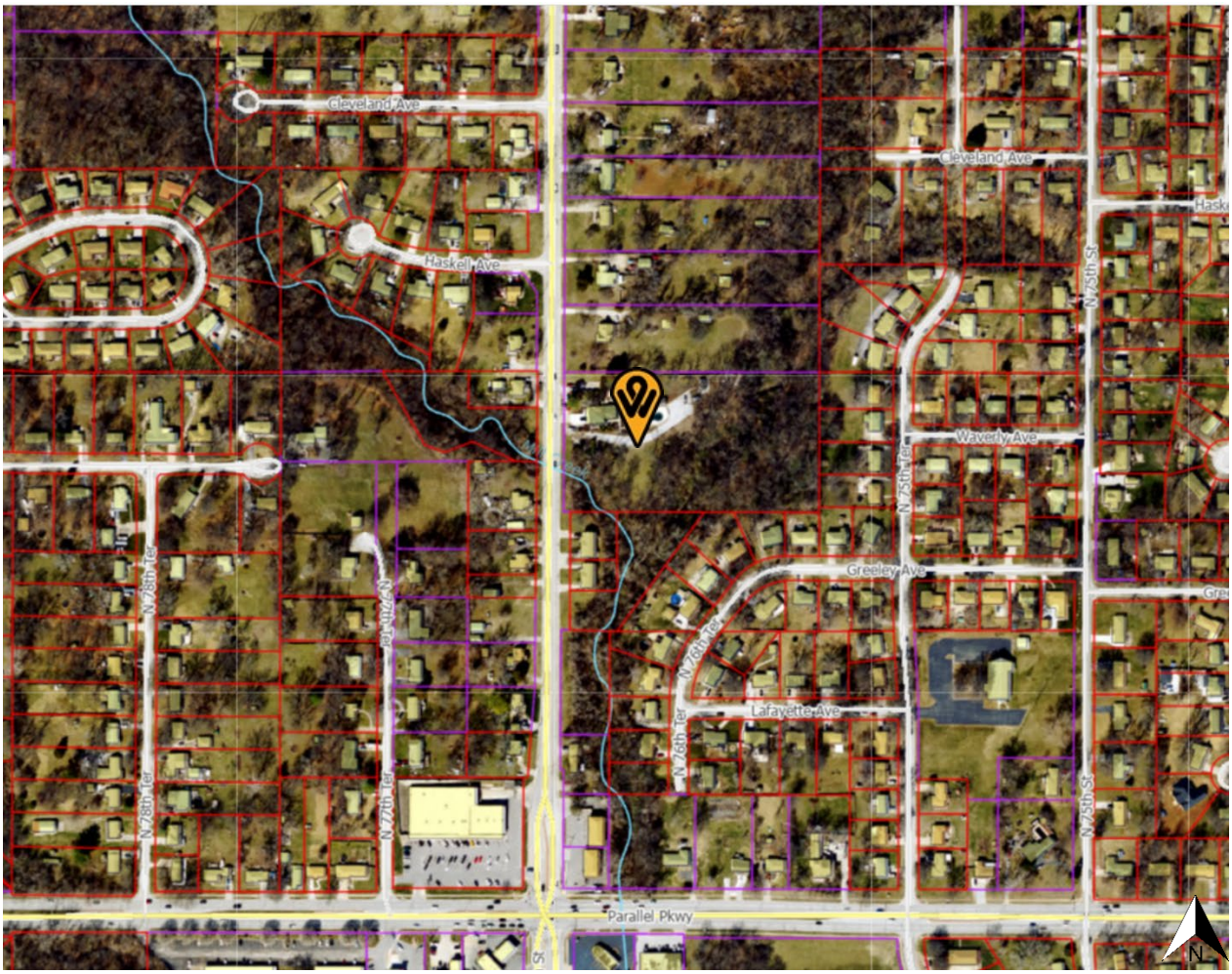
On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-015 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



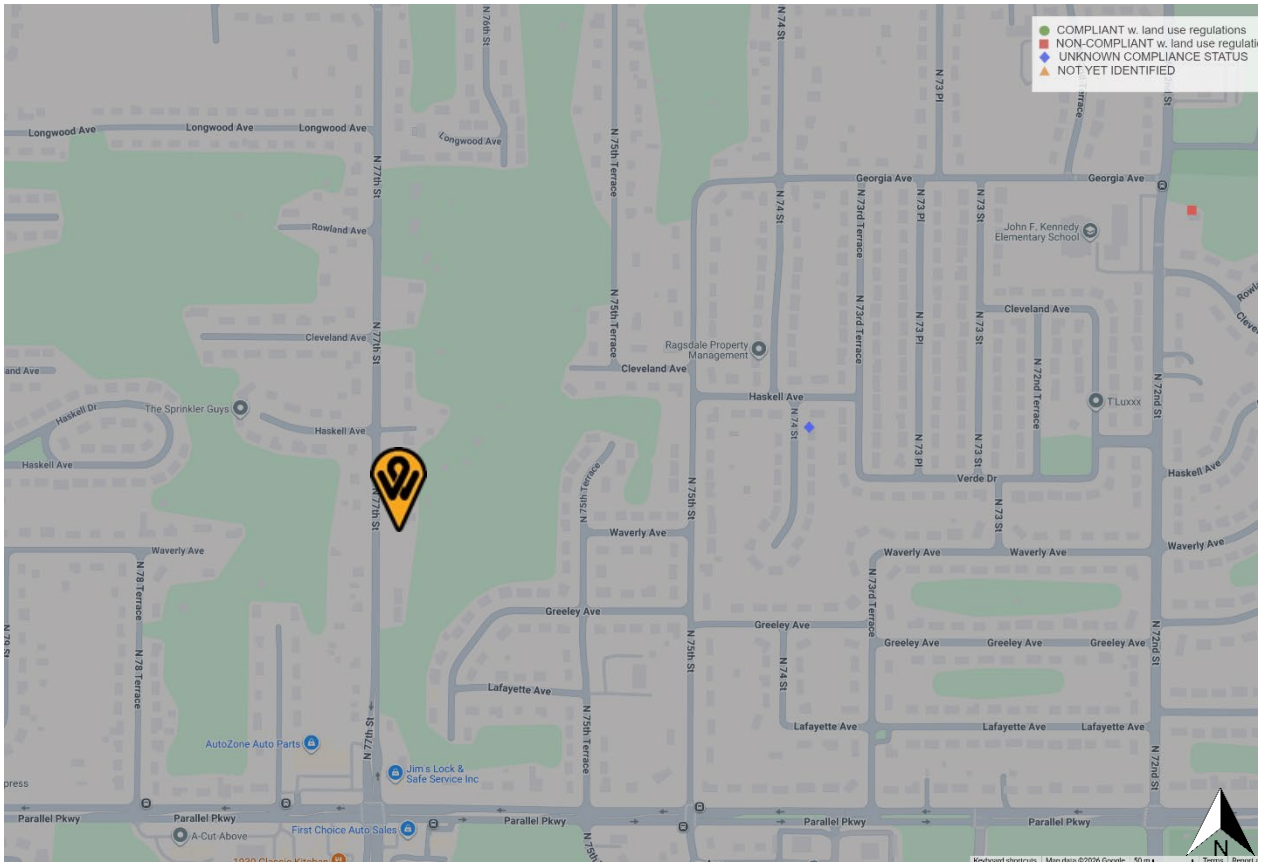
ZONING MAP


Cleveland Ave
Haskell Ave
R-1
R-2
R-2(B)
Waverly Ave
N 75th Ter
N 75th St
Greeley Ave
N 76th Ter
Lafayette Ave
N 77th Ter
N 78th Ter
C-1
Parallel Pkwy
N

LAND USE MAP


LONGWOOD
ROWLAND
CLEVELAND
HASKELL
BROOKSIDE
WAVERLY
GREELEY
LAFAYETTE
PARALLEL
TROUP
GARFIELD
GEORGIA
CAMPUS
80TH
79TH
78TH
77TH
76TH
75TH
74TH
73RD
N

SHORT-TERM RENTAL MAP



Thank you for the comments and response. Reading thru I feel we are all on the same page with concerns, and making sure the property is managed correctly. Below are responses to the comments. If you have any additional questions or concerns please reach out to me.

1. While the applicant was not the property owner at the time the construction occurred, have the appropriate building permits been obtained and has Building Inspection Division been able to inspect the work that was performed?

1. Permits & Prior Construction

It is correct that we were not the property owner at the time the previous construction occurred and were not initially aware of any permitting deficiencies. However, through our due diligence and inspections, we identified areas that required correction.
Specifically, the deck walkway was not constructed to current code standards. We have engaged licensed professionals to bring this into compliance and will obtain all required permits prior to commencing work. This correction is expected to be completed within one month.
Regarding the pool, we obtained a professional inspection and were not made aware of any deficiencies. If the Building Inspection Division requires additional review or inspection, we will fully comply and complete any required actions within one month.
Additionally, we have addressed prior site concerns by:

- **Removing dead and hazardous trees (including certain walnut trees)**
- **Cleaning and restoring areas along the tree line where previous dumping had occurred**

Our goal is to ensure the entire property is fully compliant, safe, and well-maintained.

2. The home inspection denotes unsatisfactory items and there are safety issues related to electrical, plumbing, mechanical, exterior and interior parts of the residence need to be fixed (see the Attachments). What is the timeline to make these repairs? Staff cannot proceed with a recommendation until the defects and safety issues are completed.

2. Timeline for Repairs

Nearly all items identified in the inspection report have already been corrected.
Remaining items are scheduled as follows:

- **Electrical work: In progress and expected to be completed this week by licensed electricians**
- **Plumbing items: Scheduled within the next two weeks**
- **Minor remaining items: Being addressed concurrently and will be completed within the month**

All noted safety and code issues will be fully resolved before final consideration.
3. If you have 7 or more guests, a Lodging Establishment License from the Kansas Department of Agriculture, which requires their own inspection.
3. Lodging License

We have already obtained a valid Lodging Establishment License through the Kansas Department of Agriculture (License #40605), which was included in our original application. This is also attached on page 37 & 38 of linked application
We worked directly with Shana Guyton to ensure full compliance with all applicable lodging regulations. The inspection process required us to address many of the items noted in the staff comments.
4 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?

4. Rental Area & Parking

The entire residence and immediate surrounding yard will be available to guests. However, access to the rear acreage beyond the primary tree line (approximately 2 acres) will be restricted.
Parking is fully accommodated on-site with no need for street parking:

- **Garage slab: 2 vehicles**
- **Circular driveway: 2 vehicles**
- **Main driveway: up to 4 vehicles**
- **Side/rear drive: 2+ vehicles if needed**

We understand the City allows a maximum of 4 vehicles, and we will enforce this limit strictly. Street parking will not be permitted.
Based on expected use, most bookings will involve 1–2 vehicles, with larger groups (e.g., families attending events) occasionally reaching the maximum.
5. What is the maximum number of people that will be staying at any one time?

5. Maximum Occupancy

We will adhere strictly to local code requirements, with a maximum occupancy of 10 guests.
To ensure compliance:

- **Exterior security cameras monitor guest count (front-facing only)**
- **Unauthorized guests are not permitted**

6. 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.

6. Property Management
We will self-manage this property. For at least the first 6 months we plan to manage every aspect of this property. This is our only Airbnb and we want it to be the very best, with every quality standard met. We want guest to have the most safe and fun experience, so in order to ensure that we will be controlling every aspect of management for at least 2026. After that, we may allow ourselves to outsource this, if we feel the quality can still be upheld.
Eric Medved
913-486-6762
cireetm11@gmail.com
Shaday Medved
913-424-3137

In our letters to nearby properties we have provided them all with my personal cell and email address and advised them to reach out with any issues.

7 How will you communicate with the neighbors if there are any issues?
Neighbors may contact us at any time via:

- **Phone call**
- **Text message**
- **Email**

We have taken a proactive approach and already talked to a few neighbors in person about our plans. We have texted back and forth with Maggie and John the neighbors directly to the North, and made sure they specifically know if there is any issue to let us know. We have had a phone call already with another neighbor that simply welcomed us and told us about 'LRA' and invited us to an event. So far our reception has been all great, but making sure the neighbors all have our information for any possible issue. We are also providing all guest with a 'good neighbor policy' which I will attach below.

8. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?We are able to respond quickly in the event of an issue:

- **Owner response time: 17–35 minutes**
- **Backup contact: Within approximately 5 minutes (local employee)**

Guests are also provided with emergency contact information for utilities and emergency services. I personally have a business in West Bottoms and during office hours can be to the property within about 17 minutes. We also live in Overland Park, so other times can arrive 35-40 minutes. For emergencies that may need faster attention, I have an employee that lives about 1 mile away and is willing to assist with any matter that may require quick attention.
9. What is the projected annual occupancy rate for this listing?

9. Projected Occupancy

We anticipate:

- **Occupancy Rate: ~60% annually**
- **Average Daily Rate (ADR): ~$800**

These projections are based on standard market conditions and do not include potential demand increases from major events.
10.Indicate how you will maintain the property in a safe and sanitary manner, including:

SP2026-015 April 13, 2026 8
a. Working smoke detectors in each bedroom plus each level of the unit/house;
b. GFCI outlets required in bathrooms;
c. Double keyed locks are not allowed;

d. Copper cannot be used for gas supply lines;
e. Windows must be operable, not blocked or boarded;
f. Handrails are required at sets of 4 or more stairs/ risers;
g. Hot water tank and furnace must be vented properly and operational
h. Electric panel and circuits must be safe; and
i. Facility cleaned and sanitized after each guest check-out.

10. Safety & Sanitation

We are committed to maintaining a safe and sanitary environment at all times:

- **Smoke/CO detectors installed in all bedrooms and levels (monitored system)**
- **GFCI outlets installed in required areas**
- **No double-keyed locks (digital guest access only)**
- **Gas lines professionally inspected and compliant**
- **All windows operable and unobstructed**
- **Handrails installed where required**
- **HVAC and water heater systems inspected and functioning properly**
- **Electrical panel issues corrected by licensed electrician**

Cleaning Protocol:

- **Full cleaning and sanitization after every stay**
- **All linens (including unused) are replaced and sanitized**
- **Duplicate dishware and linens maintained for proper turnover**
- **Compliance with all Kansas lodging sanitation requirements**

Every item on this list has been professionally inspected and/or fixed after purchasing the property. We will keep up on all building maintenance. Our standards are very high for this property. Our goal is to maintain a high-quality, well-managed property that exceeds safety, cleanliness, and operational standards .

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

11. Lodging Taxes
Airbnb and any other platform we use will automatically collect and remit lodging tax in accordance with Kansas and local regulations

We will manage and ensure:

- Proper licensing and renewals
- Compliance with all state and local tax obligations
- We have already had to renew, and that has already came thru for 3/31/26-3/31/2027, this license is attached
-
- 12. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.? Given the size of the home and the amenities provided, how will

you ensure that parties to not occur and potentially disrupt the adjacent neighbors?

-
- **12. Preventing Parties & Noise Control**
- **When looking for a property and purchasing the property we highly considered this aspect. In our design plans we spent months to try and perfect a plan to answer this very question. This was a top priority when taking on this project.**
- **Operational Controls:**
- **Strict "no party" policy**
- **Guest screening (no local bookings without approval) - Here no local guest without prior approval. It will be hard to get local guest approved as the highest chance of a party**
- **Noise monitoring system (Minut device) - We will have a Minut Device inside the house which will monitor for noise and smoking. Violations may result in immediate corrective action, including termination of the reservation without refund if necessary .**
- **Exterior cameras to monitor occupancy - This allows us to monitor unauthorized guest.**
-
- **Design & Site Planning:**
- **The property itself is great with Natural Tree Buffers and heavily wooded areas that will buffer and mitigate any sound.**
- **We are not installing any outdoor speakers.**
- **Strict Guest Outdoor Volume Requirements**
- **A Good Neighbor Policy for guest (attached)**
- **There are no nighttime lights for sports courts which will reduce any sports court usage to daylight hours**
- **All patio lights are low voltage and under a retaining wall border facing down. This would reduce or eliminate any light pollution.**
- **The amenities we chose are designed for relaxation. We went for Spa Amenities. We are targeting guest that are into spa, athletics, meditation. Itself leaning to a calmer less party-forward crowd. Any amenites that would lend to sound we have strategically placed and planned.**
- **-The seating area, we are sinking into the patio 3ft with a large retaining wall. The seating area facing back to the house. Meaning normal conversations or the hang out spot will the volume will be directional to more than 500ft from the nearest house. About 150' from the house to the north, but behind a fence and large retaining wall. We also expect very normal level conversations only in the seating area.**
- **-The Hottub, we are pocketing right next to the deck, towards the center of the property. Again, a spot where we only expect normal conversation to happen, but positioned in the best spot to prevent any noise to neighbors.**
- **-Last, the pickleball court. We have put the most thought into this, My wife and I are both avid players and even own a pickleball company. We have been playing almost 15 years now. So the subject of pickleball and noise is one we are very passionate about.**
- **To Start We are providing Owl pickleball paddles. These are composite paddles built specifically to reduce noise, and we have done some calculations on this I will list below:**
-
- **Owl Paddles Reduce Noise from 85 to 80 decibels and 1100-1200 Hz to 600 Hz over a standard paddle.**

We have chosen the best placement for a proposed pickleball court, considering the volume and distance to any neighbor houses..

The nearest house to the north is approx 252-260ft from our proposed court area, the houses to the East Behind treelines are 450ft, The duplexes off 77th to the south are approx 356ft away and the nearest house behind the treeline to the south is 335ft away. An 80 dB sound at anything over 300ft would be 40-44 dB, or a level considered to be a quiet suburb. At 200ft it might increase to 44-50dB at max, which is similar to a level of a quiet conversation. These noise levels are what would be expected completely un-obstructed. We have a fence to the North, and lots of trees to the East and South. The volume levels caused from pickleball court would be almost never heard.

- 13. Will guests be allowed to bring pets to the property?

13. Pets

Pets are not currently permitted, though this may be reevaluated in the future.

14. 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.

14. Host Compliance

We will include contact information for Host Compliance by Granicus in all guest materials:

913-246-5133
www.hostcompliance.com/tips

Supplemental Items: Good Neighbor Policy & Noise Mitigation Statement:

Good Neighbor Policy

Property Address: 2309 N 77th Ter, Kansas City, KS
Owner/Manager: Eric Medved
Contact: 913-486-6762
We are committed to operating this property in a way that respects the surrounding neighborhood and ensures a peaceful environment for all residents.

Guest Behavior Expectations

- No parties, events, or large gatherings are permitted

- Quiet hours are strictly enforced from **9:00 PM – 8:00 AM**
- Outdoor noise must remain at conversational levels at all times
- Maximum occupancy of **10 guests** will be strictly enforced

Parking Policy

- Maximum of **4 vehicles**
- All vehicles must park in designated on-site areas
- **No street parking is permitted at any time**

Noise Monitoring & Enforcement

- Interior noise monitoring system (Minut) alerts us to excessive noise levels
- Exterior cameras (front-facing only) monitor occupancy and compliance
- Immediate action will be taken if violations occur, including guest removal if necessary

Property Use Restrictions

- Guests are restricted from accessing rear acreage beyond the tree line
- Outdoor amenities are designed for low-impact, quiet use

Communication with Neighbors

- Neighbors are encouraged to contact us directly at any time
- All concerns will be addressed **immediately and respectfully**

Our Commitment

We are committed to maintaining a **quiet, high-quality, and well-managed property** that enhances—not disrupts—the surrounding community.

Noise Mitigation Plan

Noise control and neighbor impact have been a primary consideration in both the design and operation of this property.

1. Natural Sound Barriers
Dense tree lines on multiple sides of the property
Seasonal foliage provides additional buffering for ~50% of the year
2. Site Layout Strategy
Activity areas positioned away from neighboring homes
Large open green space reduces concentrated noise zones
Outdoor gathering areas intentionally limited in size and location
3. Structural Mitigation
Retaining wall installed to block sound toward nearest neighboring property
Landscaping elements used to absorb and diffuse sound
4. Equipment & Amenity Choices

No outdoor speakers or amplified sound systems
Low-noise pickleball equipment used (reduced sound frequency)
No outdoor court lighting (limits late-night activity)
All lighting is low-voltage and downward-facing
5. Operational Controls
Strict quiet hours: 9:00 PM – 8:00 AM
No parties or events permitted
Guest screening policies (no local bookings without approval)
Maximum occupancy enforced
6. Technology Monitoring
Interior noise monitoring system (Minut device)
Real-time alerts allow immediate intervention
Exterior cameras ensure compliance with occupancy limits
7. Active Management
Owner available within 17–35 minutes
Local emergency contact within ~5 minutes
Immediate response to any complaints or concerns

--

Eric Medved
Cell: 913-486-6762

Neighborhood Meeting Minutes for:
2309 N 77th St Kansas City KS 66109
Date: 3/30/2026

Eric Medved 913-486-6762

Application Number: SP2026-015
Date and Location: 3/30/2026 6:00 PM Via Virtual Meeting on Google Meet
Meeting called to order at: 6:00 PM
Names of people in attendance:
Eric Medved
Shaday Medved
Jamie Hicks (2310 N 75th Ter Kansas City KS 66109)

5:55 PM: Host Joined Meeting with Shaday (Wife/Co-Host)
6:05 PM: First and only guest joined.
Jamie Hicks joined on via video from her home. She is a resident that lives directly behind the building.

As host we introduced ourselves and asked during the meeting if there were any major questions or concerns she wish to have answered.

Jamie expressed that she was here mostly in support of it, but also that many of her older neighbors did not like this and were afraid of noise issues. Some of her neighbors expressed they may attend the April 13th hearing, but did not attend this. She expressed on their behalf many of the concerns. She mentioned the last owners have many noise issues with kids in pool, loud music, parties. Jamie also expressed that it was a lot of houses around there that had loud kids, dogs, parties, etc. This was not something Mrs Hicks was concerned or worried about, more so, her explanations to and from the neighbors she had talked to.

After hearing her concerns we showed the renderings for the backyard and the plan, Jamie overall thought they were great, and would love to have a Girls night there herself.

She also mentioned they were concerned at how we would manage as they thought we weren't local. We explained that we are, we live in Overland Park, and I have a business in West Bottoms, so only 15-40 minutes away, and an employee 2 minutes away if an emergency. We also shared our noise mitigation plan that we had prepared and the steps we took in planning and placing items to ensure little noise complaint issues.

We also explained to Jamie, that we would love to talk to the neighbors that did have concern directly if they wanted to. They have my phone number from the letter, but we also asked Jamie if she can ask them if they want to call to please do. We even offered if they want to meet in person we can go to their house to speak or they can come to the property sometime. We

re-iteratted our plan to make sure the neighbors are happy with this property and don't have issues.

We discussed our noise and good neighbor policies. Devices in and out of the house to monitor noise. We also have the ability to end a guest stay if they are disruptive. In past a lot of their complaints were about the previous owners, and those owners always stayed and with this we are in charge and can end a guest stay or communicate to lower the volume.

We also discussed our house rules, and rules for approving guest including no local guest to significantly reduce the chance of a party. Also our amenities chosen leading to a more calming crowd.

Overall, Jamie was very excited for the plan, and wished us luck on getting it booked. She left the call at 6:28 PM.

I stayed on another 5 Minutes till 6:33 and ended the call.

Meeting adjourned at: 6:33 PM
Minutes taken by:_Eric Medved

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2026-015.
2. That I conducted a neighborhood meeting on 3/30/26.
3. The notice to nearby property owners was sent on 3/16/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of April, 2026.

My commission expires 15th of June, 2027.

Leilani Rose Minniti
Notary Public

STATE OF KANSAS NOTARY PUBLIC
LEILANI ROSE MINNITI
My Appointment Expires
June 15, 2027

GUEST WELCOME BOOK

Property Guide & House Rules

Property Address

2309 N 77th St, Kansas City, KS

Property Manager

Eric Medved — Call or Text: 913-486-6762

Emergency Procedures

1. Dial 911 for life-threatening emergencies.
2. Once everyone is safe, notify the property manager.
3. Follow exit and shelter directions posted on each door.

Utility Emergency Contacts

1. Gas Emergency — Kansas Gas Service: 1-888-482-4950
2. Water, Electric, Heat — BPU: 913-573-9522
3. Leave property immediately in case of gas leak.
4. Contact property manager once safe.

Wi-Fi Information

1. Network: 2309n77th
2. Password: KC2309kc

House Rules

1. No parties or events.
2. No unauthorized guests.
3. No unauthorized pets.
4. No smoking or vaping inside the home.
5. Smoking only in front driveway, at least 10 feet from the house.
6. Dispose of cigarette butts properly.

Noise & Quiet Hours

1. Quiet hours begin at 9:00 PM.
2. No loud music in outdoor spaces at any time.

3. No music from inside the home that can be heard more than 5 feet outside.
4. Please respect neighbors and surrounding properties.

Parking Policy

1. No street parking.
2. Park in designated driveway areas only.
3. Do not block sidewalks or neighboring driveways.

Occupancy & Pet Policy

1. Only registered guests are permitted on the property.
2. Unauthorized visitors may result in additional charges or cancellation.
3. No pets allowed unless approved in writing.

Cleaning & Care Expectations

1. Clean spills promptly.
2. Use coasters on furniture.
3. Do not flush wipes or hygiene products.
4. Report damage immediately.

Checkout Checklist

1. Dispose of trash properly.
2. Load and start dishwasher if used.
3. Turn off lights and electronics.
4. Lock all doors and windows.
5. Set thermostat to a reasonable temperature.

Trash Disposal

1. Trash pickup is Monday.
2. Extra trash may be placed on the curb before 7:00 AM Monday.
3. Ensure all trash is securely bagged.

Safety Features

1. Smoke detectors in sleeping areas.
2. Carbon monoxide detectors.
3. Fire extinguishers.
4. Posted emergency exit routes.

5 Tornado shelter directions.

Utility Shutoff Locations

1 Backyard water shutoff valve is located in the garage.
2 House water shutoff and electrical panel are located in the closet to the left of the guest room.

Tornado Safety

1 Go to designated shelter area immediately.
2 Stay away from windows.
3 Protect your head and neck.
4 Remain in shelter until warning has passed.

Lead-Based Paint Disclosure

1 Home built before 1978 may contain lead-based paint.
2 Do not disturb painted surfaces.
3 Report peeling paint to property manager.

Guest Responsibility & Liability

1 Guests are responsible for damages during their stay.
2 Extra cleaning fees may apply for rule violations.
3 Fines resulting from unlawful activities are guest responsibility.
4 Charges follow Airbnb policies and industry standards.

Energy & Home Care

1 Turn off lights when leaving.
2 Keep doors/windows closed when HVAC is running.
3 Report unusual sounds or smells immediately.

SITE PLAN

Address:
2309 N 77th St
Kansas City, KS 66109

Assessor's Parcel Number:
928612

Parcel Area:
4.93 Acres

Land Use:
Residential
Single Family Residence

Zoning: /

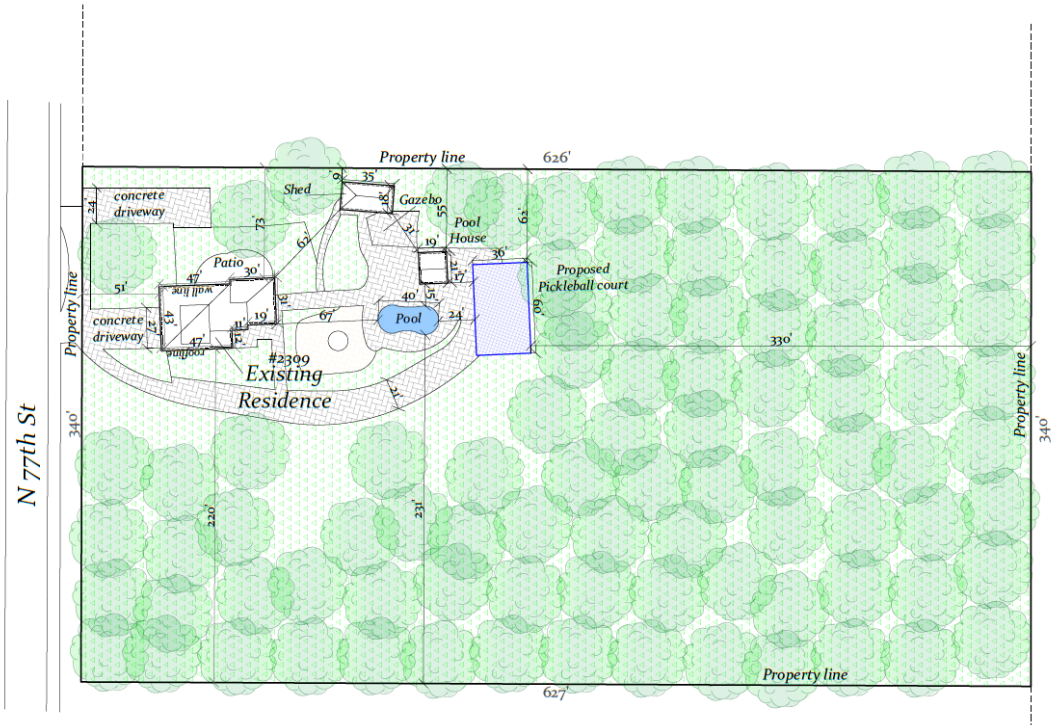
Legal Description: 9286, S32, T10, R24, ACRES 4.89, BEG 982FT N & 33FT E OF SW COR SE1/4 SE1/4; N 338FT, E 627FT, S 338FT, W 627FT TO POB CONTG

Subdivision: /

Owner: MEDVED, ERIC

Paper size & scale:
11"x 17"; 1"=70'

Date: February, 2026



Property Layout Diagrams



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KANSAS CITY
HOME INSPECTION

Kansas City Home Inspection
www.weinspectkc.com
(913) 515-2826

Reference # 8744

Customer Name:	Eric Medved
Inspection Address:	2309 N. 77th Street Kansas City, KS 66109
Structure Type:	Framed
Building Type:	One and a Half Story
Approximate Age of Home:	79 Years
Inspector:	Brad Reuter
Inspection Date:	8/7/2025
Inspection Time:	1:30 PM
Realtor:	Tina Branine
Temperature:	90 Degrees
Weather Conditions:	Mostly Clear



Inspection Agreement

Please read carefully

Inspections by Kansas City Home Inspection are performed in accordance with the Standards of Practice of the American society of Home Inspectors and are limited by the exclusions, exceptions and limitations so stated in the Standards of Practice. Copies of the Standards of Practice are available upon request. The inspection is a limited visual inspection of the systems and components included in the inspection as they exist at the time of inspection and for which the client pays a fee. The inspection will be of safe, readily accessible areas that are within plain view at the time of the inspection. Defects blocked from view by soils, carpet, drywall, plaster, ceiling tiles, insulation, furnishings, etc. are not covered. In the event the inspector identifies defects, problem areas, or concerns with the property it is the client(s) responsibility to obtain additional information from specialists as to the nature, extent or severity of the defect, problem area or concern. The inspection is not technically exhaustive. It is not a code compliance inspection and is not an environmental assessment of the site or building. The inspection is not a warrantee or guarantee, either expressed or implied, nor an opinion as to the advisability or inadvisability of purchase. Any award for claims or legal actions against Kansas City Home Inspection or its inspectors will be limited to an amount no greater than the inspection fee. Any claim or legal action against Kansas City Home Inspection or its inspectors must be brought within (1) year from the date of the inspection. Failure to bring legal action within (1) year from the date of the inspection shall result in a full and complete waiver of the clients(s) right to make a claim. Client agrees that any claim, for negligence, breach of contract, or otherwise be made in writing and reported to Kansas City Home Inspection within (10) business days of discovery. Client further agrees to allow the inspector the opportunity to re-inspect the claimed dispcrepancy, with the exception of emergency conditions. If Client objects to any terms of this agreement, Client shall return the written report to Kansas City Home Inspection within (7) days and any fee that has been paid will be refunded. Failure to return the written report shall constitute full acceptance of this agreement. This inspection report is solely intended for use by the client named on this report and is not intended for use by 3rd parties.

How to Read Your Report

Satisfactory - Implies that the referenced system or component is functional or is performing as intended

Unsatisfactory - Implies that the referenced system or component is not functional or is not performing as intended

Not Applicable - Implies that the referenced system or component is not present or does not apply.

Comment - Implies that general or informational comments are being made about the referenced system or component.

Kitchen

Sink:	Satisfactory	**Exhaust Fan:**	Satisfactory
Plumbing / Fixtures:	Satisfactory	**Microwave:**	Satisfactory
Disposer:	Satisfactory	**Compactor:**	Not-Applicable
Dishwasher:	Satisfactory	**Cabinets / Countertops**	*Unsatisfactory*
Range/Oven:	*Unsatisfactory*		

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The range top two rear burners are not working. The control knobs stick and wont turn on. Recommend repair.
2. The lower southeast kitchen cabinet door hinge is loose / broken. Recommend repair.

Plumbing

Main Shutoff Location	Basement	**Vent Pipe Condition:**	Satisfactory
Main Shutoff Condition	Satisfactory	**Floor Drain:**	Not-Applicable
Water Pipes Condition:	Satisfactory	**Sump Pump:**	Not-Applicable
Drain Pipes Condition:	Satisfactory	**Drainage:**	Satisfactory
Water Pressure:	*Unsatisfactory*	**Gas Pipes:**	*Unsatisfactory*
Exterior Faucets:	*Unsatisfactory*		
Gas Lamp:	Not-Applicable		
Gas Grill:	Not-Applicable		
Water Pipe Material:	Polyethylene, Copper		
Drain Pipe Material:	PVC		

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The water pressure to the house is too high. It measured 110 Lbs. and should be between 40 - 75 Lbs. Excess pressure can be damaging to valves in toilets, dishwashers, etc. Recommend a qualified plumber replace the original or install a pressure reducing valve.
2. The handle is missing from the exterior faucet at the west side of the house. There was no water flow at the yard hydrants, by the covered patio or basketball court. Recommend repair as needed to make these valves functional.
3. The CSST (yellow) gas pipe in this home is not properly bonded. A lightning strike could put a hole in this gas piping without proper bonding. Recommend repair for gas / fire safety purposes.

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. There is a drain / waste pipe stub for the condensate drain tubes in the basement utility room. This stub is uncovered. Suggest verifying that there is a drain trap, so sewer gas does not enter the basement.
2. There is no heat at the pool house and sheds, to prevent exposed water pipes from freezing in the winter. Suggest asking the seller where these are turned off.
** There is a lawn sprinkler system present. Lawn sprinkler systems are not evaluated as part of the home inspection.

Water Heater

Type:	Electric	**Fuel Line :**	Not Applicable
Estimated Age:	New	**Sediment Drain Valve:**	Satisfactory
Capacity:	50 Gallons	**TP Valve:**	*Unsatisfactory*
Tank:	Satisfactory	**Flue:**	Not Applicable

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The electrical conduit is loose at the top of the water heater. Recommend repair.
2. The TP valve lacks an extension drain tube. Recommend the proper extension drain tube be installed by a qualified plumber.
3. This newer water heater was installed without an expansion tank. Expansion tanks should be installed when there is a pressure reducing valve on the main water pipe, creating a closed system. Recommend repair by a qualified plumber.

Heating

Zone #1 (Upper Level)

Make:	Mitsubishi	**Flue:**	Not-Applicable
Estimated Age:	2 Years	**Fuel Line:**	Not-Applicable
Fuel Type:	Electric	**Thermostat:**	Satisfactory
Heat Type:	Heat Pump / Forced Air	**Distribution**	*Unsatisfactory*
Burners:	Not-Applicable	**Humidifier:**	Not-Applicable
Heat Exchanger:	Not-Applicable	**Filter:**	Satisfactory
Blower:	Satisfactory		

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The air handler for this unit is located in the closet of the north side room, at the top of the stairs. Condensation was dripping off the ductwork onto the cabinet and floor around it. There are also moisture stains at the ceiling register in the hallway at the top of the stairs. Recommend a qualified HVAC contractor examine and make repairs as needed. Suggest installing additional insulation and or ventilation for this utility closet.
2. There are several second floor register that are disconnected / don't have air flow. At the side of the north room closet, southwest closet in the south bedroom and upper south side of the west bedroom. Recommend repair as needed by a qualified contractor.

Zone #2 (Main Level-Basement)

Make:	Trane	**Flue:**	Satisfactory
Estimated Age:	1 Year	**Fuel Line:**	Satisfactory
Fuel Type:	Gas	**Thermostat:**	Satisfactory
Heat Type:	Forced Air	**Distribution**	Satisfactory
Burners:	Satisfactory	**Humidifier:**	Comment
Heat Exchanger:	Satisfactory	**Filter:**	Satisfactory
Blower:	Satisfactory		

(DESCRIPTION OF ITEMS MARKED "COMMENT")

1. The evaporator panel inside this humidifier is dirty and needs to be changed. Recommend replacement of this panel. This panel should be changed annually.

Zone #3 (SE Addition)

Make:	Mitsubishi	**Flue:**	Not-Applicable
Estimated Age:	3 Years	**Fuel Line:**	Not-Applicable
Fuel Type:	Electric	**Thermostat:**	Satisfactory
Heat Type:	Mini-split	**Distribution**	Satisfactory
Burners:	Not-Applicable	**Humidifier:**	Not-Applicable
Heat Exchanger:	Not-Applicable	**Filter:**	Satisfactory
Blower:	Satisfactory		

Cooling

Zone #1 (Upper Level (NW))

Make:	Mitsubishi	**Thermostat:**	Satisfactory
Estimated Age:	2 Years	**Distribution:**	See 'Heating'
Fuel Type:	Electric	**Window Unit(s):**	Not-Applicable
Temp Drop :	Satisfactory	**Whole House Fan:**	Not-Applicable
Condensing Unit:	Comment	**Ceiling Fan(s):**	Satisfactory
Condensate Drainage:	Satisfactory		

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. The condensing unit coil fins are dirty. Dirty or clogged coils can reduce the efficiency of the air conditioner. Recommend the condensing unit coils be cleaned.

Zone #2 (Main Level-Basement)

Make:	Grandaire	**Thermostat:**	Satisfactory
Estimated Age:	12 Years	**Distribution:**	Satisfactory
Fuel Type:	Electric	**Window Unit(s):**	Not-Applicable
Temp Drop :	Satisfactory	**Whole House Fan:**	Not-Applicable
Condensing Unit:	Comment	**Ceiling Fan(s):**	Comment
Condensate Drainage:	Comment		

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. Condensate water from running the air conditioner has leaked into this furnace as evidenced by the rust inside and outside the furnace cabinet. There was no evidence of active leakage at the time of inspection. Recommend monitoring and repairs be performed if additional leakage is observed.
2. The condensing unit coil fins are dirty. Dirty or clogged coils can reduce the efficiency of the air conditioner. Recommend the condensing unit coils be cleaned.
3. The ceiling fan, at the north side of the covered deck, is out of balance and wobbles when operating. Recommend repair or replacement of this fan.

Electrical

Service Entry Type:	Overhead	**Panel Wiring:**	Satisfactory
Service Entry Condition:	Satisfactory	**Branch Wiring:**	*Unsatisfactory*
Main Location:	Basement	**Lights:**	*Unsatisfactory*
Amperage:	200 Amp	**Switches:**	*Unsatisfactory*
Voltage:	120 / 240 Volts	**Electrical Outlets:**	*Unsatisfactory*
Service Ground:	Satisfactory	**GFCI Outlets:**	*Unsatisfactory*
Overcurrent Protection:	Breakers	**Smoke Detectors:**	Comment

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. There are electrical outlets, switches, etc. at the covered deck, covered patio and sheds that are not rated for exterior use. Recommend repair by a qualified electrician.
2. The electrical conduit at the north side of the house settled and the wire is exposed. Recommend repair by a qualified electrician.
3. There are wires at the rear chicken shed that are exposed and unshielded. Recommend these wires be installed in conduit.
4. There are electrical outlets without a cover plate in the basement, garage, covered deck, etc.. Recommend cover plates be installed where missing.
5. There is a junction box without a cover plate at the basement utility room and in the attic above the deck. Recommend cover plates be installed where missing.
6. The light above the main electrical panel is loose and hanging by the wires. Recommend repair.
7. There is an ungrounded in basement laundry, at the left side wall. Recommend repair.
8. The left side of the master bathroom vanity outlet is not GFCI protected. Recommend repair by a qualified electrician.
9. There is a damaged breaker at the upper right side of the main panel. Recommend repair by a qualified electrician.

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. The breakers in the main electrical panel are not all labeled.
2. Current construction practices require smoke detectors in every bedroom and at least one smoke / carbon monoxide detector per level. Recommend installing new / additional detectors.

Roof

Roof Design:	Hip	**Flashings / Valleys:**	*Unsatisfactory*
Observation Method:	On Roof	**Skylights:**	*Unsatisfactory*
Number of Layers:	1	**Gutters / Downspouts:**	*Unsatisfactory*
Estimated Remaining Life:	15 Years	**Splashblocks / Extensions:**	*Unsatisfactory*

Shingle / Covering Type: Laminated Composition

Shingle / Covering Condition: *Unsatisfactory*

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. There are several areas of uneven or raised shingles on this roof.
- The shingles are sagging above the drip edge flashing at the northeast corner of the covered deck.
- There are gaps and or areas of deteriorated sealant at the skylights above the upper level bedrooms.
- There are leak stains in the sloped ceiling in the upper level bathroom, between the toilet and the tub / shower.
- There is evidence of hail strikes on this roof. (There are hail dents in the soft metal roof flashing, vents, gutters, etc.) Suggest asking the seller if their insurance evaluated this roof for hail damage.
** Recommend a qualified roofer fully examine this roof, make repairs as needed and or determine if there has been enough hail to make an insurance claim.
2. The gutter at the upper south side of the house is loose and sagging. Recommend repair to re-secure and re-hang this gutter at the proper pitch.
3. The gutters are clogged and or dirty, at the house, pool house, covered patio, and sheds. Recommend the gutters be cleaned and kept clean at all times so that the water from the roof drains away from the foundations.
4. There are downspouts at the east side of the house, pool house, covered patio, sheds that are missing a splash block. Suggest installing a splash block or extension on all the downspouts in order to convey the water away from the foundations.

Attic

Observation Method:	At Hatch	**Approx Insulation Depth:**	12 Inches
Framing Type:	Rafters	**Insulation Conditon:**	Satisfactory
Framing Condition:	Satisfactory	**Ventilation:**	*Unsatisfactory*
Sheathing Type:	Solid		
Sheathing Condition:	Satisfactory		

(DESCRIPTION OF ITEMS MARKED " UNSATISFACTORY ")
1. The attic does not have adequate ventilation. There are no soffit vents for air intake. Excess heat and or moisture buildup can occur in an attic without adequate ventilation. Recommend a qualified roofer or contractor install the proper amount of ventilation for this attic.

** There is no visible attic entry hatch, at the second floor. This attic space is not accessible.

Basement / Foundation

Type:	Bsmt.&SE slab add.	**Column Type:**	Steel
Foundation Material:	Concrete	**Column Condition:**	Satisfactory
Foundation Condition:	Comment	**Floor Joist / Framing Conditon:**	Satisfactory
Floor Type:	Concrete	**Water Evidence:**	Comment
Floor Condition	Satisfactory	**Crawl Space Ventilation:**	Not-Applicable
Beam Type:	Steel		
Beam Condition:	Satisfactory		

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. There is what appears to be mold on the bottom of the basement utility room walls, as evidence of past leakage in this basement. The weather was dry at the time of inspection therefore I was unable to check for active leakage / moisture entry. Recommend this basement be monitored for leakage and corrective measures be taken if needed. Suggest a mold abatement contractor evaluate and remediate as needed.

Exterior

Driveway:	Satisfactory	**Siding Condition:**	Comment
Walks:	Satisfactory	**Paint/Caulk:**	*Unsatisfactory*
Porch/Stoop:	Comment	**Trim:**	*Unsatisfactory*
Stairs:	Comment	**Windows:**	Comment
Patio:	*Unsatisfactory*	**Doors:**	*Unsatisfactory*
Deck(s):	Comment	**Soffit/Fascia:**	*Unsatisfactory*
Trees/Vegitation:	Comment	**Fences:**	Satisfactory
Grade/Slope:	*Unsatisfactory*	**Retaining Walls:**	*Unsatisfactory*
Siding Type:	Composition Board, EIFS		

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The front (west) porch and back yard board walk railings are loose. Recommend repair to re-secure this railing for safety purposes.
2. The north side of the rear coved deck and stairs lack railing. Recommend installing railing for safety purposes.
3. Areas of peeling exterior paint were observed. Examples of these areas include under the north and south side windows and above the roof on the west end of the house. The surfaces of the deck are also worn and peeling. Recommend re-painting / re-staining as needed.
4. Areas of dried, cracked or deteriorated caulking were observed at the exterior of this home. Deteriorated caulking can allow moisture or air to infiltrate into the home. Recommend re-caulking as needed.
5. There are gaps and or areas of missing trim at the chimney fascia, north side dining room windows, south side rear addition windows, etc. Recommend a qualified contractor fully examine the exterior trim around the windows and make all needed repairs.
6. The grade slope on the north sides of the covered patio, pool house and chicken shed does not provide proper drainage away from the foundation. Recommend grade slope improvements be made by a professional contractor. It is important that the surface water drain away from the home. The soil should slope / drop one half to one inch per foot for the first six to ten feet away from the foundation for proper surface water drainage. A minimum of six inches clearance between the top of the soil and any wood siding or framing should be provided to reduce potential for termites and rot.
7. Water leaks into the pool house along the north side. There are water stains and evidence

of mold on the bottom of the walls inside the pool house. Recommend repair as needed by a qualified contractor. Suggest a mold abatement contractor evaluate and remediate as needed.
8. The south side stone patio has cracked and settled. All concrete and soil around the home should slope away from the house for proper surface water drainage. (There are also several areas of loose or missing concrete blocks and mortar, at the north side of the house, back yard and to the north side of the pool to the covered patio. Recommend repair by a qualified contractor.
9. The concrete block retaining wall, at the north side of the rear board walk settled and partially fell over under the deck. Recommend repair by a qualified contractor.
10. The rear dining room sliding door handle is missing. Recommend replacement of the missing hardware.
11. The rear sliding door at the southeast addition sticks and doesn't open and close easily. Recommend repair / adjustment as needed.
12. The north side double doors, at the pool house, do not seal properly. Daylight can be seen inside these doors when closed. Recommend repair / adjustment as needed.

(DESCRIPTION OF ITEMS MARKED "COMMENT")
1. There is soil and mulch in contact with the bottom edges of the porch posts, deck and the deck stairs. Recommend providing separation between the soil and the wood to prevent rot and potential for termites.
2. There is EIFS (synthetic stucco) siding on the rear covered deck. It is important to keep this siding sealed to prevent water from infiltrating behind the siding and causing moisture damage. Manufacturers of this type of product specify that backer rod and caulk be installed around the opening and penetrations because it helps prevent water from infiltrating behind the siding. Recommend a qualified contractor make repairs as needed.
3. Trees are overhanging the house. There are some dead branches in the tree at the north side of the house. Recommend the trees be trimmed as needed.
4. The window screens are missing. Recommend replacement of the missing screens. (See 'Interior' page for additional window comments.)
5. There are is spray foam at the several foundation cracks and gaps along the north side of the house and under the deck, at an original basement window. Suggest monitoring these areas and make additional repairs if needed to better seal these areas.

** There is a pool and water features present in the back yard. The pool, pool equipment and water features were not evaluated as part of this inspection.

Interior

Doors:	*Unsatisfactory*	**Floors:**	Satisfactory
Windows:	*Unsatisfactory*	**Ceilings:**	Satisfactory
Walls:	Satisfactory	**Stairs/Railings:**	*Unsatisfactory*

(DESCRIPTION OF ITEMS MARKED "UNSATISFACTORY")
1. The south side garage window has a cracked pane. Recommend replacement of this pane.
2. The windows in the basement bedroom and right side of the master bedroom (NW) fall shut / will not stay in the up position when raised. Recommend repair by a qualified contactor.
3. The windows at the dining room have missing hardware. There are also missing window cracks at the upper south side bedroom windows. These windows didn't latch shut properly. Recommend repair or replacement as needed.
4. The upper south side bedroom window has a fogged pane. Recommend replacement of this fogged pane. (Recommend that the glass contractor that replaces this pane check for any other fogged panes.)
5. The basement laundry room door sticks. Recommend adjustment of this door to allow for this door to close and latch properly.
6. The basement stairs lacks railing. Recommend installing railing for safety purposes.
7. The upper level stairs railing is open on one side and lacks railing on the other side. It is safer to have a full railing with spindles to prevent an accidental fall. Recommend installing a full railing for safety.

Lodging Establishment Inspection Report - 235507

Kansas Department of Agriculture
Food Safety and Lodging Program
1320 Research Park Drive
Manhattan, KS 66502

Date: 2/18/2026
Time In: 9:30 AM
Time Out:10:30 AM
Inspector Badge ID: KDA 145
Follow Up Required: No

Establishment: 40605 STR AT 2309 (SHORT TERM RENTAL)	Address: 2309 N 77TH ST	City/State: Kansas City, KS	Zip: 66109	Telephone: 9134866762
License #: 40605	Permit Holder: ERIC MEDVED	Inspection Reason: Licensing-Preoperational	Est. Type: Lodging Establishment	Risk Category:

IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable * = Corrected on site during inspection (COS) R = Repeat Violation

LICENSURE	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	N/A
5 Commercially prepared and prepackaged food meets requirements	N/A
6 Food service for overnight guests in compliance	N/A
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	IN
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	IN
22 Door lock requirements met	IN
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
ICE AND ICE DISPENSING	
31 Ice from approved source dispensed by sanitary methods	IN
32 Ice machines/buckets properly cleaned, sanitized, maintained and used	IN
EXTERIOR PREMISES	
33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
34 Refuse containers maintained; vector control measures implemented, pets	IN
SWIMMING POOLS, RWF'S AND HOT TUBS	
35 Facility properly designed, maintained sanitary and safe	IN
36 Water quality, clarity requirements met	IN
37 Fecal, vomit, and body fluid response requirements met	IN
38 Operation and maintenance procedures met	IN
WATER SUPPLY SYSTEM	
39 Potable water supply used	IN
40 Boil water advisories properly addressed	IN
SEWAGE SYSTEMS	
41 Sewage and waste water properly disposed	IN
ELECTRICAL SYSTEMS	
42 Electrical properly installed and maintained	IN
PLUMBING SYSTEMS	
43 Plumbing properly installed, supplied and maintained	IN
44 Proper use of backflow devices and testing requirements	IN
HVAC SYSTEMS	
45 Approved equipment installed and maintained in good repair	IN
46 Safety issues for gas, electric and ventilation met	IN

Non Violation Comments	
Item Number	Comment

Violation Comments		
Item Number	Violation of Code	Comment

Inspection Published Comment:
Licensing Inspection Passed

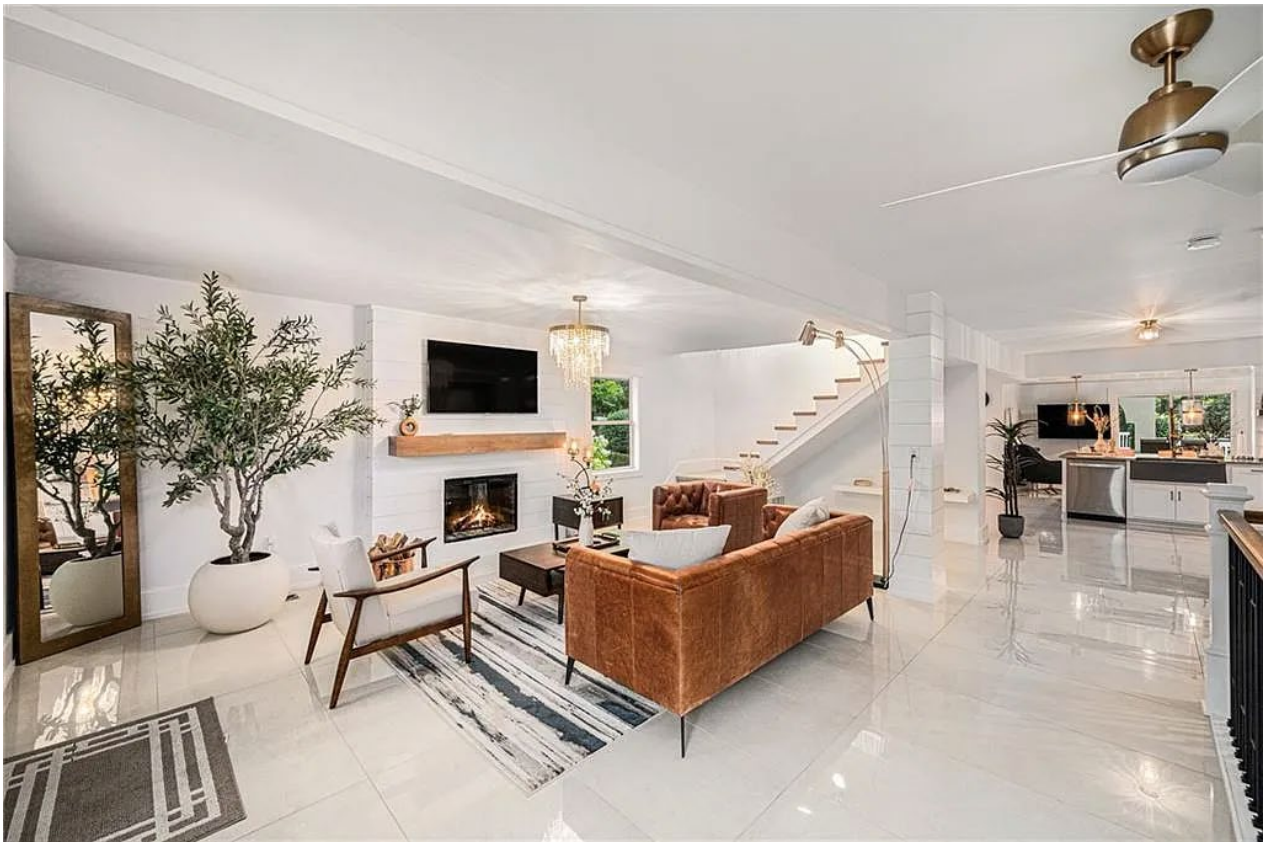
Person In Charge
Eric Medved

Inspector
Shana Guyton









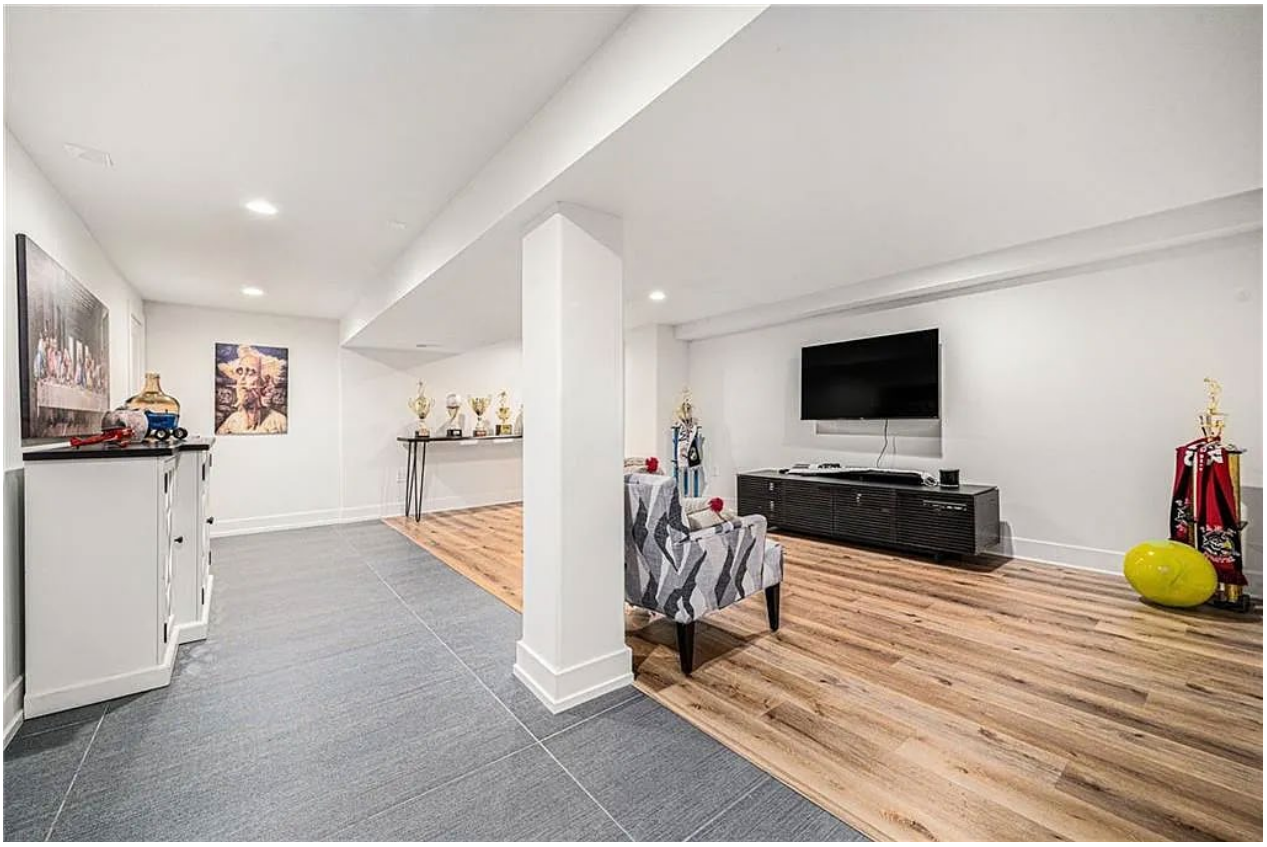


















(Published _____)

SP2026-015

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 SP2026-015, commonly known as 2309 North 77th Street, Kansas City, Kansas, legally described as:

> 9286, S32, T10, R24, ACRES 4.89, BEG 982FT N & 33FT E OF SW COR SE1/4 SE1/4; N 338FT, E 627FT, S 338FT, W 627FT TO POB CONTG 4.87AC M/L, located at approximately 2049 North 77th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner Occupied 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. **The Applicant and Planning Staff will continue to have ongoing conversations and work towards a solution to reuse or remove the slab and foundation of the previously demolished single-family home;**
2. **Maximum number of guests shall be 10;**
3. **All parking must be off-street, maximum number of vehicles is four (4). No STR renters or guests may park on-street;**
4. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
5. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit,**

a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;

6. **Applicant is to maintain liability insurance;**
7. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
8. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
9. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
10. **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;**
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. **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;**
13. **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;**
14. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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. **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;

17. **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;**
18. **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;**
19. **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;**
20. **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,**
21. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-019**

GENERAL INFORMATION

Applicant Information:
Stephanie Vogel with Happy Hearts at KCKCC
3128 North 128th Street
Kansas City, Kansas 66109

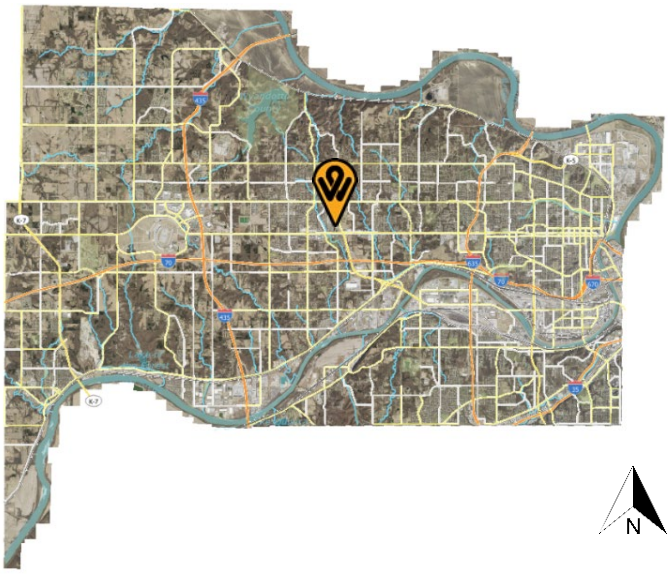
Subject Property:
7250 State Avenue
Kansas City, Kansas 66112

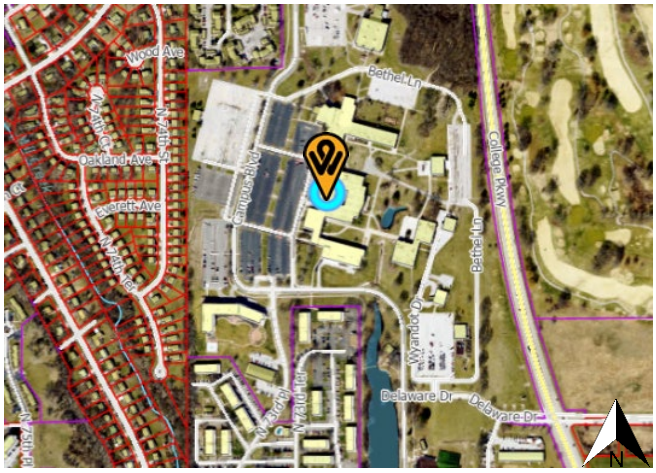
Requested Action and Purpose:
Approval of Special Use Permit for a childcare center.

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

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	RP-5 Apartment District and R-1(B) Single Family District	Apartments and single family residences
South	RP-5 Apartment District and CP-1 Planned Limited Business District	Apartments and Lowes Home Centers
East	R-1 Single Family District	Painted Hills Golf
West	R-1(B) Single Family District	Single family residences

Total Tract Size: 120.73 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates State Avenue as a major Arterial Street type.

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.

Landscaping Requirement: Section 27-700(a) states 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.

Advertisement: The Wyandotte Echo – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Stephanie Vogel with Happy Hearts at KCKCC, is requesting a Special Use Permit to operate a childcare center at 7250 State Avenue Kansas City, Kansas 66112.

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. CMP21-2158 – Enforcement Complaint – September 8, 2021 – Closed – Tree limb's hanging everywhere on the KCKCC walk trail.
2. 08220-03616 – Graffiti – October 17, 2008 – Graffiti on site.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SIGN2025-200 – Sign Permit – December 12, 2025 – Issued.
2. SP2022-098 – Special Use Permit – September 30, 2022 – Approved – Daycare.
3. SP2022-006 – Special Use Permit – January 3, 2022 – Approved – Daycare.
4. SIGN2021-032 – Sign Permit – April 12, 2021 – Issued.
5. BOZA2021-005 – Variance – March 16, 2021 – Approved – Variance for student housing.
6. PR2021-004 – Plan Review – March 27, 2021 – Approved – Student housing.
7. 20405-00032 – Plan Review – January 28, 2021 – Completed – Student housing.
8. 19402-0081 – Special Use Permit – September 2, 2019 – Completed – Daycare.
9. 18430-00116 – Sign Permit – September 20, 2018 – Issued.
10. 18430-00117 – Sign Permit – September 20, 2018 – Issued.
11. 18430-00118 – Sign Permit – September 20. 2018 – Issued.
12. 18410-00010 – Variance – Augusts 15, 2015 – Completed – A Variance for sign permits.
13. 18402-00032 – Special Use Permit – June 12, 2018 – Completed – KCK Farmers market.
14. 17405-00009 – Plan Review – May 31, 2017 – Completed – Changes in the tennis courts and installation of weight room and athletic facility.
15. 16402-00029 – Special Use Permit – July 12, 2016 – Complete – Completed – KCK Farmers market.
16. 15410-00015 – Variance – August 14, 2015 – Completed – Variance for fence height.
17. 13430-00103 – Sign Permit – July 10, 2013 – Issued.
18. 13430-00091 – Sign Permit – July 10, 2013 – Issued.
19. From 2007 to 2011 there were three (3) additional Plan Reviews.

FACTORS TO BE CONSIDERED

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

   The subject property is located within the Victory hills Statistical Neighborhood and Census Block Group 0441042. The neighborhood consists of single family residences, apartments, and commercial properties surrounding the subject property.

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

   The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District, RP-5 Planned Apartment District, and CP-1 Planned Limited Commercial District. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed as it is compatible with the current use of the property.

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 appropriate for the subject property, as this same use operated on the site from 2019 to 2025 and the property functions as a school. The proposed use is compatible with, and complementary to, the existing use of the property. 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 PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates this property as Public/Semi-Public, which allows local, state and federal facilities, schools, hospitals, community centers and religious institutions. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of State Avenue, a Major 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 reasonably necessary for the convenience and welfare of the public as it provides opportunities for those individuals who need additional assistance with childcare. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use has already been in place before and it is compatible with the current use of the property, a college.

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 may occur on the property; however, it is not expected to reach durations or intensities that would create issues for nearby properties. The subject property is large enough that any noise generated should not adversely impact surrounding neighbors.

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

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

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 use in nature 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 large as daycare centers assist the community. If denied, the property owner may not use the property for daycare, however, they can still propose a new use.

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

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

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

    The proposed use is not expected to result in overcrowding or land or undue concentrations of population because the property has enough space for parking, it is suited for a large number of individuals on site. The nature of the proposed use goes along with the current use at the property.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on April 21, 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 **SP2026-019**, **for two (2) years**, subject to:

1. **Hours of operation Monday – Friday 7:00 AM to 5:30 PM;**
2. **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;**
3. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
4. **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;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **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;**
7. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**

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 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;**
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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Business 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	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-019** 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 **SP2026-019,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:30:32:
SP2026-019 - STEPHANIE VOGEL WITH HAPPY HEARTS AT KCKCC
Synopsis: Special Use Permit for a childcare center at 7250 State Avenue. *Detailed Outline of Requested Action:* The applicant, Stephanie Vogel with Happy Hearts at KCKCC, is requesting a Special Use Permit to operate a childcare center at 7250 State Avenue Kansas City, Kansas 66112.

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

Present in Support:

- James Daniels, Applicant Representative, 3128 Northland 24th Street, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:32:00: Byron Toy, Lead Planner, stated that staff recommends approval for two (2) years with conditions.

Motion starts at 1:32:17:

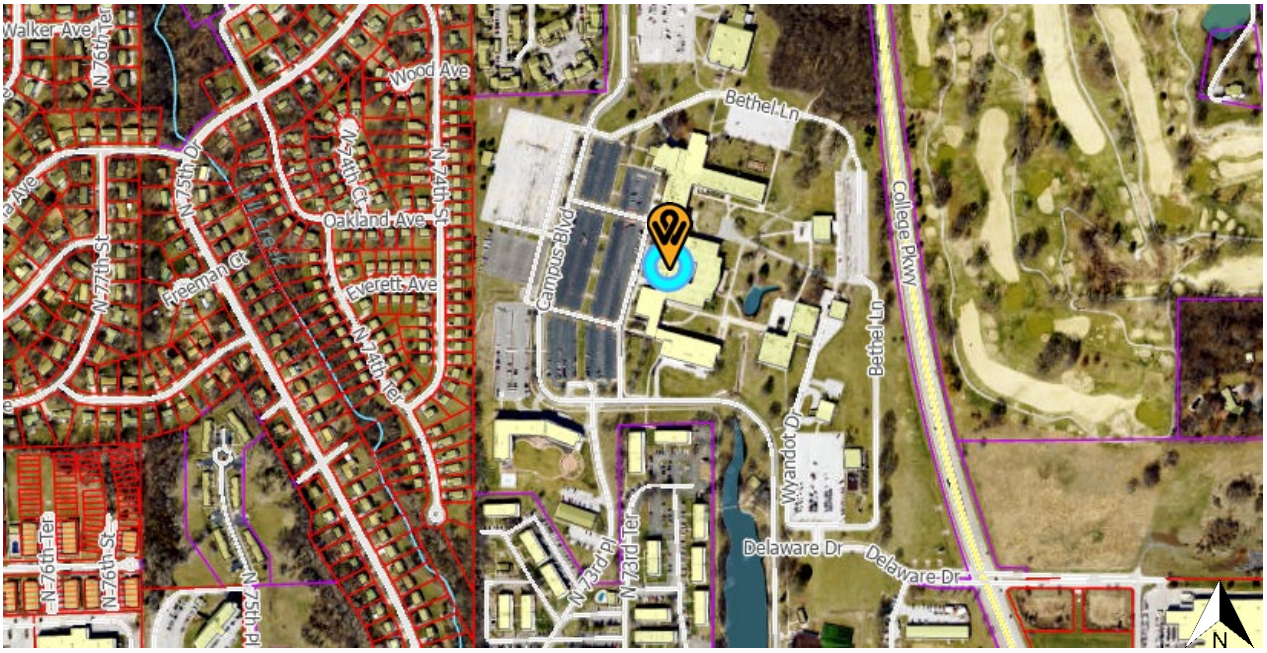
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-019 for two (2) years:**

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

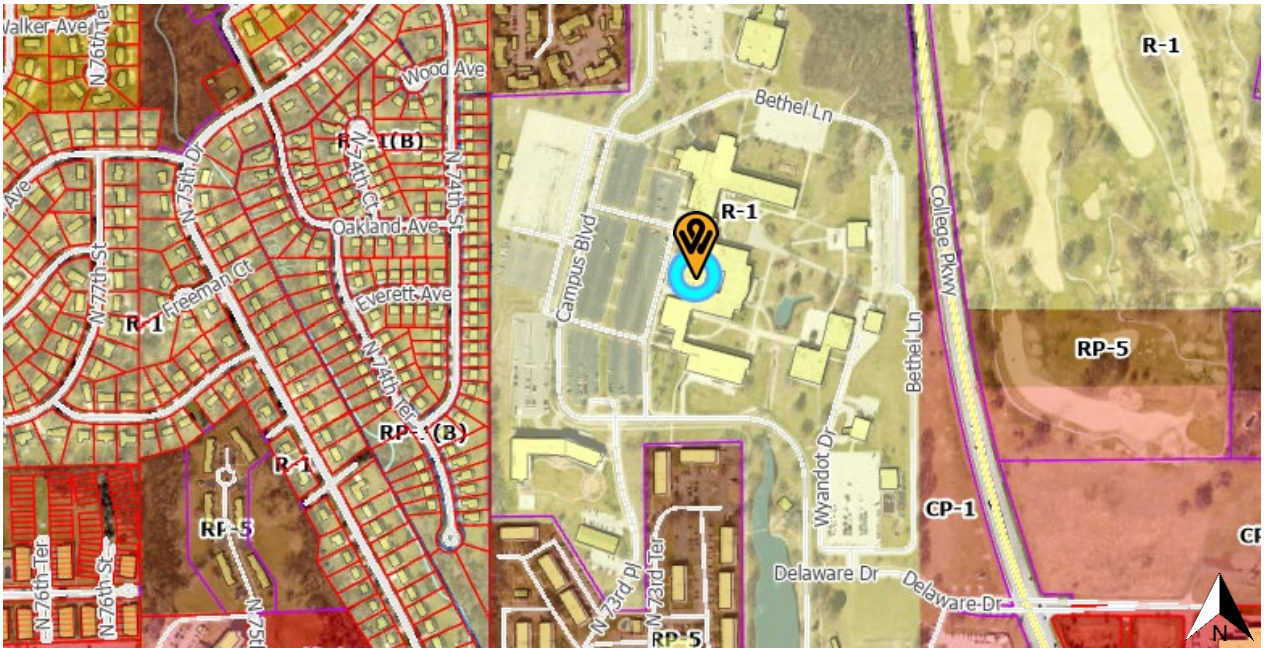
Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

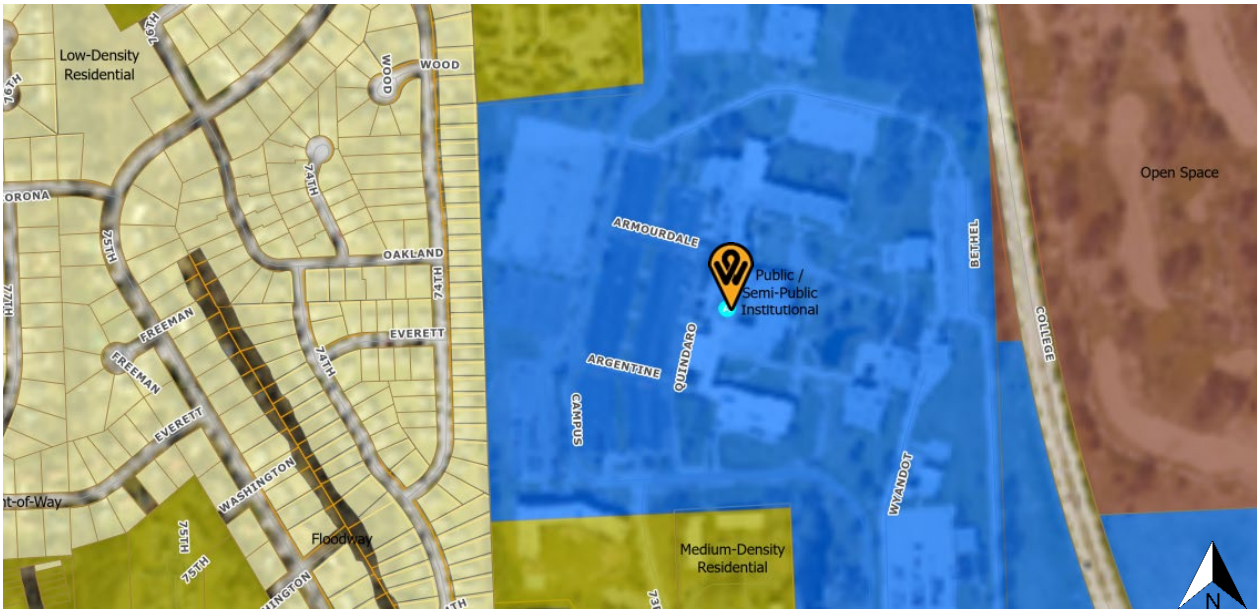
AERIAL IMAGERY



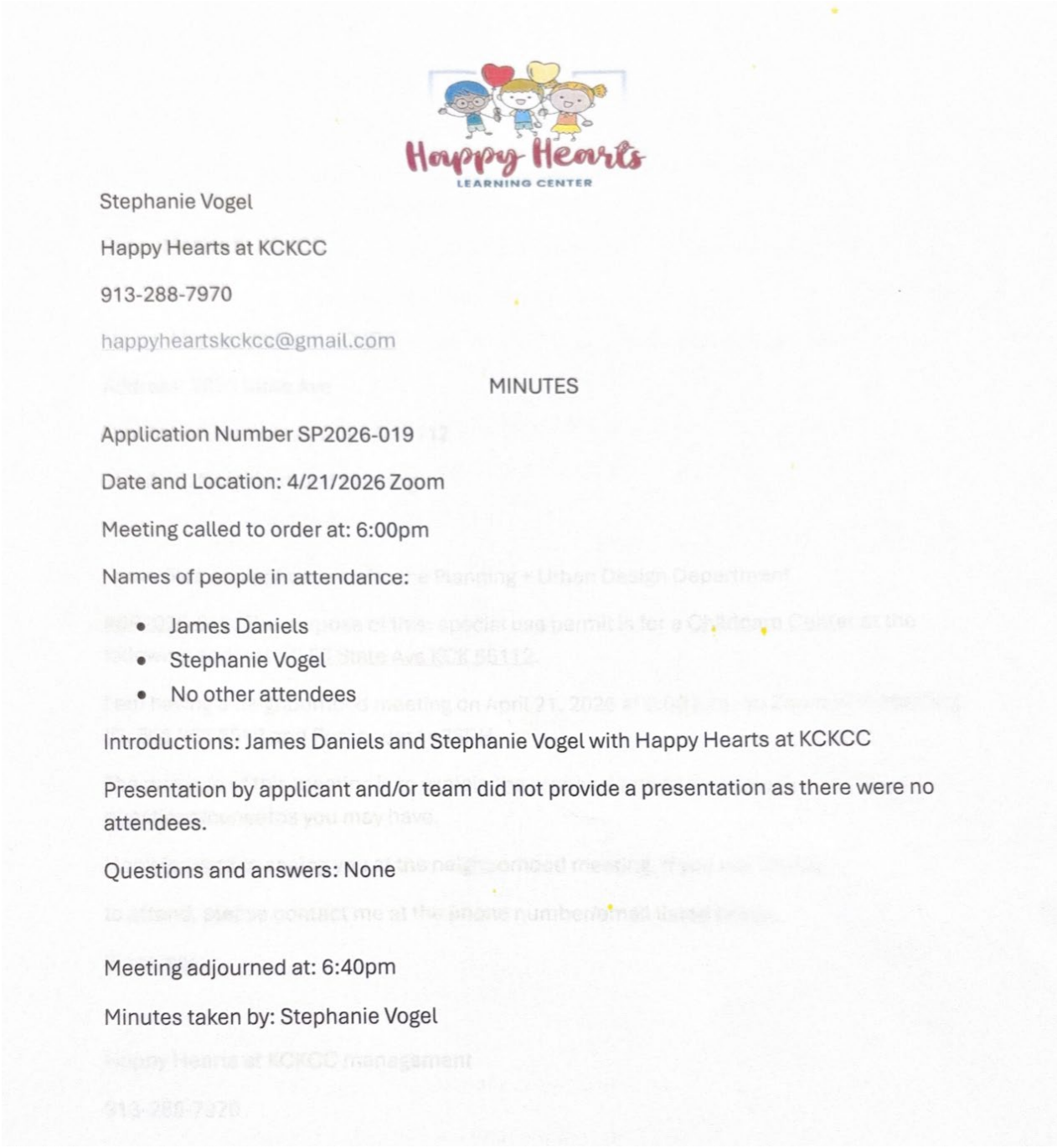
ZONING MAP



LAND USE MAP


Low-Density Residential
WOOD
OAKLAND
EVERETT
FREEMAN
ARMOURDALE
Public / Semi-Public Institutional
ARGENTINE
QUINDARO
CAMPUS
BETHEL
COLLEGE
Open Space
WYANDOT
Medium-Density Residential
WASHINGTON
Floodway
75TH
74TH
N

ADDITIONAL ATTACHMENTS



Happy Hearts
LEARNING CENTER

Stephanie Vogel

Happy Hearts at KCKCC

913-288-7970

happyheartskckcc@gmail.com

MINUTES

Application Number SP2026-019

Date and Location: 4/21/2026 Zoom

Meeting called to order at: 6:00pm

Names of people in attendance:

- James Daniels
- Stephanie Vogel
- No other attendees

Introductions: James Daniels and Stephanie Vogel with Happy Hearts at KCKCC

Presentation by applicant and/or team did not provide a presentation as there were no attendees.

Questions and answers: None

Meeting adjourned at: 6:40pm

Minutes taken by: Stephanie Vogel

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition #_SP2026-019_____.
2. That I conducted a neighborhood meeting on _4/21/2026__.
3. The notice to nearby property owners was sent on _4/3/2026__.
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.

Stephanie Vogel
Affiant

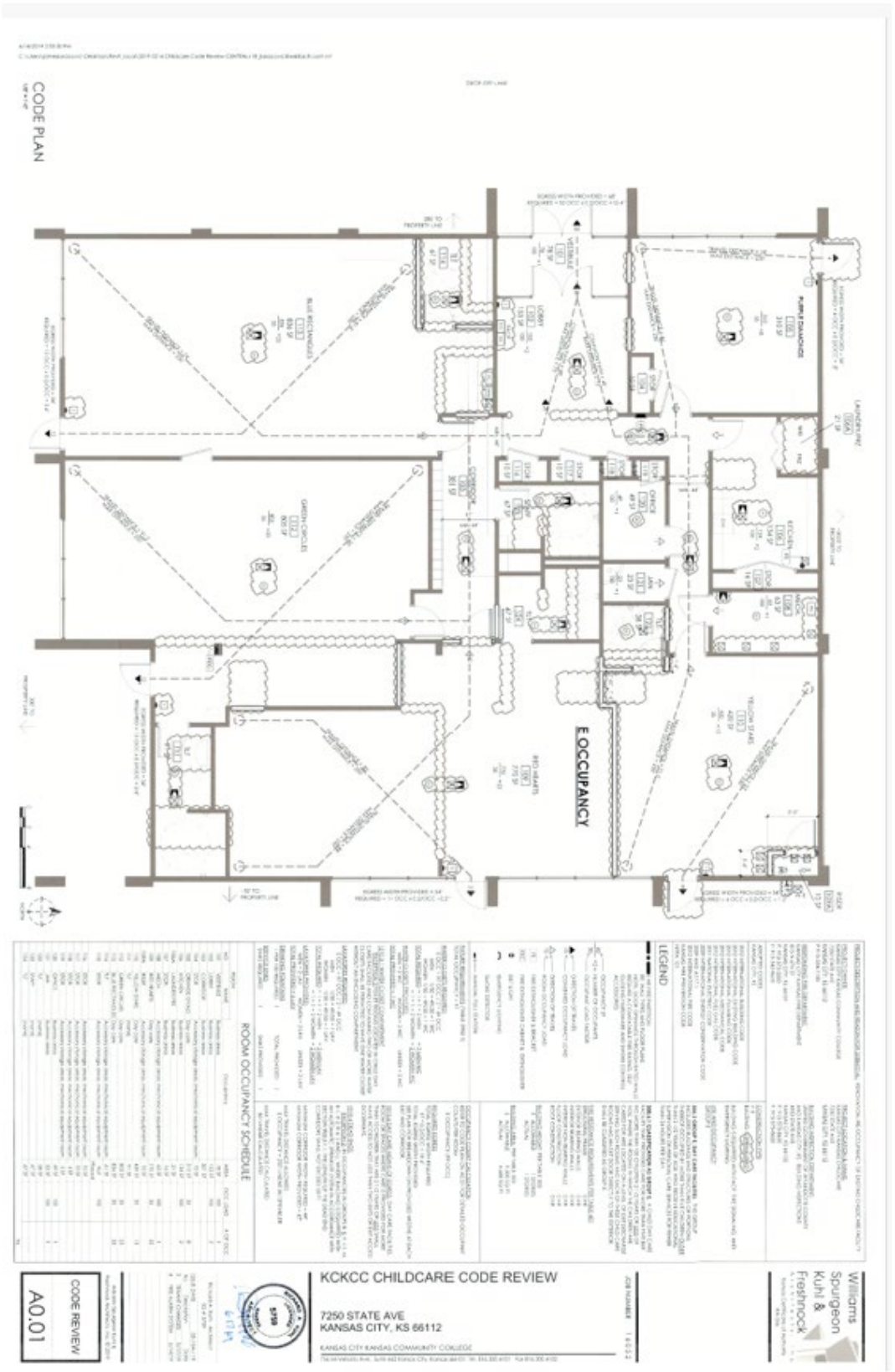
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23 day of April, 2026.

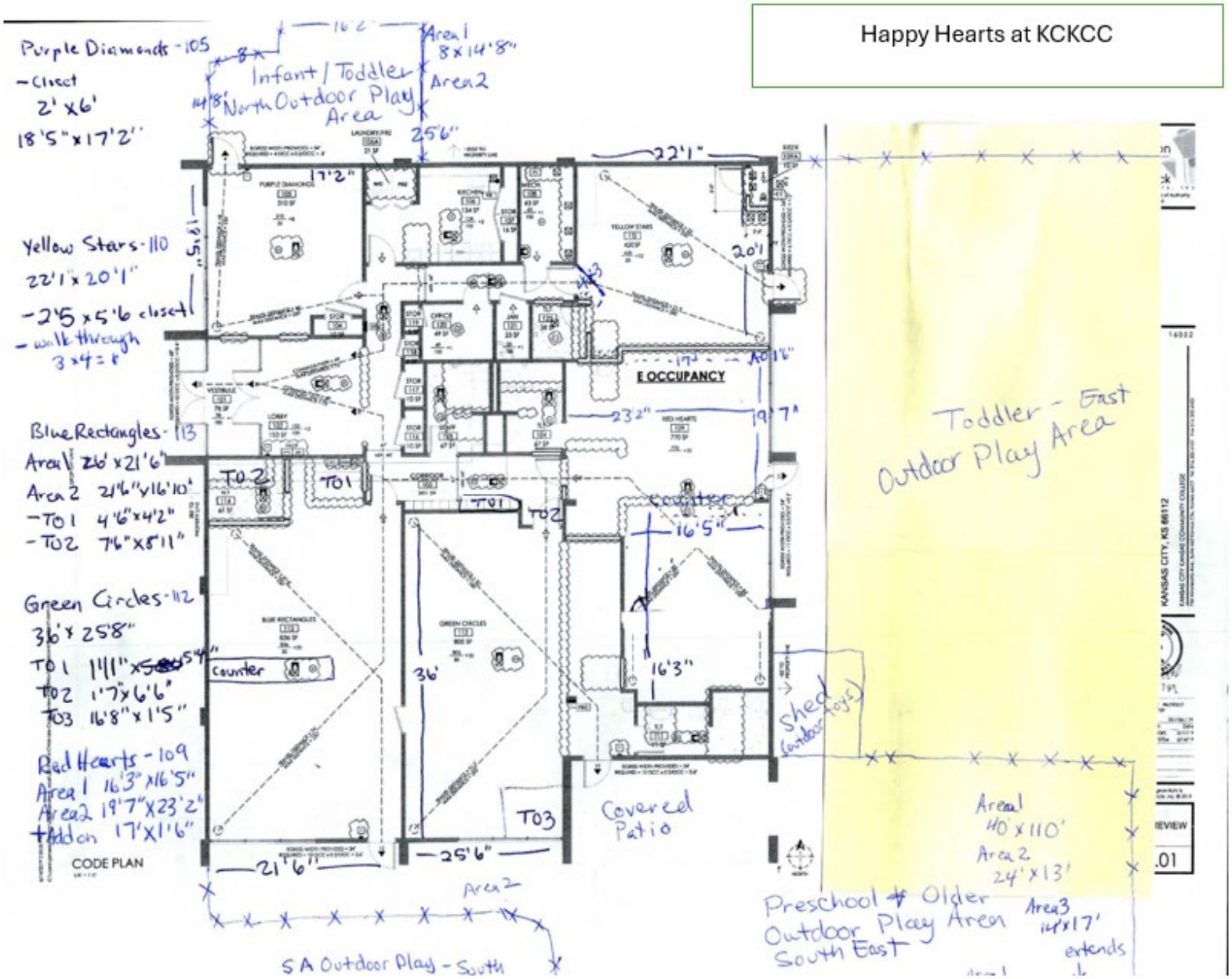
My commission expires May of 24, 2028.

Notary Public

LORI GLADIEUX
Notary Public - State of Kansas
My Appointment Expires 5-24-28

Happy Hearts at KCKCC
Shaded by trees/ buildings
Shaded by trees
Shaded by trees
North
Infant/ Toddler playground
Toddler playground
Preschool playground
Purple Diamonds 1-2.5 years
Yellow Stars 2-3 years
Red Hearts 2.5 -4 years
Blue Rectangles 4-6 years
Green Circles 3-5 years
Cabinets
Cabinet
Changing Table
Cabinet and handwashing sink
Handwashing sink
Changing table
Mechanical room
Janitor's closet
office
Staff restroom
restroom
Kitchen
W/D
entrance
exit
Water fountain
Seating
Small climber
Sensory water table
Preschool playground
Each classroom will have a refrigerator with pitchers of drinking water.
Preschool playground is bigger than appears in the drawing.
S = Storage
= cabinets
Drinking water + food prep water are brought in daily in water pitchers. Children bring water bottles/sippy cups outside (individual use)
for sinks when food is served; 3 step cleaning process used to serve food / handwashing


CODE PLAN
E.OCCUPANCY
ROOM OCCUPANCY SCHEDULE
LEGEND
KCKCC CHILDCARE CODE REVIEW
7250 STATE AVE
KANSAS CITY, KS 66112
KANSAS CITY KANSAS COMMUNITY COLLEGE
CODE REVIEW
A0.01
Williams
Spurgeon
Kuhl &
Freshnock



May 28, 2026

SP2026-019

Happy Hearts at KCKCC

Operation Hours- Monday-Friday 7am-5:30pm

Ages- 2 weeks-school age

Staff-Child ratio

- Infants 2weeks- 1 year 1:4
- 12mo-24mo- 1:6
- 24mo-36mo- 1:7
- 3yr-5yr- 1:12
- 6yr-12yr- 1:16





(Published _____)

SP2026-019

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 SP2026-019, commonly known as 7250 State Avenue, Kansas City, Kansas, legally described as:

> 9273, S4, T11, R24, 5253445 SQUARE FEET, BEG 532.5FT E & 60FT S OF NW COR NE1/4; E TO COLLEGE PKWY, SLY TO WY/DEL RES LN, S08E-502.92FT, SELY CUR LT-1348.05FT, W 280FT M/L, ELY CUR LT-101.09FT, ELY-199.31FT, SELY CUR LT-383.11FT, S06E-175.78FT, SWLY CUR RT-126.84FT, N 218.81FT, W 410.26FT, S 111.49FT, W 40FT, S TO STATE AVE, WLY-655FT M/L, N 1190.15FT, W 367.88FT, S 625FT, W 125FT, N31W-418.51FT, W 235FT, N 1863.07FT, E 530.7FT, N 1616.9FT TO POB CONTG 120.7AC M/L, located at approximately 7250 State Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a childcare center.

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 Monday – Friday 7:00 AM to 5:30 PM;**
2. **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;

3. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
4. **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;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **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;**
7. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
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 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;**
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 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: May 28, 2026

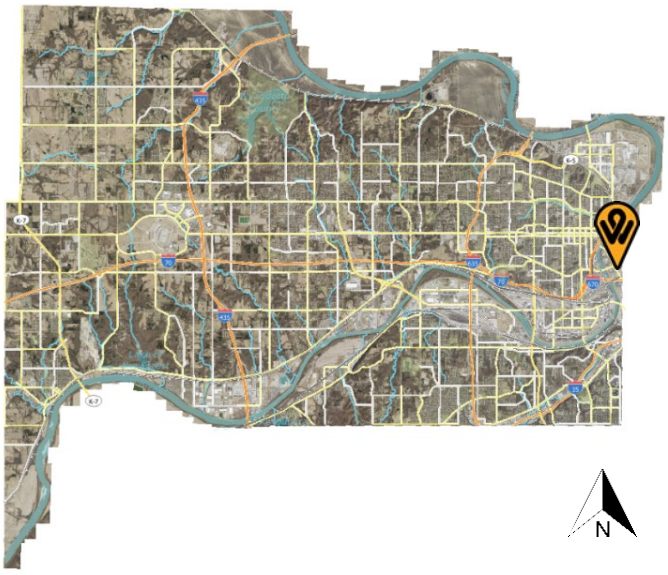
Re: **Special Use Permit Petition SP2026-022**

GENERAL INFORMATION

Applicant Information:
Guy Holbert
Penske Truck Leasing
5605 North MacArthur Boulevard,
Suite 300
Irving, Texas 75038

Subject Property:
11 North James Street
Kansas City, Kansas 66118

Requested Action and Purpose:
Approval of a Special Use Permit to continue operating a truck leasing, rental, and repair shop (SP2024-001 expired on April 18, 2026).



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

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Industrial warehouse
South	M-3 Heavy Industrial District	Industrial warehouse
East	M-3 Heavy Industrial District	Industrial warehouse
West	M-3 Heavy Industrial District	Industrial warehouse

Total Tract Size: 8.82 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates James Street as a Major Collector.

Parking Requirement: Section 27-470(f) states “In no case, however, shall less than one (1) space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the director of planning. There are 53 spaces required; The property provides 50 “standard” parking spaces with only two (2) ADA spaces, as well as 96 truck parking spaces and 44 trailer spaces, a total of 194 spaces.

The Unified Government Board of Commissioners passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings (with up to six (6) residential units) east of Interstate 635.

Landscaping Requirement:	Section 27-700(b)(4) states that trees may be required depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area.
Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026
Public Hearing(s):	May 11 and May 28, 2026
Public Support:	None to date
Public Opposition:	None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Guy Holbert with Penske Truck Leasing, is requesting a Special Use Permit to operate a truck leasing, maintenance repair facility on 8.82 acres at 11 North James 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 have been several calls for police service on the subject property.
    a. 2023 – January 3, 2023 – Burglary.
    b. 2022 – August 30, 2022 – Theft.
    c. 2022 – June 24, 2022 – Theft and Criminal Damage.
    d. 2021 – November 17, 2021 – Theft.
    e. 2021 – October 16, 2021 – Theft and Criminal Damage.
    f. 2021 – July 15, 2021 – Theft.
    g. 2021 – May 23, 2021 – Theft.
    h. 2021 – May 4, 2021 – Theft and Burglary.

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. 2025 – PDEMO25-0025 – Demolition of a vacant commercial building.

2. 2025 – PLM25-0520 – Plumbing permit to install a two (2) inch tap with a two (2) inch meter, and 8-inch tap for fire line.
3. 2025 – SPK25-0022 – Fire suppression permit to install a fire sprinkler system.
4. 2025 – PLM25-0315 – Plumbing permit for a service bay addition and interior remodel.
5. 2025 – ELE25-0302 – Temporary electrical service for a construction trailer.
6. 2025 – ELE25-0255 – Electrical permit for renovation of existing site.
7. 2024 – DRC24-0024 – Building Permit for new service bay and tenant improvement.
8. 2016 – 16380-00064 – Electrical permit to install a 200-amp breaker panel.
9. 2016 – 16390-00041 – Plumbing permit to install a gas pipe and meter manifold.
10. 2015 – 15300-00148 – Building permit to repair a garage.
11. 2014 – 14380-00545 – Electrical permit to install a pole-mounted 400-amp electrical service.
12. 2005 – 05390-00112 – Plumbing permit to install two (2) backflow preventers.

Previous Planning Actions:

1. 2024 – SP2024-001 – Special Use Permit for a truck leasing, rental and repair for two (2) years. Expired on April 18, 2026.
2. 1978 – BOZA 1065 – Variance for pole sign height. Approved for 36 feet.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the CID Statistical Neighborhood, the Central Avenue Betterment Association (CABA) Business Group, and Census Block #0400021. The neighborhood consists of industrial uses ranging from warehouses, logistics and distribution, and storage.

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 M-3 Heavy Industrial District. Continuing use as a truck leasing, rental, and repair facility will not impact the surrounding properties. The proposed use is compatible with the surrounding uses.

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?

The subject property is an industrial area and given the projected level of business, the proposed use is not expected to detrimentally affect nearby properties. The removal of the restrictions will not have detrimental effects on

the nearby properties.

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

   The property is not vacant; it is currently used by Penske.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. PlanKCK designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage. The proposed use conforms to the Comprehensive Plan.

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.***

   North James Street is designated as a Major Collector and is designed to accommodate industrial uses that produce more and heavier traffic than the proposed truck maintenance and repair facility. The proposed use will not increase vehicular traffic to the point where it exceeds the capacity of the 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.***

   Truck maintenance and repair is a necessary part of operating a vehicle-based leasing business and distribution center, but its effects on the surrounding property can and should be mitigated by measures such as landscaping and architectural screening, proper disposal of fluids and waste, making repairs indoors, and keeping lights directed downward at the property, not off-site.

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.***

   Heavy vehicle repair is prone to generate noise, vibration, dust, and illumination. All repairs must be conducted inside the proposed building. Furthermore, the exterior lights proposed on the submitted photometric plan must be fitted with 90-degree cutoff fixtures. All inoperable vehicles must be stored inside the building unless they are completely screened from view in accordance with all applicable ordinances.

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

The proposed use has the potential to pollute the air through emissions from heavy trucks, as well as the land and water through contaminated run-off. This, however, should not be an issue as long as fluids and parts are properly disposed of, such as in an oil-water separator and through off-site disposal, respectively.

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

    The proposed use will not damage an irreplaceable natural resource as it is expanding on an already permitted, built-out industrial property.

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

    The proposed use will not damage an irreplaceable natural resource as it is expanding on an already permitted, built-out industrial property.

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

    The applicant will be required to maintain their repair facility according to the previous conditions of approval, 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.***

    As this area is designed for industrial uses, the proposed use is a less intense use than the majority of uses it surrounds and will not cause overcrowding of land or cause undue concentrations of population as customer will have separate parking and access areas from employees and from the rental fleet.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on April 27, 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 **SP2026-022**, **for two (2) years**, subject to:

1. **The following requirements of the Commercial Development Guidelines Overlay District have been met:**
    a. **Per Sec. 27-576(e)(1) building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementious siding (hardy board), or glass. The director may approve other high-quality materials.**
    b. **Per Section 27-576(g)(1), buildings should have a defined top. This can be accomplished with cornices, caps, parapets, or roofs.**
    c. **Per Section 27-576(g)(3), sloped roofs or canopies shall be covered with high quality roofing material such as approved by the director. Metal roofing is preferred, especially for small articulations. Asphalt is discouraged and wood roofing materials are prohibited.**
    d. **Per Section 27-576(h)(2), reflective or mirrored glass for use as windows is prohibited, unless determined otherwise by the director. Clear glass shall be used for storefronts, windows, and doors. Window painting, signage, or view blocking techniques are not permitted.**
    e. **Per Section 27-577(a)(5) landscaping shall exceed the typical code requirements by at least 75 percent. The M-3 requirement is one (1) tree per 15,000 square feet of site area. The site is 8.82 acres; therefore 25 trees are district requirement. The multiplier is 1.75, so 46 trees are required to be planted. The total number of trees existing on site can account towards this total.**
    f. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**
2. **The applicant/business owner shall install a concrete pad for riders at the bus stop located in the northwest corner of the property. Contact Desiray Bush, Director of Transportation at (913) 573-8312 or dbush@wycokck.org;**
3. **The barbed wire fence surrounding the property shall be modified so that the barbed wires either face upward or inward, rather than outward towards the roadway;**
4. **The applicant is requesting a Special Use Permit for heavy vehicle/truck repair and leasing. Any additional uses not listed in this Special Use Permit SP2026-022 and not otherwise allowed by the Zoning Code in the M-3 Heavy Industrial District must receive a separate Special Use Permit;**
5. **Per Section 27-593(b)(20), parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by Sections 27-466 through 27-470; parking shall be upgraded to current standards and regulations including medians, landscaping, and screening; and each automobile shall be in a striped, designated parking space;**

6. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
7. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
8. **Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;**
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. **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;**
11. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
12. **If approved, the applicant must file and maintain a current business occupation tax application with this office;**
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 Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: 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. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;

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 at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
17. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
18. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
19. **Subject to approval, a $125.00 ordinance publication fee must be submitted**

to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,

20. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners.**

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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Floor Plan
Landscape Plan
Building Elevations
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-022** 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 **SP2026-022,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 30:57:

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

CONSIDERATION OF THE APRIL 14, 2026 CITY PLANNING COMMISSION MINUTES.

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. *Detailed Outline of Requested Action:* The applicant, Guy Holbert with Penske Truck Leasing, is requesting a Special Use Permit to operate a truck leasing, maintenance repair facility on 8.82 acres at 11 North James Street.

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 May 11, 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 34:24:

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

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

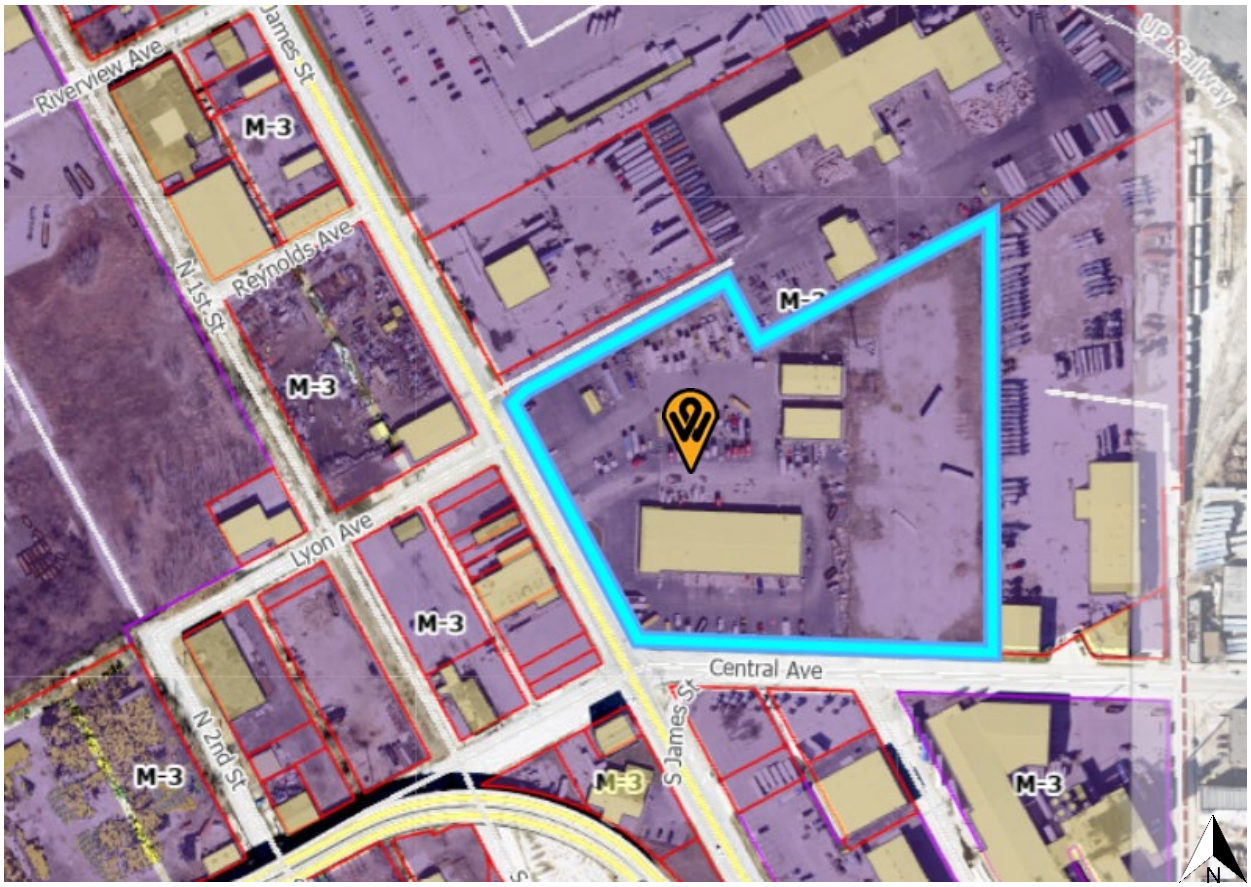
Motion to APPROVE passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


Riverview Ave
James St
M-3
Reynolds Ave
N 1st St
M-3
M-3
Lyon Ave
M-3
Central Ave
S James St
N 2nd St
M-3
M-3
M-3
UP Railway
N

LAND USE MAP


LYON
JAMES
Employment
Right-of-Way
CENTRAL
JAMES
EWING
STATE
N

ADDITIONAL ATTACHMENTS

CAGE

May 1st ,2026

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

RE: Special Use Permit Petition SP2026-022

Dear Planning and Urban Design Staff,

CAGE Engineering, Inc. (CAGE) is in receipt of the letter dated April 20th, 2026, regarding the Penske Trucking Facility at 11 N. James Street. CAGE offers the following itemized responses:

PLANNING + URBAN DESIGN SUP COMMENTS:

Comment #i
Per Sec. 27-576(e)(1) building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementious siding (hardy board), or glass. The director may approve other high-quality materials.
Response to Comment #i: There is a brick wainscot around the building and metal liner panel above.

Comment #ii
Per Section 27-576(g)(1), buildings should have a defined top. This can be accomplished with cornices, caps, parapets, or roofs.
Response to Comment #ii: The building will have a metal roof

Comment #iii
Per Section 27-576(g)(3), sloped roofs or canopies shall be covered with high quality roofing material such as approved by the director. Metal roofing is preferred, especially for small articulations. Asphalt is discouraged and wood roofing materials are prohibited.
Response to Comment #iii: The building will have a metal roof.

Comment #iv
Per Section 27-576(h)(2), reflective or mirrored glass for use as windows is prohibited, unless determined otherwise by the director. Clear glass shall be used for storefronts, windows, and doors. Window painting, signage, or view blocking techniques are not permitted.
Response to Comment #iv: The windows will have clear glass.

Comment #v
Per Section 27-577(a)(5) landscaping shall exceed the typical code requirements by at least 75 percent. The M-3 requirement is one (1) tree per 15,000 square feet of site area. The site is 8.82 acres; therefore 25 trees are district requirement. The multiplier is 1.75, so 46 trees are required to be planted. The total number of trees existing on site can account towards this total.
Response to Comment #v: See the previously approved landscape plans which include calculations.

Comment #vi

Section 27-577(b)(3)(a) states that one tree with a minimum caliper of two inches (ornamental) evergreen trees

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must be at least six feet tall when planted) provided for every 30 feet of street easement or frontage.
Response to Comment #vi: See the previously approved landscape plans which include calculations. There are overhead power lines and existing utilities which prevent us from meeting this requirement.

Comment #vii
Section 27-577(b)(3)(b) states that street trees should be planted no closer than 55 feet and no more than 65 feet apart with groupings or ornamental trees and shrubs placed between them.
Response to Comment #vii: See the previously approved landscape plans which include calculations. There are overhead power lines and existing utilities which prevent us from meeting this requirement.

Comment #viii
Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;
Response to Comment #vii: The face of building facing James Street has plantings. See landscape plans.

Comment c
The applicant/business owner shall install a concrete pad for riders at the bus stop located in the northwest corner of the property. Contact Desiray Bush, Director of Transportation at (913) 573-8312 or dbush@wycokck.org;
Response to Comment c: A 5' x 10' bus stop concrete pad is planned at the NW corner.

Comment d
The barbed wire fence surrounding the property shall be modified so that the barbed wires either face upward or inward, rather than outward towards the roadway;
Response to Comment d: New fencing will be installed onsite, and the barbed wire will be modified as requested.

Comment e
The applicant is requesting a Special Use Permit for heavy vehicle/truck repair and leasing. Any additional uses not listed in this Special Use Permit SP2024-001 and not otherwise allowed by the Zoning Code in the M-3 Heavy Industrial District must receive a separate Special Use Permit;
Response to Comment e: No other use will be needed.

Comment f
Per Section 27-593(b)(20), parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by Sections 27-466 through 27-470; parking shall be upgraded to current standards and regulations including medians, landscaping, and screening; and each automobile shall be in a striped, designated parking space;
Response to Comment f: Proper setbacks will be maintained. See the site plan included with the resubmittal.

Comment g
Per Sec. 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;
Response to Comment g: Acknowledged.

Comment h
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;
Response to Comment h: A building permit has already been issued. The permit number is DRC24-0024.

Comment i
Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request
Response to Comment i: Acknowledged.

Comment j
Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;
Response to Comment j: Acknowledged.

Comment k
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;
Response to Comment k: A separate sign permit has been applied for and approved for installation. See SIGN2025-158.

Comment l
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;
Response to Comment l: Acknowledged.

Comment m
If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
Response to Comment m: Acknowledged.

Comment n
If approved, the applicant must file and maintain a current business occupation tax application with this office;
Response to Comment n: Acknowledged.

Comment o
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;

Response to Comment o: Acknowledged.

Comment p
The Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: 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. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions; however, all requirements must be completed for all items not secured by the bond;
Response to Comment p: Acknowledged.

Comment q
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;
Response to Comment q: Acknowledged.

Comment r
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;
Response to Comment r: Acknowledged.

Comment s
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;
Response to Comment s: Acknowledged.

Comment t
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;
Response to Comment t: Acknowledged.

Comment u
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,
Response to Comment u: Acknowledged.

Comment v
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.
Response to Comment v: Acknowledged.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at 630-598-0007 or bsheridan@cagecivil.com.

Sincerely,
CAGE ENGINEERING, INC.



Elizabeth Sheridan
Project Engineer

NEIGHBORHOOD MEETING MINUTES

11 N JAMES ST: PENSKE TRUCK RENTAL, LEASING, AND REPAIR

Application Number: SP2026-022
Date and Location: 4/27/2026 Microsoft Teams

Meeting called to order at: 5:30 PM

Names of people in attendance:

Project Team:

- Betsy Sheridan (Civil Engineer, CAGE)
- Eric Pangle (Architect, Camburas Theodore)
- Guy Holbert (Owner, Penske)

No nearby property owners joined the meeting, and it was adjourned after 30 minutes.

Meeting adjourned at: 6:02 PM
Minutes taken by: Betsy Sheridan

300 N. Elizabeth St.
Suite 200C
Chicago, IL 60607

www.cagecivil.com

Ph: 630.598.0007

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF ILLINOIS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #SP-2026-022.
2. That I conducted a neighborhood meeting on April 27th, 2026.
3. The notice to nearby property owners was sent on April 13th, 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.

Betsy Sheridan
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of April, 2026.

My commission expires 26 of Oct, 2026.

GINA BRANCHER
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 26, 2026

Gina Brancher
Notary Public

PAVEMENT LEGEND
ASPHALT PAVEMENT, OVERLAY
ASPHALT PAVEMENT, OVER EXISTING AGGREGATE
STANDARD DUTY ASPHALT PAVEMENT, FULL DEPTH
HEAVY DUTY CONCRETE PAVEMENT
LANDSCAPING STONE (SEE SHEET NOTE #1)
CONCRETE SIDEWALK
BARRIER CURB
WHEEL STOP
SITE DATA TABLE
ZONING CLASS: M3 (HEAVY DUTY INDUSTRIAL)
SITE AREA: ±8.61 AC
BUILDING SETBACKS
FRONT 0 FT
SIDE 0 FT
REAR 0 FT
PAVEMENT SETBACKS
FRONT 0 FT
SIDE 0 FT
REAR 0 FT
NOTE: NO VARIANCES ARE REQUIRED
PARKING SUMMARY
SERVICE SHOP
30'/36' TRUCK PARKING SPACES 78 SPACES
COLLISION REPAIR
30'/36' TRUCK PARKING SPACES 24 SPACES
60' TRAILER PARKING SPACES 44 SPACES
CUSTOMER
STANDARD CAR PARKING SPACES 16 SPACES
ADA PARKING SPACES 2 SPACES
EMPLOYEE
STANDARD CAR PARKING SPACES 34 SPACES
RENTAL READY
30'/36' TRUCK PARKING SPACES 8 SPACES
TOTAL
30'/36' TRUCK PARKING SPACES 88 SPACES
60' TRAILER PARKING SPACES 44 SPACES
STANDARD CAR PARKING SPACES 50 SPACES
ADA PARKING SPACES 2 SPACES
SHEET NOTES
1. LOCATION OF LANDSCAPING STONE SHOWN IS APPROXIMATE. SEE LANDSCAPING PLANS FOR EXACT LOCATION
CIVIL ENGINEERING
CAGE
2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM
REGISTERED PROFESSIONAL ENGINEER
STATE OF KANSAS
29132
REVISIONS
PROPOSED IMPROVEMENTS FOR
PENSKE
KANSAS CITY
11 N JAMES ST
KANSAS CITY, KS
PROJ NO: 230012
ENG: GM
DATE: 12/20/23
SHEET TITLE
SITE LAYOUT PLAN
SHEET NUMBER
C2.0
4 OF 10
JULIE
CALL BEFORE YOU DIG
811
0
40'
80'
1" = 40' (HORIZONTAL)
N
3' CURB OPENING
6" BARRIER CURB
EXISTING BUILDING
44 STALLS @ 12' = 528.0'
78.0' (TYP.)
12.0'
10.0'
16.5'
24.0'
DUMPSTER ENCLOSURE (SEE ARCH. PLAN)
4" WHITE STRIPE, 45° SPACED 2'-0" O.C. (TYP.)
72.0'
20.0' (TYP.)
48.0'
9 STALLS @ 10' = 90.0'
ELECTRIC GATE
SLIDE GATE OPENING
35.5'
2 CONCRETE FLUME
80.0'
9 STALLS @ 12' = 108.0'
8 STALLS @ 12' = 96.0'
38.0' (TYP.)
41.5'
PAINT BOOTH BUILDING 5,005 SF
LARGE PARTS STORAGE BUILDING 4,815 SF
5 STALLS @ 10' = 50.0'
20.0' (TYP.)
ELECTRIC EQUIPMENT (SEE M.E.P. PLANS)
BUILDING EXPANSION 13,511 SF
MANUAL GATE
SITE LIGHTING (SEE PHOTOMETRIC PLANS)
18.0' GATE OPENING
CENTRAL AVE
10 STALLS @ 10' = 100.0'
WHEELSTOP (TYP.)
7 STALLS @ 12' = 84.0'
6 STALLS @ 12' = 72.0'
5 STALLS @ 12' = 60.0'
ELECTRIC METER (SEE M.E.P. PLANS)
EXISTING BUILDING 20,364 SF
6 STALLS @ 10' AND 1 STRIPED STALL @ 10' = 100.0'
ADA SIGN
HVAC EQUIPMENT (SEE M.E.P. PLANS)
BOLLARD (TYP.)
4 STALLS @ 12' = 48.0'
LOTON AVE
N JAMES ST
3' WIDE CURB CUT
4 STALLS @ 10' = 40.0'
DIRECTIONAL SIGN (SEE SIGNAGE PLAN)
MONUMENT SIGN (SEE SIGNAGE PLAN)
6' X 10' CONCRETE PAD FOR BUS STOP

SP2026-022

May 28, 2026

24

GN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS ARE FOR CONSTRUCTION REFERENCE. ALL DIMENSIONS SHOULD BE FIELD VERIFIED AT TIME OF BID AND PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
2. ALL PARTITION DIMENSIONS ARE TO FACE OF GYPSUM BOARD AND/OR NOMINAL FACE OF MASONRY UNLESS NOTED OTHERWISE.
3. GYPSUM BOARD CONTROL JOINTS 30'-0" O.C. MAX.
4. PROVIDE METAL CORNER BEAD AT ALL GYP. BD. OUTSIDE CORNERS.
5. PROVIDE METAL J-BEAD AT ALL EXPOSED GYP. BD. ENDS.
6. ALL WOOD, WOOD BLOCKING AND PLYWOOD TO BE FIRE TREATED.
7. ALL FURRING TO RUN VERTICAL.
8. CONTRACTOR TO SEAL ALL PIPE, DUCT, AND JOIST PENETRATIONS.
9. FINISH FLOOR ELEVATION (0'-0") IS FOR REFERENCE ONLY.
10. CAULK ALL PENETRATIONS AND OPENINGS TO PREVENT WATER AND AIR INFILTRATION.
11. PLUMBING WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
12. REFER TO A6.2 FOR WINDOW AND DOOR SCHEDULES.
13. DURING CONSTRUCTION PORTABLE FIRE EXTINGUISHERS SHALL BE ON SITE IN EVERY STORAGE AND CONSTRUCTION SHED AND WHERE SPECIAL HAZARDS EXIST.
14. PRIOR TO PREPARING GYPSUM BOARD WALLS FOR FINAL FINISH, CONFIRM ALL REQUIRED BLOCKING HAS BEEN INSTALLED FOR TV MONITORS, SCREEN, RESTROOM FIXTURES, ETC.
15. REFER TO A4.1 FOR SCOPE OF ROOM FINISHES.
16. REFER TO T1.3 FURNISH AND INSTALL SUMMARY LIST FOR RESPONSIBILITY OF SUPPLYING, RECEIVING, AND INSTALLATION OF FIXTURES AND EQUIPMENT.
17. ALL METAL STUD PARTITIONS THAT EXTEND UP TO ROOF SHALL BE INSTALLED WITH SLIP TRACK FOR DEFLECTION.
18. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CLASS B AND CLASS C REQUIREMENTS FOR A SPRINKLERED BUILDING. REFER TO INTERIOR WALL AND CEILING SCHEDULE ON A1.1B.
19. GYPSUM BOARD WITH PAINT FINISH SHALL BE PREPPED WITH LEVEL 4 FINISH.
20. REFER TO DRAWING A4.2 FOR DOOR SCHEDULE & WINDOW SCHEDULE.
21. ALL EXPOSED METAL PIPES, PVC PIPE, CONDUIT, MOUNTING BRACKETS SHALL BE PAINTED TO MATCH ADJACENT WALL PAINT SCHEME IN SERVICE SHOP & WASH BAY. CONTRACTOR SHALL COORDINATE WITH OWNER'S AIR & LUBE INSTALLER CONTRACTOR PRIOR TO PAINTING TO CONFIRM INSTALLATION SCHEDULE OF SYSTEMS.

WT WALL TYPES

- WT-1: 1 1/2" VERTICAL FURRING 16" O.C. WITH 5/8" GYPSUM BOARD EXTENDING A MINIMUM OF 6" ABOVE CEILING.
- WT-2: 3 5/8" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD (ONE SIDE) EXTENDING A MINIMUM OF 6" ABOVE CEILING.
- WT-3: 3 5/8" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD (BOTH SIDES) EXTENDING A MINIMUM OF 6" ABOVE CEILING. PROVIDE DIAGONAL BRACING 48" O.C..
- WT-3A: 3 5/8" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD (BOTH SIDES) EXTENDING UP TO +10'-0". REFER TO DETAIL A2.1-3. PROVIDE DIAGONAL BRACING OR POST AT END OF WALL
- WT-3B: 6" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD (BOTH SIDES) EXTENDING UP TO STRUCTURE ABOVE. REFER TO DETAIL A2.1- 3. PROVIDE DIAGONAL BRACING OR POST AT END OF WALL
- WT-4: 3 5/8" METAL STUD 16" O.C. WITH ⅝" GYPSUM BOARD (BOTH SIDES) EXTENDING FROM FLOOR TO STRUCTURE ABOVE.
- WT-5: 6" METAL STUDS 16" O.C. WITH 5/8" GYPSUM BOARD (BOTH SIDES) EXTENDING A MINIMUM OF 6" ABOVE CEILING. PROVIDE DIAGONAL BRACING 48" O.C..
- WT-6: 6" METAL STUD 16" O.C. WITH ⅝" GYPSUM BOARD (BOTH SIDES) EXTENDING FROM FLOOR TO STRUCTURE ABOVE.
- WT-7: PRE-ENGINEERED METAL BUILDING GIRT FRAMED WALL. REFER TO MANUFACTURER DRAWINGS.
- WT-8: BRICK VENEER AND METAL BUILDING INFILL TO MATCH EXISTING CONSTRUCTION. PRIMED AND READY FOR PAINT FINISH.
- WT-9: METAL PANEL AND METAL BUILDING INFILL TO MATCH EXISTING CONSTRUCTION.
- WT-10: 600S162-54 METAL WITH 2"x16 GA STRAPS 48" O.C. WITH STRAP AT TOP AND BOTTOM OF WALL ASSEMBLY FOR LINER PANEL FASTENING OR INSULATION SECUREMENT. PROVIDE ½" HAT CHANNEL @ 48" O.C. FOR LINER PANELS OR ⅝" GYPSUM BOARD PER NOTE #28. REFER TO STRUCTURAL PLANS FOR STUD SPACING AND MORE INFO.
- WT-11: CMU INFILL TO MATCH EXISTING CONSTRUCTION. PRIMED AND READY FOR PAINT FINISH.
- WT-12: THIN BRICK SYSTEM OVER 1/4" 2-PLY DRAINAGE MAT, 5/8" DENSE ELEMENT BARRIER SYSTEM AND 5/8" EXTERIOR PLYWOOD, OVER NEW PEMB REVERSE PANEL, MAINTAIN MIN. 2" CLEARANCE FROM GRADE.
- WT-13: THIN BRICK SYSTEM OVER 1/4" 2-PLY DRAINAGE MAT, 5/8" DENSE ELEMENT BARRIER SYSTEM. ALIGN THIN BRICK APPROX. 1 COURSE UP FROM EXISTING BRICK VENEER AND ALIGN COURSING, MAINTAIN MIN. 2" CLEARANCE FROM GRADE. AT EXISTING WALL REMOVE METAL PANEL AND REPLACE WITH 6" METAL STUDS @ 16" O.C., BATTS INSULATION, PEMB LINER PANEL AT INTERIOR, MATCH EX.

NOTE:
- INSTALL W.R.G.B. AT PLUMBING FIXTURES.
- WALLS NOT UNDER MEZZANINE TO EXTEND TO 10'-0". PROVIDE HORIZONTAL STUD FRAMING AND SECURED TO METAL BUILDING WALL.
- INTERIOR FRAMED WALLS: REFER TO WALL LEGEND AND FLOOR PLAN HATCH FOR SOUND BATT INSULATION LOCATIONS.

KN KEYED NOTES

- 01 PROVIDE FIRE TREATED BLOCKING FOR SHELVES, RESTROOM ACCESSORIES, LADDER, CABINETS, ETC.
- 02 RECESSED FIRE EXTINGUISHER CABINET, INSTALLED TO COMPLY WITH ADA REACH LIMITS SHOWN ON T1.3
- 03 CONFIGH WITH OWNER FINAL LOCATION OF TIME CLOCK, INSTALLATION SHALL BE IN COMPLIANCE WITH ADA REACH LIMITS SHOWN ON T1.4
- 04 ROOF LADDER AND EXPOSED STEEL AT STAIR AND RAILINGS SHALL BE PAINTED COLOR OP-2.
- 05 PROVIDE 3/4" FIRE TREATED GRADE 'A' PLYWOOD 48"X96" FOR PHONE BOARD.
- 06 INSTALL WINDOW BLIND, REFER TO FINISH SCHEDULE FOR SPECIFICATIONS.
- 07 CONTRACTOR SHALL REVIEW SHOP DRAWINGS FOR OWNER SUPPLIED MILLWORK.
- 08 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR CONTRACTOR SUPPLIED MILLWORK.
- 09 CONTRACTOR SHALL REVIEW EQUIPMENT WITH PENSKE CONSTRUCTION MANAGER TO ENSURE FINAL LOCATION. NOTIFY ARCHITECT REGARDING REVISIONS FOR REQUIRED UTILITY COORDINATION.
- 10 OWNER SUPPLIED MIRROR. COORDINATE HEIGHT IN FIELD TO ENSURE NO CONFLICTS WITH EQUIPMENT AND WITHIN DRIVER VIEW.
- 11 OVERHEAD REEL SYSTEM FOR FLUIDS PIPED TO FLUID STORAGE ROOM, RE: A1.7-4
- 12 JAMBS AND CORNERS OF INTERIOR BLOCK WALL OPENING SHALL HAVE BULL NOSE PROFILE.
- 13 COORDINATE INSTALLATION OF OIL TANKS WITH LUBE GC & PTL.
- 14 EXTERIOR GAS METER, REFER TO MECHANICAL PLANS FOR ROUTING. EXPOSED PIPE SHALL BE PAINTED TO MATCH ADJACENT WALL.
- 15 CONTRACTOR SHALL INSTALL RECESSED KNOX BOX AS APPROVED BY FIRE MARSHAL.
- 16 OVERHEAD SECTIONAL DOOR SHALL HAVE STEEL CHANNELS SUPPLIED BY PRE-ENGINEERED METAL BUILDING CONTRACTOR AROUND OPENING. CONTRACTOR SHALL INSTALL AND PAINT.
- 17 SURFACE MOUNTED FIRE EXTINGUISHER +4'-0" A.F.F..
- 18 SURFACE MOUNTED ELECTRICAL PANELS. WALL BACKING SHALL BE PAINTED PRIOR TO INSTALLATION AND CONDUIT PAINTED TO MATCH WALL.
- 19 TOP OF LOW MASONRY WALL SHALL BE BULLNOSE CAP, RE: A6.1 FOR MORE INFO.
- 20 ALL EXPOSED STEEL SHALL BE PREPPED AND PAINTED TO MATCH ADJACENT WALL.
- 21 WINDOW SILL SUPPLIED BY CONTRACTOR. CAULK ALL EDGES, COLOR TO MATCH SILL.
- 22 CONTRACTOR SHALL SUPPLY TOILET PARTITIONS, TOILET ACCESSORIES, LOCKERS, AND BENCHES.
- 23 8" DIA. STEEL BOLLARD, INFILLED WITH CONCRETE, WITH YELLOW SLEEVE. RE: STRUCTURAL PLANS FOR MORE INFO
- 24 THROUGH WALL KEY DROP BOX, KEYKEEPER 16" LONG WITH LOCKABLE 10"x12" SURFACE MOUNT DROP BOX. WALL HEIGHT ON EXTERIOR SHALL BE +48" A.F.F.
- 25 OVERHEAD CRANE SYSTEM, REFER TO METALLIC DRAWINGS FOR RAIL SYSTEM.
- 26 PROVIDE REQUIRED BLOCKING IN PARTITION TO MOUNT TANKLESS WATER HEATER.
- 27 NEW ALUMINUM SILL AT EXISTING WINDOW. RE: A4.3-17 (SIM.) FOR MORE INFO.
- 28 1/2" GYPSUM BOARD WALL FINISH EXTENDING A MIN. OF 6" ABOVE CEILING. AT DECAL ROOM #148 ADD ¾" PLYWOOD BACKING ALONG WALLS ON GRID 'A' AND 'F' FOR SHELVING.

WL WALL LEGEND

CMU WALL
PRE ENGINEERED METAL BUILDING
FURRED OUT WALL WITH INSULATION
METAL STUD PARTITION WITH SOUND INSULATION
METAL STUD PARTITION

2 EXT. WALL ASSEMBLIES SCALE: 1 ½" = 1'-0"

1 MAIN FLOOR PLAN 'A' SCALE: 1/8" = 1'-0"

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ARCHITECTURE | ENGINEERING | INTERIORS
1545 Lee Trevino Drive, Suite 102
Des Plaines, IL 60018
P (847)298-1525 | F (847)390-8130
www.camburasandtheodore.com

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY PLANNED FOR THEM WITHOUT THE WRITTEN CONSENT OF C + T. © CT + THEODORE, 2023

CERTIFICATION

PTCR FACILITY

PENSKE

11 NORTH JAMES ST.
KANSAS CITY, KS

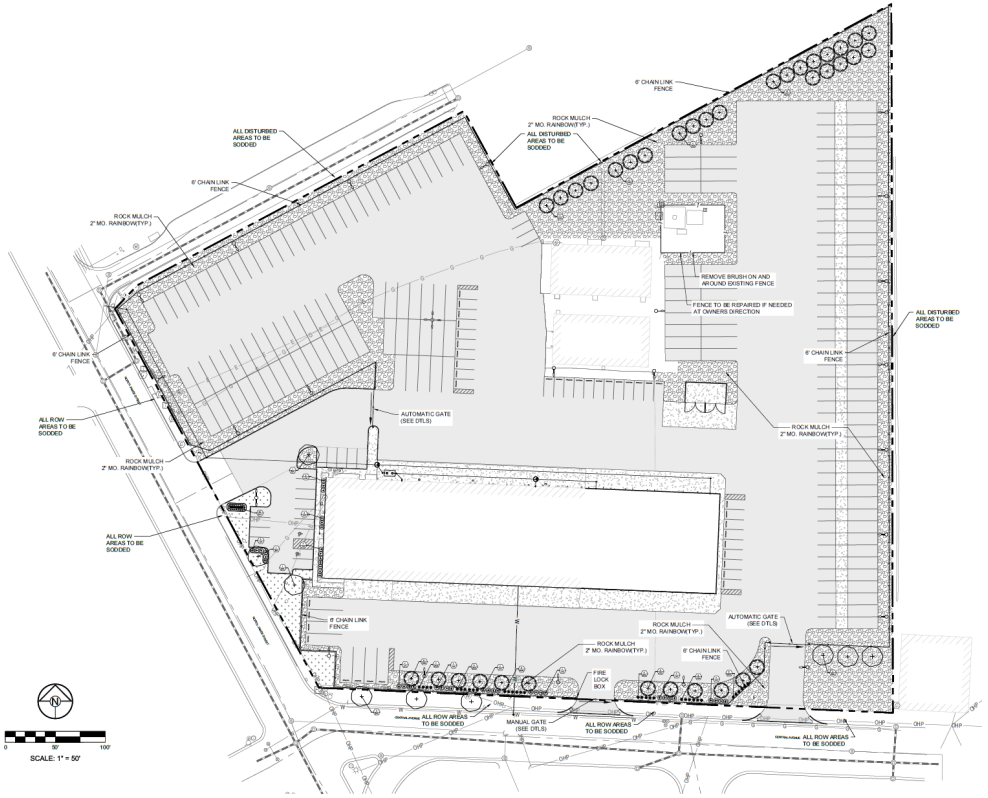
REVISION DATES

NO	DATE	TYPE
1	07/26/24	PERMIT RESPONSE
2	09/13/24	REVISION #1
3	09/26/24	REVISION #2
4	10/25/24	REVISION #3
5	11/15/24	REVISION #4
6		

ISSUE DATES

TYPE	DATE
95% OWNER REVIEW SET	04/03/24
PERMIT SET	04/22/24
BID SET	08/28/24
CONSTRUCTION SET	11/01/24
AS-BUILT SET	XX/XX/24

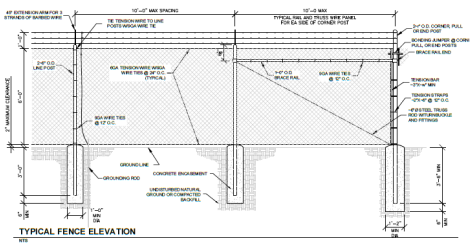
DRAWN BY
CHECKED BY
PROJECT NUMBER 23-44053
DATE 03/30/2023
SHEET NAME MAIN FLOOR PLAN 'A'
SHEET NUMBER A1.1A



NOTES:

1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. PLANT QUANTITIES SHOWN ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDED QUANTITIES IN THE SCHEDULE
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED. UDO 16.450.060
5. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
6. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A "V-CUT" EDGE.
7. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
8. ALL DISTURBED AREAS, REGARDLESS IF NOT GRAPHICALLY SHOWN, THAT ARE TO BE TURF SHALL BE SODDED UNLESS INDICATED ON THE PLANS.
9. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
10. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
11. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS
12. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUNDCOVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE(4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUB)FOR CAR OVERHANG IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
13. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR INSPECTION. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT THE LANDSCAPE INSTALLATION COMPLIES WITH THE APPROVED PLAN.
14. ALL EXTERIOR GROUND OR BUILDING MOUNTED EQUIPMENT (MECHANICAL, ELECTRICAL AND/OR TELEPHONE CABINETS), TRANSFORMERS, AIR CONDITIONING UNITS, UTILITIES AND BANKS OF METERS ETC. SHALL BE SCREENED FROM PUBLIC VIEW BY INSTALLING JUNIPERS EVENLY SPACED AROUND THE PERIMETER. FINAL LOCATION OF ANY EQUIPMENT SHALL BE DETERMINED AND VERIFIED WITH THE FINAL DESIGN AND PERMITTING OF THE PROJECT.

SHADE TREES						
	TAR	9 EA.	Tilliam americana 'Redmond'	Redmond Linden	2.5" Cal.	B&B
	ZSG	36 EA.	Zelkova serrata 'Greenvase'	Japanese Zelkova	2.5" Cal.	B&B
SHRUBS						
	BGV	40 EA.	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 gal.	Cont.
	JVG	43 EA.	Juniperus virginana 'Grey Owl'	Grey Owl Juniper	5 gal.	Cont.
GRASSES						
	MSM	33 EA.	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gal.	Cont.



SCHLAGEL
PLANNERS SURVEYORS LANDSCAPE ARCHITECTS ENGINEERS
14020 West 107th Street • Lenexa, Kansas 66215
913.451.1555 FAX 913.451.1488
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PREPARED BY:

Daniel G. Foster
Landscape Architect
KS# 523
SCHLAGEL & ASSOCIATES, P.A.

PENSKE COLLISION REPAIR
CONSTRUCTION SET

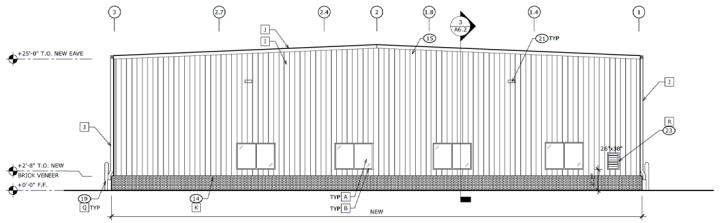
11 JAMES ST KANSAS CITY, KANSAS

REVISION DATE	DESCRIPTION
A	—
B	—
C	—
D	—
E	—
F	—
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H	—

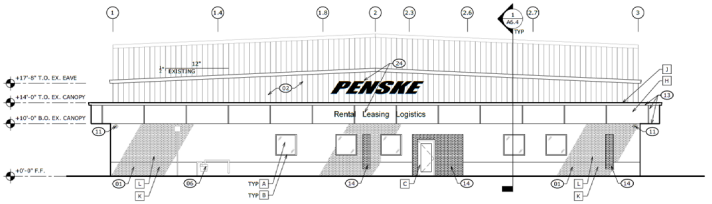
DRAWN BY: JAB
CHECKED BY: JAB
DATE PREPARED: 2026.11.01
PROJ. NUMBER: 23-142

LANDSCAPE PLAN

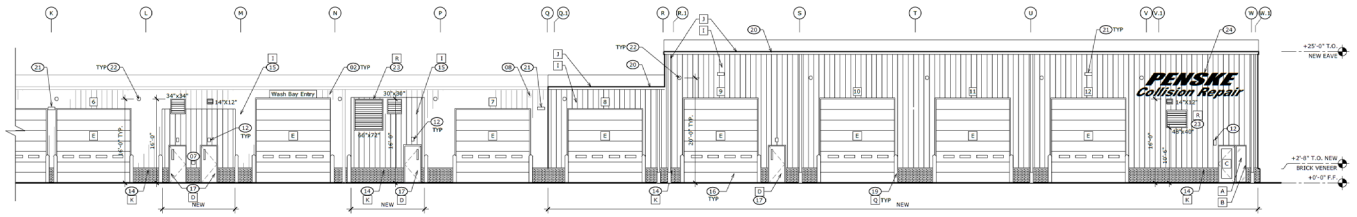
SHEET
L1.0



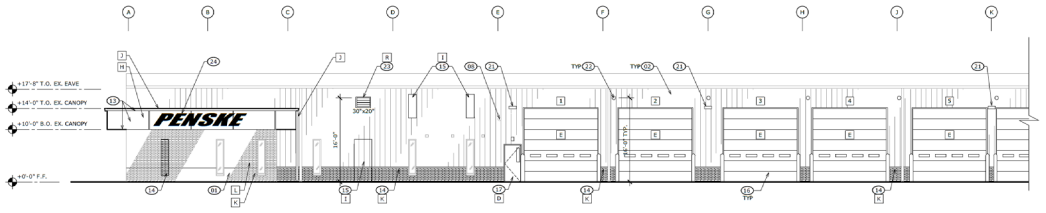
4 EXTERIOR EAST ELEVATION



3 EXTERIOR WEST ELEVATION SCALE: ⅛" = 1'-0"



2 PARTIAL EXTERIOR SOUTH ELEVATION SCALE: ⅛" = 1'-0"



1 PARTIAL EXTERIOR SOUTH ELEVATION SCALE: ⅛" = 1'-0"

MS MATERIAL SCHEDULE

EXTERIOR MATERIALS & FINISH SCHEDULE

MARK	MATERIAL	LOCATION	MANUFACTURERS	DESCRIPTION
A	GL-1 VISION GLASS	TYPICAL AT EXTERIOR DOORS AND WINDOWS AS NOTED	-	1" INSULATED GLAZING, COLOR: LIGHT GRAY TINT WITH LOW 'E' COATING ON #3 SURFACE - TEMPERED AS REQUIRED
B	SF-1 STOREFRONT FRAMING	STOREFRONT DOOR & WINDOW LOCATIONS	-	CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING
C	D-1 ALUMINUM STOREFRONT DOOR	ENTRY DOOR; RENTAL, OFFICE & SERVICE ENTRANCE	KAWNEER OR EQUIVALENT	FULL VISION DOOR, CLEAR ANODIZED
D	D-2 HOLLOW METAL DOOR	RENTAL STORAGE / SHOP ENTRY	STEEL CRAFT OR REPUBLIC	PAINT DOOR & FRAME, COLOR: EXP-3, REFER TO SPECIFICATIONS
E	D-3 INSULATED OVERHEAD DOOR	SERVICE AND WASH BAYS	OVERHEAD DOOR: SERIES 592 OR RAYNOR EQUIVALENT	METAL DOORS, FRAMES, LOUVERS PAINT COLOR: EXP-3, REFER TO SPECIFICATIONS
F	NOT USED			
G	NOT USED			
H	MP-1 METAL PANEL (YELLOW)	EXISTING SOFFIT AT BUILDING OFFICE	PENSKE CANOPY VENDOR	A.C.M. METAL BAND BY TFC ACM COLOR: REFER TO SPECIFICATIONS
I	MP-2 METAL PANEL (ALMOND)	AVP METAL FACADE PANELS & TRIM - NEW AND EXISTING	PENSKE METAL BUILDING VENDOR METALLIC	AVP METAL BUILDING PANELS, DOWNSPOUTS AND TRIM COLOR: EXP-1, REFER TO SPECIFICATIONS
J	MP-3 TRIM ACCESSORIES (MEDIUM BRONZE)	DOWNSPOUTS, TRASH ENCLOSURE GATE & COPING - NEW AND EXISTING	PENSKE METAL BUILDING VENDOR METALLIC	DOWNSPOUTS, MASONRY COPING CAP AND COPING COLOR: EXP-2, REFER TO SPECIFICATIONS
K	MU-1 MASONRY UNIT	BUILDING BASE TO 2'-8" - NEW AND EXISTING	GLEN-GERY THIN-TECH SYSTEM, MATCH EXISTING BRICK SIZE/PROFILE	UP TO ~2'-8" A.F.F. (OR TO TOP OF COURSING, V.I.F.), BRICK TO MATCH EXISTING PROFILE, WITH ELASTOMERIC PAINT COLOR: EXP-10 PPG SPECIAL FORMULA, REFER TO SPECIFICATIONS
L	MU-2 MASONRY UNIT	BUILDING FACADE ABOVE 2'-8" - NEW AND EXISTING	MATCH EXISTING	+2'-8" A.F.F. (OR TO TOP OF COURSING, V.I.F.), BRICK TO MATCH EXISTING PROFILE, WITH ELASTOMERIC PAINT COLOR: EXP-11 PPG SPECIAL FORMULA, REFER TO SPECIFICATIONS
M	MU-3 MASONRY UNIT	TRASH ENCLOSURE BASE TO 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	UP TO 2'-8" A.F.F., SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR: EXP-10 PPG SPECIAL FORMULA, REFER TO SPECIFICATIONS
N	MU-4 MASONRY UNIT	TRASH ENCLOSURE ABOVE 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	+2'-8" UPPER WALL SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR: EXP-11 PPG SPECIAL FORMULA, REFER TO SPECIFICATIONS
P	VINYL ADDRESS NUMBERS	ENTRANCE	-	ADDRESS NUMBERS SHALL NOT BE SPELLED OUT AND SHALL BE AT LEAST 4" IN HEIGHT ON CONTRASTING BACKGROUND. PER LOCAL JURISDICTION.
Q	BC-1 BOLLARD COVER	SERVICE BUILDING EXTERIOR AT DOORS AND UTILITIES	IDEAL SHIELD	STEEL PIPE BOLLARDS WITH "IDEAL SHIELD" SLEEVE COVERS. COLOR: EXP-4, REFER TO SPECIFICATIONS
R	EXHAUST FAN LOUVERS	AS SHOWN ON EXTERIOR ELEVATIONS	-	CONTRACTOR SHALL SUPPLY AND INSTALL LOUVERS, REFER TO MECHANICAL PLAN FOR LOUVER SIZE. COLOR: MEDIUM BRONZE ANODIZE (GREENHECK)

KN KEYED NOTES

01 EXISTING BRICK VENEER, V.I.F. EXACT TYPE. PREPARE SURFACE FOR NEW PAINT PER SCHEDULE.
02 EXISTING CORRUGATED FACADE WITH PAINT FINISH, REPAIR DAMAGED PANELS. CONTRACTOR TO FIELD VERIFY REQUIRED PANEL REPLACEMENT WITH PENSKE PM. PREPARE SURFACE FOR NEW PAINT PER SCHEDULE.
03 EXISTING HOLLOW METAL DOOR AND FRAME, NO CHANGE. PREPARE SURFACE FOR NEW PAINT PER SCHEDULE.
04 EXISTING LIGHT FIXTURE.
05 EXISTING OVERHEAD DOOR. PREPARE SURFACE FOR NEW PAINT PER SCHEDULE.
06 EXISTING GAS METER.
07 EXISTING FIRE DEPARTMENT KNOX BOX.
08 EXISTING FIRE ALARM EQUIPMENT.
09 EXISTING EM LIGHT.
10 EXISTING HEATER INTAKE VENT. REMOVE AND REPLACE WITH NEW. MODIFY OPENING AS NEEDED FOR NEW VENT. V.I.F. RE: MECHANICAL PLANS
11 EXISTING SECURITY CAMERA.
12 NEW EMERGENCY LIGHTING. RE: ELECTRICAL PLANS.
13 CANOPY: NEW A.C.M. BAND, GUTTER, AND SOFFIT.
14 NEW THIN BRICK TO MATCH EXISTING CONSTRUCTION. PREPARE SURFACE FOR NEW PAINT PER SCHEDULE.
15 NEW CORRUGATED METAL FACADE WITH MATCHING PROFILE & COLOR OF EXISTING.
16 NEW OVERHEAD DOOR.
17 NEW HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT WALL.
18 NEW FIXED STOREFRONT SYSTEM
19 NEW PIPE BOLLARD, PAINTED.
20 NEW EXTERNAL GUTTER SYSTEM, MATCHING EXISTING.
21 NEW LED WALL PACK. RE: ELECTRICAL PLANS FOR MORE INFO
22 NEW HEATER INTAKE VENT. RE: MECHANICAL PLANS FOR MORE INFO.
23 NEW MECHANICAL VENT. RE: MECHANICAL PLANS FOR MORE INFO.
24 ILLUMINATED CHANNEL LETTERS UNDER SEPARATE PERMIT. RE: VENDOR PLANS FOR MORE INFO

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PTCR FACILITY

11 NORTH JAMES ST.
KANSAS CITY, KS

REVISION DATES

NO	DATE	TYPE
1	05/26/23	SPECIAL ASSESSMENT REVISION #1
2	10/17/23	REVISION #2

ISSUE DATES

TYPE	DATE
95% OWNER REVIEW SET	04/05/24
PERMIT SET	04/22/24
BID SET	08/28/24
CONSTRUCTION SET	11/01/24
AS-BUILT SET	XX/XX/26

DRAWN BY
CHECKED BY
PROJECT NUMBER 23-44053
DATE 03/30/2023
SHEET TITLE EXTERIOR ELEVATIONS
SHEET NUMBER A5.1A









(Published _____)

SP2026-022

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 SP2026-022, commonly known as 11 North James Street, Kansas City, Kansas, legally described as:

TRACT 1: A TRACT OF LAND IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 25, KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF JAMES STREET, AS NOW ESTABLISHED, SAID POINT BEING SOUTH 28° 00' 00" EAST 1195.00 FEET FROM THE CENTER LINE OF OHIO STREET AS ORIGINALLY PLATTED; AS MEASURED ALONG SAID NORTHEASTERLY LINE OF JAMES STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 43° 03' 54" EAST 31.62 FEET; THENCE NORTH 61° 30' 00" EAST 370.00 FEET; THENCE SOUTH 28° 30' 00" EAST 110.00 FEET; THENCE NORTH 61° 30' 00" EAST 160.00 FEET; THENCE SOUTH 00° 28' 00" EAST 572.63 FEET ALONG A LINE PARALLEL TO THE KANSAS-MISSOURI STATE LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE, AS NOW ESTABLISHED; THENCE NORTH 87° 52' 00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE 338.04 FEET TO ITS POINT OF INTERSECTION WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES STREET; THENCE NORTH 28° 30' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES STREET 433.20 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY. TRACT 2: A TRACT OF LAND IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 25, KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF JAMES STREET, AS NOW EXISTS, SAID

POINT BEING SOUTH 28° 30' 00" EAST 1195.00 FEET FROM THE CENTERLINE OF OHIO STREET, AS ORIGINALLY PLATTED, AS MEASURED ALONG THE NORTHEASTERLY LINE OF SAID JAMES STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE NORTH 43° 03' 54" EAST 31.62 FEET; THENCE NORTH 61° 30' 00" EAST 370.00 FEET; THENCE SOUTH 28° 30' 00" EAST 110.00 FEET THENCE NORTH 61° 30' 00" EAST 772.13 FEET TO A POINT ON THE KANSAS-MISSOURI STATE LINE; THENCE SOUTH 00° 28' 00" EAST ALONG SAID STATE LINE 475.02 FEET; THENCE NORTH 87° 52' 00" WEST 67.89 FEET; THENCE SOUTH 61° 30 ' 00" WEST 313.66 FEET ; THENCE SOUTH 00° 28' 00" EAST ALONG A LINE THAT IS PARALLEL TO SAID STATE LINE 272.60 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTRAL AVENUE , AS SAID STREET IS NOW ESTABLISHED; THENCE NORTH 87° 52' 00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 573.89 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID JAMES STREET; THENCE NORTH 28° 30' 00" WEST ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID JAMES STREET 433.20 FEET TO THE TRUE OF POINT OF BEGINNING. LESS AND EXCEPT: A TRACT OF LAND IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 11, TOWNSHIP 11, RANGE 25, KANSAS CITY, WYANDOTTE COUNTY, KANSAS BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF JAMES STREET, AS NOW ESTABLISHED, SAID POINT BEING SOUTH 28° 00' 00" EAST 1195.00 FEET FROM THE CENTER LINE OF OHIO STREET AS ORIGINALLY PLATTED; AS MEASURED ALONG SAID NORTHEASTERLY LINE OF JAMES STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 43° 03 ' 54" EAST 31.62 FEET; THENCE NORTH 61° 30' 00" EAST 370.00 FEET ; THENCE SOUTH 28° 30' 00" EAST 110.00 FEET; THENCE NORTH 61° 30' 00" EAST 160.00 FEET; THENCE SOUTH 00° 22' 00" EAST 572.63 FEET ALONG A LINE PARALLEL TO THE KANSAS-MISSOURI STATE LINE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE, AS NOW ESTABLISHED; THENCE NORTH 87° 52' 00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE 338.04 FEET TO ITS POINT OF INTERSECTION WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES STREET; THENCE NORTH 28° 30' 00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF JAMES STREET 433.20 FEET TO THE TRUE POINT OF BEGINNING. AND ALSO EXCEPT: A TRACT OF LAND IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 11, TOWNSHIP 11 SOUTH, RANGE 25 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SAID TRACT OF LAND BEING COMPRISED OF PORTIONS OF LOTS 4, 5 AND 6, ARMOUR, A SUBDIVISION OF LAND AS RECORDED IN PLAT BOOK 7, PAGES 30 AND 31, IN THE WYANDOTTE COUNTY REGISTER OF DEEDS OFFICE, SAID TRACT BEING MORE

PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE KANSAS/MISSOURI STATE LINE, SAID POINT BEING 1257.66 FEET NORTH OF THE INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID FRACTIONAL SECTION 11 WITH SAID KANSAS/MISSOURI STATE LINE, SAID POINT ALSO BEING 449.88 FEET NORTH OF THE CENTER LINE OF CENTRAL AVENUE, AS NOW ESTABLISHED; THENCE NORTH 87 DEGREES 52 MINUTES 00 SECONDS WEST 67.29 FEET, ALONG A LINE PARALLEL WITH SAID CENTRAL AVENUE; THENCE SOUTH 61 DEGREES 30 MINUTES 00 SECONDS WEST 269.06 FEET; THENCE NORTH 0 DEGREES 28 MINUTES 00 SECONDS WEST 436.18 FEET; THENCE NORTH 61 DEGREES 30 MINUTES 00 SECONDS EAST 345.22 FEET TO A POINT ON SAID KANSAS/MISSOURI STATE LINE; THENCE SOUTH 0 DEGREES 28 MINUTES 00 SECONDS EAST 475.02 FEET, ALONG SAID KANSAS/MISSOURI STATE LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. ALSO EXCEPT ANY PART USED OR DEDICATED FOR STREETS, ROADS OR PUBLIC RIGHTS OF WAY, located at approximately 11 North James Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a truck leasing, rental, and repair shop.

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

1. **The following requirements of the Commercial Development Guidelines Overlay District have been met:**
    a. **Per Sec. 27-576(e)(1) building materials must be durable, economically maintained, and of a quality that will retain its appearance over time, including but not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high quality prestressed concrete systems, cementious siding (hardy board), or glass. The director may approve other high-quality materials.**
    b. **Per Section 27-576(g)(1), buildings should have a defined top. This can be accomplished with cornices, caps, parapets, or roofs.**
    c. **Per Section 27-576(g)(3), sloped roofs or canopies shall be covered with high quality roofing material such as approved by the director. Metal roofing is preferred, especially for small articulations. Asphalt is discouraged and wood roofing materials are prohibited.**

d. **Per Section 27-576(h)(2), reflective or mirrored glass for use as windows is prohibited, unless determined otherwise by the director. Clear glass shall be used for storefronts, windows, and doors. Window painting, signage, or view blocking techniques are not permitted.**
e. **Per Section 27-577(a)(5) landscaping shall exceed the typical code requirements by at least 75 percent. The M-3 requirement is one (1) tree per 15,000 square feet of site area. The site is 8.82 acres; therefore 25 trees are district requirement. The multiplier is 1.75, so 46 trees are required to be planted. The total number of trees existing on site can account towards this total.**
f. **Section 27-577(d)(1) states that at least 75 percent of the length of building foundations facing public streets, the exterior of the development, or common spaces must be planted with ornamental plant material such as ornamental trees, flowering shrubs, perennials, and groundcovers;**

2. **The applicant/business owner shall install a concrete pad for riders at the bus stop located in the northwest corner of the property. Contact Desiray Bush, Director of Transportation at (913) 573-8312 or dbush@wycokck.org;**
3. **The barbed wire fence surrounding the property shall be modified so that the barbed wires either face upward or inward, rather than outward towards the roadway;**
4. **The applicant is requesting a Special Use Permit for heavy vehicle/truck repair and leasing. Any additional uses not listed in this Special Use Permit SP2026-022 and not otherwise allowed by the Zoning Code in the M-3 Heavy Industrial District must receive a separate Special Use Permit;**
5. **Per Section 27-593(b)(20), parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by Sections 27-466 through 27-470; parking shall be upgraded to current standards and regulations including medians, landscaping, and screening; and each automobile shall be in a striped, designated parking space;**
6. **Per Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided;**
7. **Any automotive-related business in Wyandotte County that is required to obtain any Special Use Permit, shall be responsible to ensure that the business operations are at all times compliant with all applicable local ordinances and State Statutes and Regulations [27-463 through 27-470; 27-592 through 27-616] [KSA 65-3424, KAR 28-29-29 through 28-29-33]. Proof of proper disposal of waste tires with a Kansas State permit-holding waste tire collector or waste tire processor is required to be maintained at the management office and provided to any enforcement staff upon request;**
8. **Any business or land use in Wyandotte County that is required to provide off-street parking 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 [27-466 through 27-470; 27-592 through 27-616; 27-667 through 27-676]. Inoperable vehicles shall be stored inside an enclosed building. Inoperable vehicles may not be stored outside unless they are completely screened from view in accordance with all applicable ordinances. Outside storage shall not include wrecked or salvage vehicles. Any vehicle parked or stored outside must be on an improved surface, located on the same land parcel as the business use, and be parked within a regulation dimension parking stall. Any outside storage may not reduce the availability of all required parking spaces as required by ordinance;

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. **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;**
11. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
12. **If approved, the applicant must file and maintain a current business occupation tax application with this office;**
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 Department of Planning + Urban Design shall not give approval for any temporary certificate of occupancy (TCO) or final certificate of occupancy (CO) before the completion of all required work. For any project that requires a certificate of occupancy, prior to requesting for any certificate, the applicant, permit holder, and/or property owner shall complete all items required by: 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. Planning Department standards require that all required work be complete prior to requesting a TCO. The only item that is allowed to be incomplete is landscaping, which shall be complete before requesting a CO. A Bonded CO may be allowed in case of adverse weather conditions;**

however, all requirements must be completed for all items not secured by the bond;

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

determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners.

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-023**

GENERAL INFORMATION

Applicant Information:
Chad Wolfe
McCarthy Building Companies
5901 Foxridge Drive
Mission, Kansas 66202

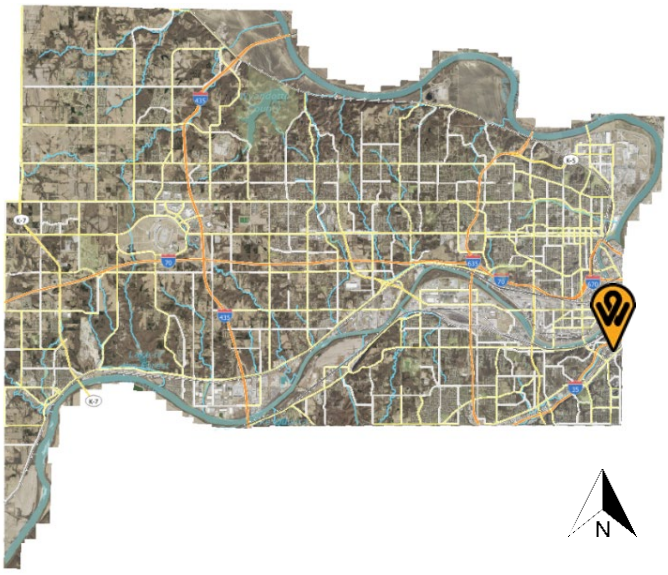
Subject Property:
1911 Foxridge Drive
Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of a Special Use Permit to continue stockpiling excavated materials from the Nelson Wastewater Treatment Facility improvement project (SP2024-017 expires on July 18, 2026).

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

Existing Zoning District(s):
M-2 General Industrial District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	M-2 General Industrial District	Industrial storage/warehouse
South	Unknown (City of Mission, Kansas)	Nelson Wastewater Treatment Plant
East	M-2 General Industrial District	Industrial lot
West	M-2 General Industrial District	Industrial lot

Total Tract Size: 3.63 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows land featuring small, medium and large-scale industrial processing, manufacturing and outdoor storage.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Foxridge Drive as a Local Street.

Parking Requirement: Section 27-470(f) states “In no case, however, shall less than one space for each 500 square feet of building area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning.

The Unified Government Board of Commissioners passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings (with up to six (6) residential units) east of Interstate 635.

Landscaping Requirement: Section 27-700(b)(4) states that trees may be required depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area.

Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026
Public Hearing(s):	May 11 and May 28, 2026
Public Support:	None to date
Public Opposition:	None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Chad Wolfe, is requesting a Special Use Permit to continue keeping excavated rock materials on the property at 1911 Foxridge Drive during improvements to the Nelson Wastewater Treatment Facility project in Mission, Kansas. This is expected to be an 18-month project, with an anticipated competition date of Late 2025, after which, the rock will be removed from the property and used as backfill at the Nelson WWTF property.

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

Outstanding or Related Permit and Cases:

1. 2024 – GRD24-0044 Grading permit for staging and storage for rock crushing associated with the Nelson Wastewater Treatment Plant.

Previous Planning Actions:

1. 2024 – SP2024-017 – Special Use Permit stockpiling excavated materials for two (2) years. Expires on July 18, 2026.

FACTORS TO BE CONSIDERED

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

   The subject property is within the Argentine Statistical Neighborhood, Census Block Group #0434002. The neighborhood consists primarily of industrial uses and contractors' garages along Foxridge Drive, and the Nelson Wastewater Treatment directly west.

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 property are set out above. Use of the property to store excavated rock material for a project on a neighboring property/project is expected to be compatible with the nearby industrial and public uses. If wind is high enough, the apartments further east on the Roeland Park side of the county line may be impacted, however, with the amount of existing tree stand, this should not be an issue.

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?***

   The removal of the restrictions will not detrimentally affect nearby property, as this Special Use Permit is temporary in nature. This is an industrially zoned property, surrounded by industrially zoned properties and a public works facility to the south. There are concerns, however, that erosion from the site could impact Foxridge Drive. Proper erosion control measures shall be utilized to limit any impact.

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

   The property appears to have been vacant since 2012, last being used for storage.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as 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 use is compatible with the Comprehensive Plan with a Special Use Permit.

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

   The proposed use will inherently result in an increase in traffic, however, due to the limited access from Foxridge Drive, it is expected that most traffic will access the site from the Johnson County side of the parcel, thus, traffic is not expected to be an issue.

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 in terms of location; however, this project is related to the improvement of public infrastructure, which ostensibly serves a public benefit, however, only to Johnson County residents, not Wyandotte County residents. The proposed use is temporary in nature and will not permanently injure the appropriate use, visual quality or marketability of adjoining property if dust mitigation measures are followed. There are concerns, however, that erosion from the site could impact Foxridge Drive. Proper erosion control measures shall be utilized to limit any impact.

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.***

   Dust is a significant concern with these types of operations. Dust mitigation practices must be followed on site. Noise may also be an issue, however, due the industrial nature of most of the surrounding properties, and distance from the nearest residential use, this is not expected to be major issues. Due to grade, however, erosion from the site may be an issue.

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

   If mitigation measures are implemented, the proposed use will not pollute the air, land or water.

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

    If properly operated and maintained, the proposed use will not damage or destroy an irreplaceable natural resource as the site appears to be an old parking lot and storage site, and thus has already been paved over.

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 health, safety, and welfare is minimal for the keeping of dirt, however, its relation to the adjacent improvement of public infrastructure does provide tangible benefits for the public health and welfare. This benefit, however, would be for Johnson County residents, rather than Wyandotte County residences. If denied, the project would need to find an alternative site to store this rock, which may create additional challenges for the project due to the limited space provided on the Nelson WWTF property.

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

The applicant will be required to maintain their stockpile site, according to the previous conditions of approval, other applicable ordinances set by the Code of Ordinances, State and Federal regulations.

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

As long as the conditions of approval are met, the proposed use should not result in the overcrowding of land or undue concentrations of population. The proposed use will not cause undue concentrations of population as it is industrial in nature. The proposed use may cause overcrowding of land if stockpiles are not managed properly.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on April 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Dust
Erosion Control
Site Restoration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-023**, **for two (2) years**, subject to:

1. **The applicant shall continue to comply with previous conditions of approval of SP2024-017;**
2. **The site shall be restored to its previous condition or a better condition once the operation has concluded;**
3. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
4. **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;

5. **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;**
6. **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government of Board of Commissioners for revocation;**
7. **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;**
8. **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;**
9. **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;**
10. **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;

11. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check, or the petition becomes invalid; and,**
12. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Utility Plan
Erosion Control Plan
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-023** 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 **SP2026-023,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 30:57:

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

CONSIDERATION OF THE APRIL 14, 2026 CITY PLANNING COMMISSION MINUTES.

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. *Detailed Outline of Requested Action:* The applicant, Chad Wolfe, is requesting a Special Use Permit to continue keeping excavated rock materials on the property at 1911 Foxridge Drive during improvements to the Nelson Wastewater Treatment Facility project in Mission, Kansas. This is expected to be an 18-month project, with an anticipated competition date of Late

2025, after which, the rock will be removed from the property and used as backfill at the Nelson WWTF property.

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 May 11, 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 34:24:

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

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

Motion to APPROVE passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



Unified Government of Wyandotte County/Kansas City, Kanas

Department of Planning + Urban Design

Attn: Byron Toy, Lead Planner

701 N 7th Street, Suite 423

Kansas City, Kansas 66101

Dear Mr. Toy,

Please see below McCarthy's comment response letter to the draft staff report.

Planning and Urban Design Comments

1. During the 2024 submittal, the applicant indicated the stockpiling project would take 18 months to complete. Why do you need an extension and when will the project be finished?

- ***An extension is needed as the Earthwork scope of the Nelson WWTF Project has extended in duration, it is anticipated that Rock Crushing will continue through Q2 of 2026, and the stockpiling will continue through Q3 of 2027.***

2. How have you complied with the previous conditions of approval from SP2024-017?

a. The applicant shall file for a Land Disturbance Permit with the Unified Government;

- ***Land Disturbance Permit GRD24-0044 has been issued for this site on 11/7/2024.***

b. The site shall be restored to its previous condition or a better condition once the operation has concluded;

- ***The site will be returned to existing or better condition per lease agreement with the property owner.***

c. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the

need for additional licenses as this application is for Zoning approval only;

- ***Land Disturbance Permit GRD24-0044 has been issued for this site on 11/7/2024.***

d. 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;

- ***Land Disturbance Permit GRD24-0044 has been issued for this site on 11/7/2024.***

e. 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;

- ***From Application SP2024-017, all SWPPP inspections for the Nelson WWTF project have included the 1911 Foxridge Property, and all sloping requirements have been followed***

f. If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government of Board of Commissioners for revocation;

- ***Noted***

g. 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;

- ***All previous conditions have been met from SP2024-017.***

h. 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;

- ***No vehicle parking/storage has occurred off the 1911 Foxridge parcel in which this special use permit is being renewed.***

i. 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;

- ***Noted***

j. 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;

- ***The original SUP (SP2024-017) expires on July 18th 2026, as it was published on 7/18/2024. (2) months prior is May 18th 2026.***

k. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified

Government Board of Commissioners meeting. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check, or the petition becomes invalid; and,

- ***The 125.00 ordinance publication fee was submitted immediately following the Board of Commissioners meeting. We will again submit payment for renewal immediately following board approval.***

l. 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.

- ***All conditions of approval have been completed.***

If there are any questions, please contact myself at 816-543-6885.

Sincerely,

Chris Friemel
Assistant Project Manager
M 816-543-6885

McCarthy Building Companies, Inc.
Nelson WWTF

Neighborhood Meeting MINUTES:

Application Number: SP2026-023

Date and Location: 4/27/26, 5:00PM

Meeting called to order at: Virtual via Zoom

Names of people in attendance:

1. Cale George (McCarthy)
2. Seth Kelso (McCarthy)
3. Chris Friemel (McCarthy)
4. Ron Hardee (HDR)
5. Patrick Denning (JCW)

Introductions:

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

Project Overview – Building New Nelson WWTF. Project has been under construction since February of 2023. In which since beginning, earthwork crews have been working the full duration. The 1911 Foxridge Drive address will be utilized to store and process rock material. A ramp has been built from Nelson WWTF to the property so as not to utilize the public ROW as a path of travel for construction traffic. Rock processing is expected to be completed around Q2 of 2026. Noise will be similar to sound (equivalent) to the decibel level of the adjacent I35 highway. Equipment utilized includes a rock crusher, excavator and water truck which will be utilized to control dust. McCarthy does not anticipate ever needing to work any weekends for rock processing. McCarthy stated that they will leave the property in better condition than found.

Questions and answers: No questions were asked.

Meeting adjourned at: 5:20 PM

Minutes taken by: Chris Friemel (McCarthy)

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP 2026 - 023.
2. That I conducted a neighborhood meeting on April 27, 2026.
3. The notice to nearby property owners was sent on April 9, 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.

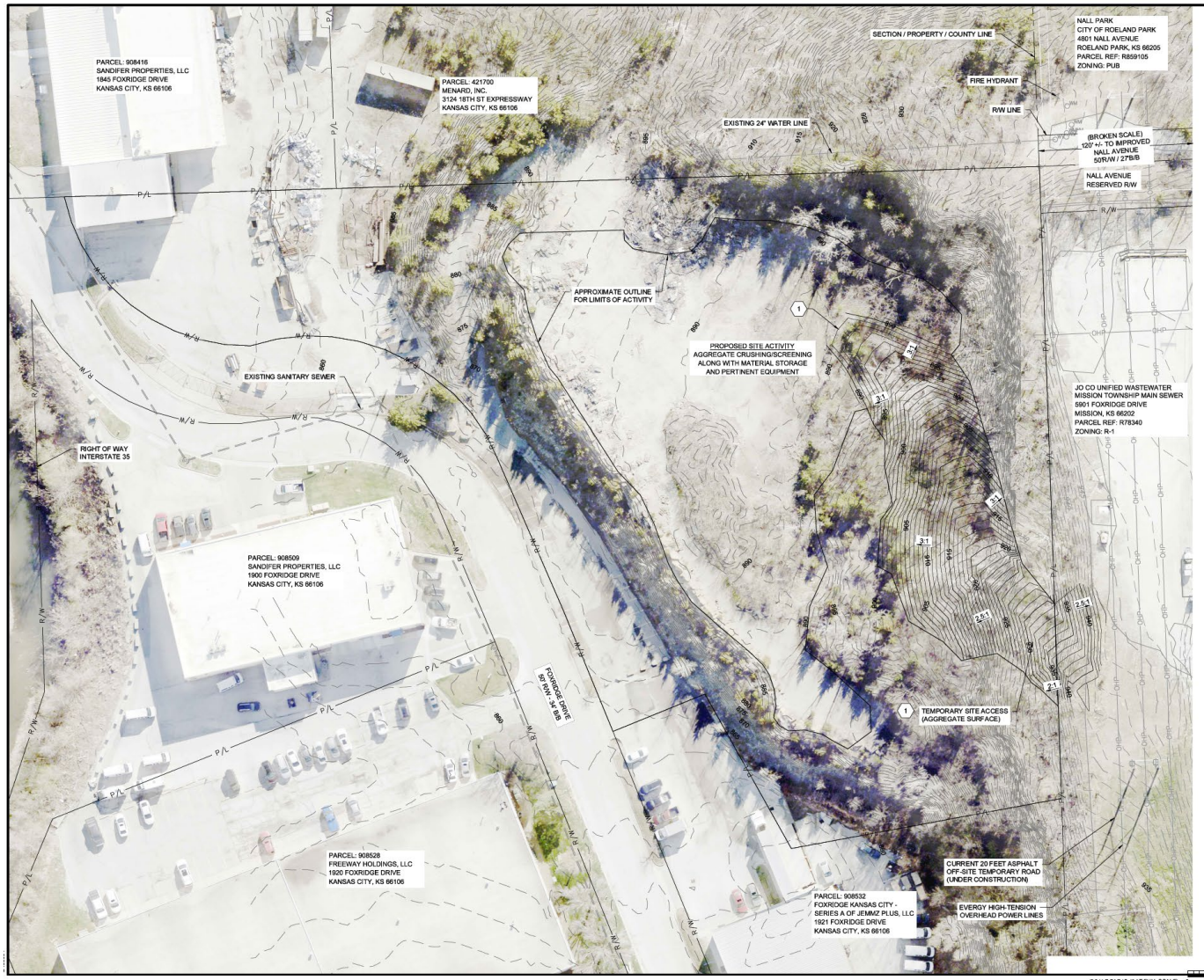
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of April, 2026.

My commission expires 4th of March, 2029.

NOTARY PUBLIC - State of Kansas
KYNESHA ROBINSON
My Appt. Exp. 3/2029

Notary Public



GENERAL NOTES:

LAND DISTURBED = 1.5 ACRES

EXISTING CONTOURS SHOWN USGS 2018 AT 1 FOOT INTERVALS

PROPOSED CONTOURS 1 FOOT INTERVALS

NO CHANGE IN IMPERVIOUS AREA PROPOSED AT THIS SITE

PROPERTY INFORMATION:

PARCEL: 908531

ADDRESS: 1911 FOXRIDGE DRIVE
KANSAS CITY, KS 66106

OWNER: SANDIFER PROPERTIES, LLC
560 HILLCREST ROAD E.
LAKE QUIVIRA, KS 66217

PARCEL AREA: 3.6128 ACRES

CURRENT ZONING: M-2 GENERAL INDUSTRIAL

CURRENT USE: VACANT

PROPOSED USE: 1.5 ACRES, MORE OR LESS, TEMPORARY ROCK CRUSHING ACTIVITIES WITH MATERIAL AND EQUIPMENT STORAGE, TO BE REMOVED AND SITE RESTORED UPON COMPLETION OF CURRENT WASTEWATER TREATMENT PLANT IMPROVEMENTS TO EXISTING GRADES.

STRUCTURES: THERE ARE NO EXISTING OR PROPOSED STRUCTURES WITHIN THE LIMITS OF PROPOSED ACTIVITIES ON THIS SITE.

KEY NOTE:

1. TEMPORARY 16 FEET ROCK CUT ACCESS RAMP W/ 2:1 MAXIMUM ROCK CUT SIDE SLOPES. RAMP SHALL BE CONSTRUCTED FROM ROCK MATERIAL EXCAVATED FROM THE NELSON SITE. ROCK SLOPES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT GREATER THAN 1/2". CONTRACTOR SHALL ADDRESS EROSION OF THE SIDE SLOPES IMMEDIATELY

BLACK & VEATCH
HDR

DONALD B. HAM
KANSAS LICENSED
22469
04/09/2024
KANSAS
PROFESSIONAL ENGINEER

JOHNSON COUNTY KANSAS Wastewater

JOHNSON COUNTY
KANSAS

NELSON WASTEWATER TREATMENT FACILITY CONTRACT NEL-C001 IMPROVEMENTS PROJECT

ISSUED FOR PERMIT REVIEW

1	04/09/24	UGKCK SUP RESUBMITTAL
0	03/29/24	UGKCK SUP SUBMITTAL

REVISIONS AND RECORD OF ISSUE

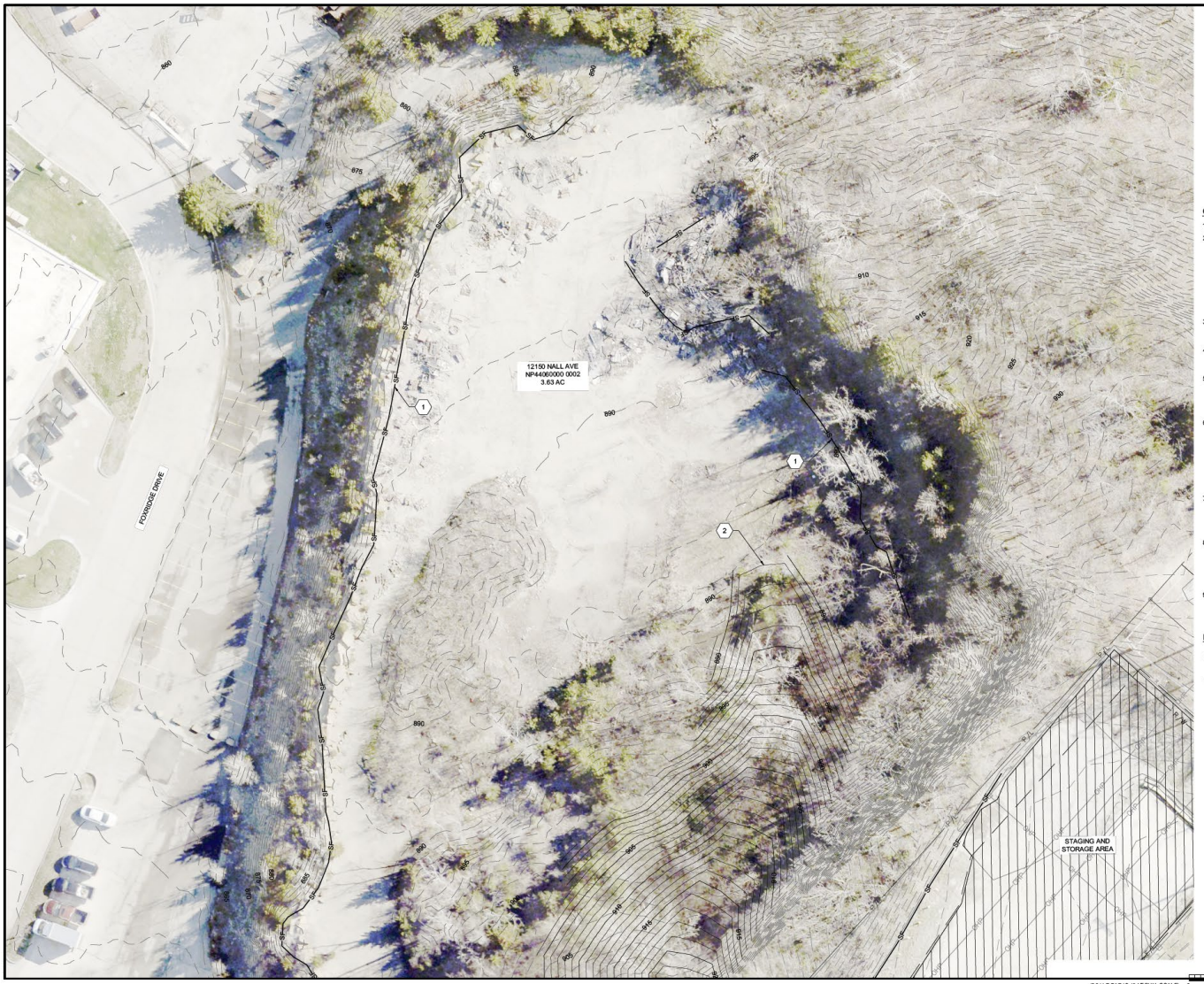
DESIGNED:	RBH
DETAILED:	WAS
CHECKED:	WAS
APPROVED:	APPROVER
DATE:	03/29/2024
PROJECT NO.:	408634

UGKCK SPECIAL USE PERMIT

CIVIL

DEVELOPMENT PLAN

SUP-C-100 | OF



GENERAL NOTES:

1. LAND DISTURBED = 1.5 ACRES
2. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO USE OF THE LAND. UPON COMPLETION THE CONTRACTOR SHALL ESTABLISH CONDITIONS BACK TO EXISTING CONDITIONS AND RETURN THE PROPERTY BACK TO THE OWNER IN EQUAL OR BETTER CONDITIONS. EROSION CONTROL MEASURES TO BE REMOVED ONCE APPROVED BY PROPERTY OWNER AND JCW REPRESENTATIVE.
3. ALL AREAS WITHIN CONSTRUCTION LIMITS SHALL BE CLEARED AND GRUBBED. THE UPPER 6" OF TOPSOIL SHALL BE STOCKPILED.
4. WITHIN 14 DAYS OF DISTURBANCE AND NO ACTIVITY, TEMPORARY SEED WILL NEED TO BE PLACED IN THE DISTURBED AREA.
5. REFER TO PROJECT SPECIFICATIONS APPENDIX FOR 404 PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER.
6. FOR COMMON EROSION CONTROL DETAILS SEE STANDARD UG DRAWINGS AND DETAILS AVAILABLE IN THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS FOR EROSION CONTROL BMP'S I.E., CONSTRUCTION ENTRANCE, SILT FENCE, ETC., AS APPLICABLE.
7. THE EXISTING CONTOURS SHOWN WERE EXTRACTED FROM THE USGS 2018 STATEWIDE SURVEY OF KANSAS DEM REPRESENTING BARE EARTH TOPOGRAHIC SURFACE AT A RESOLUTION OF 1 METER.
8. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.
9. ALL WORK WITHIN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KS AND KANSAS CITY, KS SHALL FOLLOW ALL UG STANDARDS AND CRITERIA.

KEY NOTE:

1. SEDIMENT FENCE
   RE: UG STANDARD DRAWING UG 1400-E
2. TEMPORARY 16 FEET ROCK CUT ACCESS RAMP W/ 2:1 MAXIMUM ROCK CUT SIDE SLOPES, RAMP SHALL BE CONSTRUCTED FROM ROCK MATERIAL EXCAVATED FROM THE NELSON SITE. ROCK SLOPES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT GREATER THAN 1/2". CONTRACTOR SHALL ADDRESS EROSION OF THE SIDE SLOPES IMMEDIATELY

KEY PLAN

401				
001	002			
003	004	005	006	
007	008	009	010	011
012	013	014	015	016
017		018	019	

BLACK & VEATCH
HDR

DAVID B. HAM
LICENSED
22469
04/29/2026
KANSAS
REGISTERED ENGINEER

JOHNSON COUNTY KANSAS Wastewater

JOHNSON COUNTY KANSAS

NELSON WASTEWATER TREATMENT FACILITY CONTRACT NEL-C001 IMPROVEMENTS PROJECT

ISSUED FOR CONSTRUCTION

1	04/29/24	100% DLP RESUBMITTAL
0	03/29/24	100% DLP SUBMITTAL

REVISIONS AND RECORD OF ISSUE

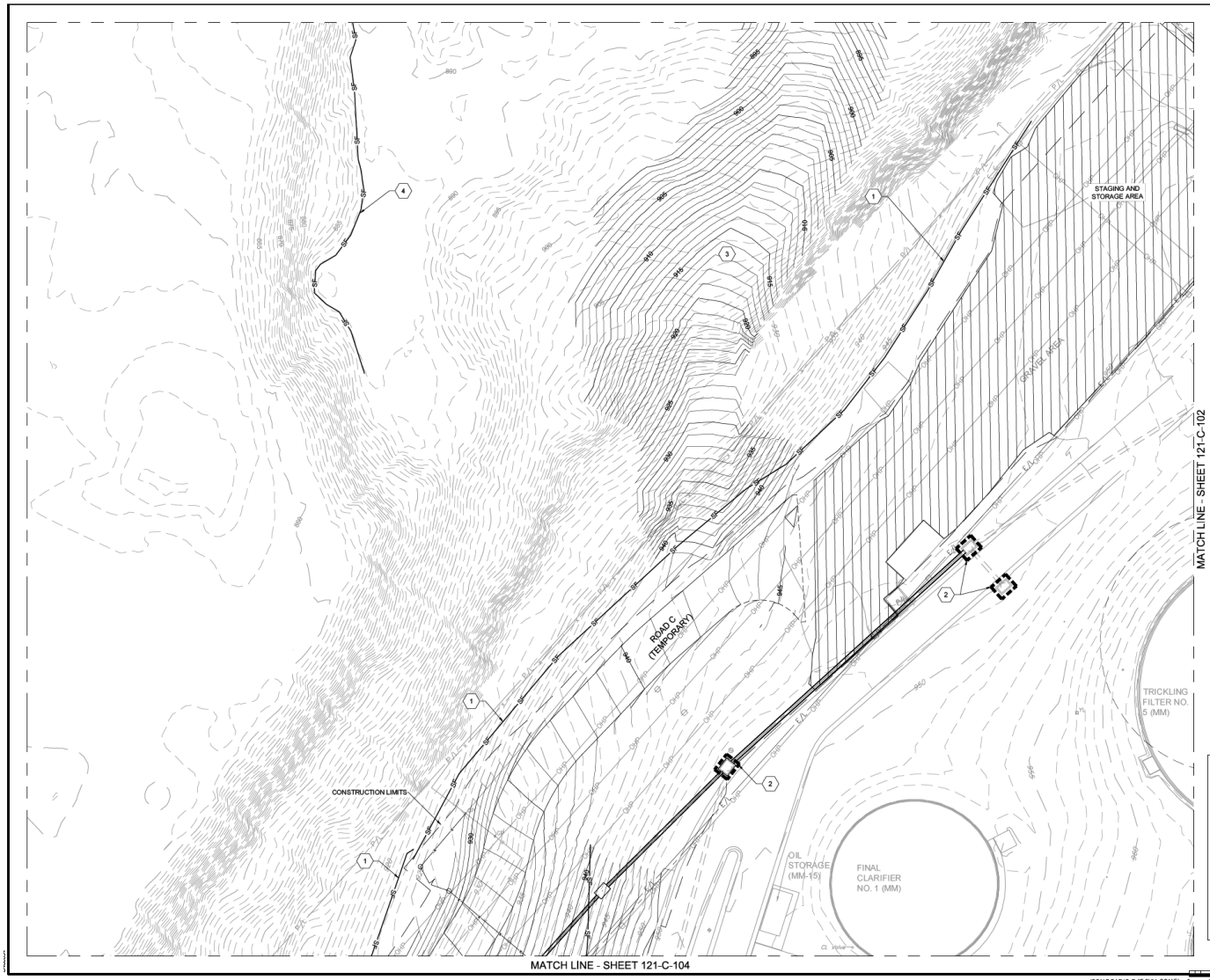
DESIGNED:	RBH
DETAILED:	WAS
CHECKED:	MPK
APPROVED:	MPK
DATE:	11/07/2022
PROJECT NO.:	408634

SITE UTILITIES

CIVIL

TEMPORARY OFF SITE LAND DISTURBANCE AND EROSION CONTROL

121-C-401 | OF



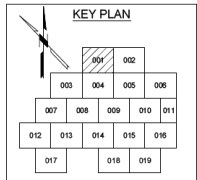
GENERAL NOTES:

1. TOTAL LAND DISTURBED = 6.5 ACRES
2. ALL AREAS WITHIN CONSTRUCTION LIMITS SHALL BE CLEARED AND GRUBBED. THE UPPER 6" OF TOPSOIL SHALL BE STOCKPILED.
3. WITHIN 14 DAYS OF DISTURBANCE AND NO ACTIVITY, TEMPORARY SEED WILL NEED TO BE PLACED IN THE DISTURBED AREA.
4. REFER TO PROJECT SPECIFICATIONS APPENDIX FOR 404 PERMIT. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER.
5. SEE SHEETS 002-C-516 AND 002-C-517 FOR COMMON EROSION CONTROL DETAILS.
6. ALL WORK WITHIN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY, KS AND KANSAS CITY, KS SHALL FOLLOW ALL UG STANDARDS AND CRITERIA. FOR COMMON EROSION CONTROL DETAILS SEE STANDARD UG DRAWINGS AND DETAILS AVAILABLE IN THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS FOR EROSION CONTROL BMP'S I.E., CONSTRUCTION ENTRANCE, SILT FENCE, ETC., AS APPLICABLE.
7. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.

KEY NOTE:

1. SEDIMENT FENCE RE: A/002-C-516
2. INLET PROTECTION RE: B OR C/002-C-517
3. TEMPORARY 16 FEET ROCK CUT ACCESS RAMP W/ 2:1 MAXIMUM ROCK CUT SIDE SLOPES. RAMP SHALL BE CONSTRUCTED FROM ROCK MATERIAL EXCAVATED FROM THE NELSON SITE. ROCK SLOPES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL EVENT GREATER THAN 1/2". CONTRACTOR SHALL ADDRESS EROSION OF THE SIDE SLOPES IMMEDIATELY
4. SEDIMENT FENCE RE: UG STANDARD DRAWING UG 1400-E

KEY PLAN



BLACK & VEATCH
HDR

RYAN D. B. NELSON
LICENSED
22469
04/29/2024
KANSAS
PROFESSIONAL ENGINEER

JOHNSON COUNTY KANSAS Wastewater

JOHNSON COUNTY KANSAS

NELSON WASTEWATER TREATMENT FACILITY CONTRACT NEL-C001 IMPROVEMENTS PROJECT

ISSUED FOR CONSTRUCTION

1	04/29/24	IDIQ/CX SUP RESUBMITTAL
0	02/26/24	IDIQ/CX SUP SUBMITTAL

REVISIONS AND RECORD OF ISSUE

DESIGNED:	RBH
DETAILED:	DEO
CHECKED:	MPK
APPROVED:	MPK
DATE:	11/07/2022
PROJECT NO.:	408634

EROSION CONTROL GMP 3

CIVIL

PARTIAL PLAN - WWTF SITE LAYOUT 1

121-C-101 OF





(Published _____)

SP2026-023

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 SP2026-023, commonly known as 1911 Foxridge Drive, Kansas City, Kansas, legally described as:

A tract of land in the Southeast Quarter of Section 32, Township 1 1 South, Range 25 East of the 6th Principal Meridian in the City of Kansas City, Wyandotte County, Kansas, said tract being more particularly described as follows: (Note: The bearing system in the following description is based on Grid North, Kansas State Plane Coordinate System NAD 83, North Zone). Beginning at the Southeast corner of the Southeast Quarter of said Section 32; Thence South 88°02’56” West 410.00 feet along the South line of the Southeast Quarter of said Section 32; Thence North 09°56’57” West 175.05 feet; Thence North 60°48’38” East 113.90 feet; Thence North 21°47’02” West 63.34 feet, to a point on the Southerly right-of-way line of Foxridge Drive, as now established; Thence North 68°12’58” East 183.1 5 feet, along said Southerly right-of-way line, to a point on the Southeasterly right-of-way line of Foxridge Drive, as now established, said point also being the beginning of a curve concave to the Northwest having a radius of 145.00 feet; Thence Northeasterly 206.19 feet along said curve to the left and said Southeasterly right-of-way line having a chord bearing of North 27°28’43” East 189.25 feet, to a point on the Easterly right-of-way line of Foxridge Drive, as now established, said point also being the beginning of a reverse curve concave to the Southeast having a radius of 95.00 feet; Thence Northeasterly 119.74 feet along said curve to the right and said Easterly right-of-way line having a chord bearing of North 22°50’59” East 111.97 feet, to a point on the Southeasterly right-of-way line of Foxridge Drive, as now established; Thence North 58°27’29” East 50.64 feet, along said Southeasterly right-of-way line, to a point on the East line of the Southeast Quarter of said Section 32; Thence South 01°46’46” East 638.29 feet, along said East line, to the “point of beginning” of the tract herein described, containing 157,372. square feet or 3.6128 acres, more or less. Subject to all easements and restrictions of

record, located at approximately 1911 Foxridge Drive, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of stockpiling excavated materials.

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

1. **The applicant shall continue to comply with previous conditions of approval of SP2024-017;**
2. **The site shall be restored to its previous condition or a better condition once the operation has concluded;**
3. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
4. **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;**
5. **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;**
6. **If issues arise with adjacent property owners and are brought to staff's attention during the term, this Special Use Permit can be submitted to the Unified Government of Board of Commissioners for revocation;**
7. **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;

8. **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;**
9. **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;**
10. **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;**
11. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. The approval will not go into effect until the ordinance is published in the newspaper. The applicant has 30 days to submit their check, or the petition becomes invalid; and,**
12. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its

publication as provided by law.

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-024**

GENERAL INFORMATION

Applicant Information:
Cynthia (Cindy) Nielsen and Jon Dannels
14512 Grandview Street
Overland Park, Kansas 66221

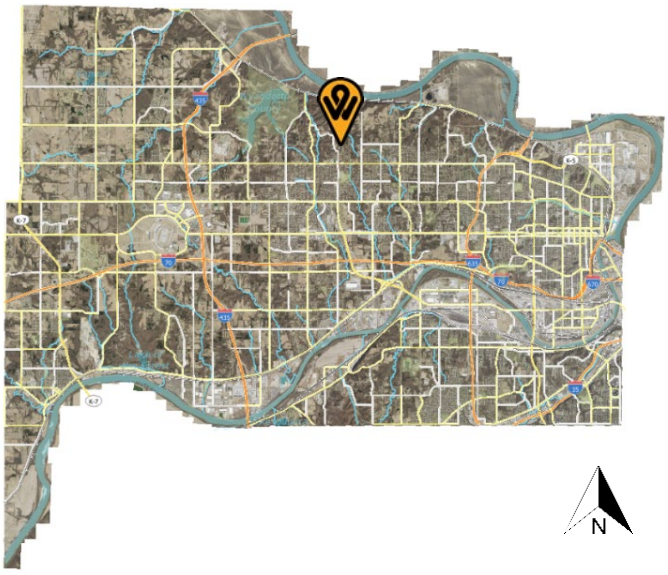
Subject Property:
3030 North 64th Street
Kansas City, Kansas 66104

Requested Action and Purpose:
Approval of Special Use Permit to continue operating a Short-Term Rental (Non-Owner Occupied) (SP2025-012 expires on July 18, 2026).

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

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Sunset Hills Christian School
West	R-1 Single Family District	Single-family residence

Total Tract Size: 0.13 Acre

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. Development in these areas should provide adequate open space to maintain the neighborhood character. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 64th Street as Local Street.

Parking Requirement: Section 27-454(e) specifies that dwelling units in this district provided for two (2) off-street parking spaces, one (1) of which must be in a garage or carport. The subject property provides a single-car garage and a driveway capable of accommodating four (4) vehicles, meeting this requirement.

Landscaping Requirement: Section 27-700(a) requires one (1) shade tree per dwelling unit required in the front or corner side yard. The subject property does not provide a shade tree in the front or side yard.

Advertisement: The Wyandotte Echo – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Cindy Nielsen, is requesting a Special Use Permit to continue operating a short-term rental at 3030 North 64th Street (SP2025-012 expires on July 18, 2026). This is the not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of North 64th 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. There are no building, zoning, or code enforcement complaints.

Outstanding or Related Permit and Cases:

1. 2025 – PLM25-1008 – Plumbing permit to install an expansion tank and bring the water heater up to code.
2. 2020 – 20348-00044 – Building permit to re-roof four (4) OSB sheets.
3. 2007 – 03300-0187 – Building permit for a 120 square foot screened rear deck addition.

Previous Planning Actions:

1. 2025 – SP2025-012 – Special Use Permit for a non-owner occupied short-term rental. Approved for one (1) year.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Bethel-Welborn Statistical Neighborhood, the Loving Neighbors Neighborhood Group, Leavenworth Road Association Business Group, and Census Block #0443021. The neighborhood consists of primarily single-family residences. The property is located one block adjacent to Leavenworth Road, which is a mixed-use commercial corridor.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to the mixed-use commercial corridor along Leavenworth Road. While a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant. The property was owner-occupied and recently sold to the current property owner. The current property owner did some renovation work and has been leasing the property as a short-term rental since September 2024.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as 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. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood corridor is allowed. Development in these areas should provide adequate open space to maintain the neighborhood character. The proposed use conforms to the PlanKCK Comprehensive Plan designation with the approval of a Special Use Permit.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of North 64th Street, a Local Street, or the adjacent Leavenworth Road, a Minor Arterial, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or

tourists.

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

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

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if 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 in a suburban neighborhood 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 suburban neighborhood.

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on April 27, 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 **SP2026-024**, **for two (2) years**, subject to:

1. **The short-term residential rental shall continue to be equipped with a minimum five (5) gallon heat rated metal container with a tight-fitting lid for ash disposal, which is clearly labeled. Instructions on storage or placement of ashes shall be stated in the rental agreement and on the notice posted within each unit. Do not place can on or near any furniture or other combustible material. Ashes must be wet down thoroughly with water. Ash can must be stored outside with a minimum of three (3) foot clearance from building, porch, trees, etc. A lid must remain on ash can when in use. A proper water source shall be immediately available to the solid fuel BBQ. If fire suspension is in effect in region, all fire codes from local jurisdiction shall be adhered to. Solid fuel barbeques or grills are prohibited on wood decks, landings, or porches;**
2. **Smoke and Carbon Monoxide detectors must be continuously maintained for functionality and proper working order;**

3. **Maximum number of guests shall be 7;**
4. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **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;**
7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **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).**
11. **If approved, the occupying business must continue to 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 two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
19. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
20. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response E-Mail
Neighborhood Meeting Documents
Guest Book
Site Plan
Floor Plan
Home Inspection Report
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-024** 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 **SP2026-024,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 30:57:

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

CONSIDERATION OF THE APRIL 14, 2026 CITY PLANNING COMMISSION MINUTES.

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. *Detailed Outline of Requested Action:* The applicant, Cindy Nielsen, is requesting a Special Use Permit to continue operating a short-term rental at 3030 North 64th Street (SP2025-012 expires on July 18, 2026). This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 3000 block of North 64th Street

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 May 11, 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 34:24:

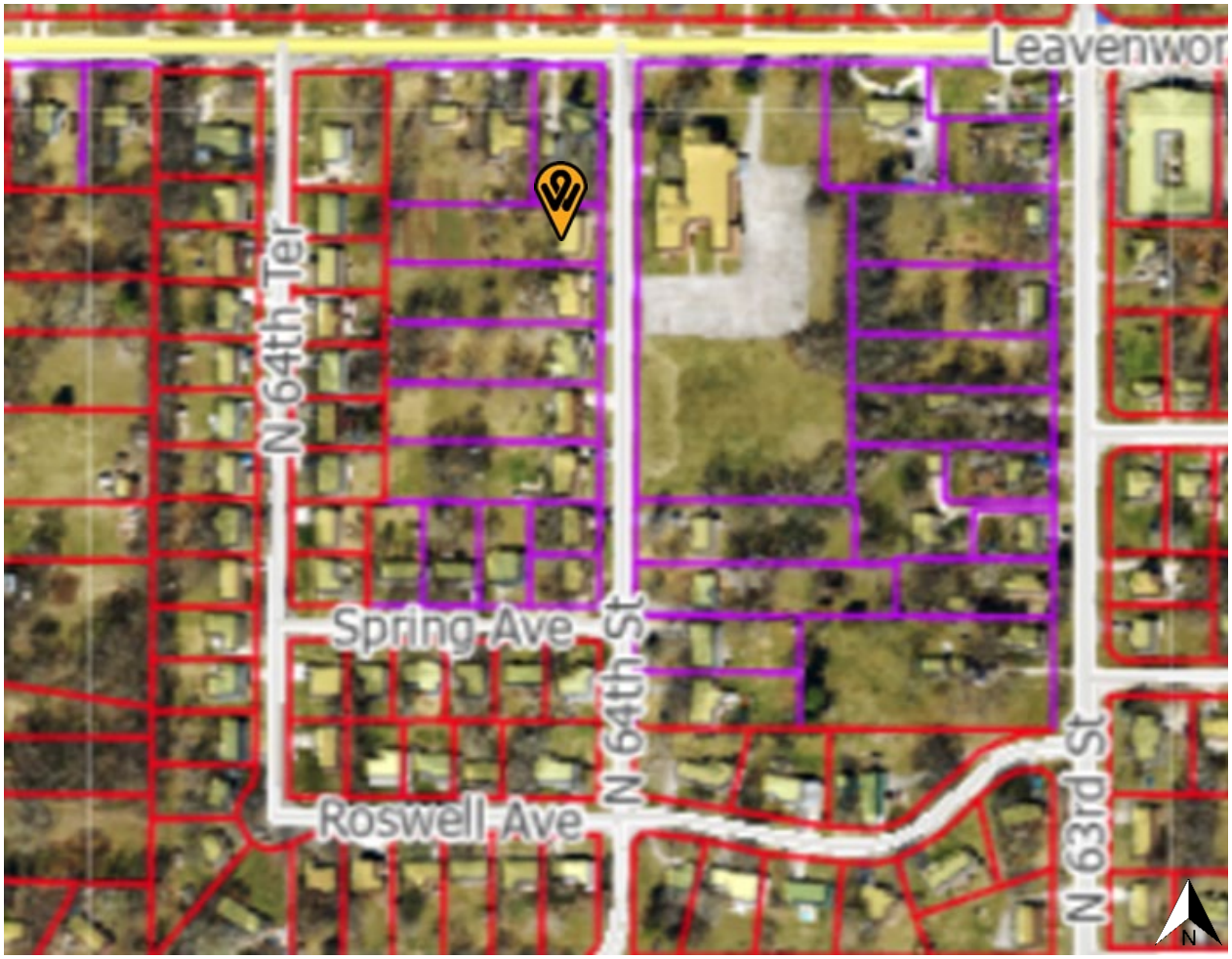
On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **APPROVE the consent agenda:**

Carson	**Chairman**
Beth	**Aye**
Ward	**Aye**
Foglesong	**Aye**
Jones	**Aye**

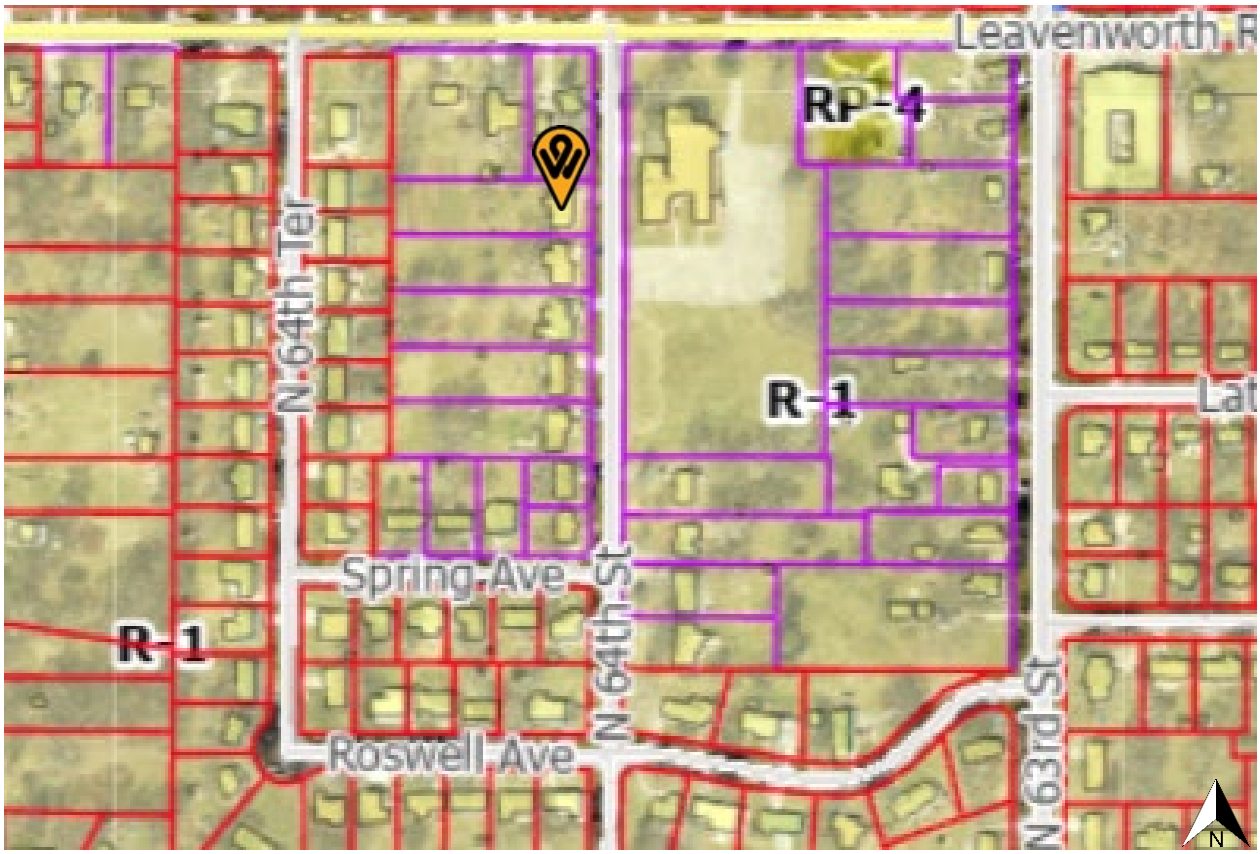
Miller **Aye**
Mohler **Aye**
Ernst **Aye**
Armstrong **Not present**
Easterwood **Not present**
Straws **Not present**
Motion to APPROVE passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



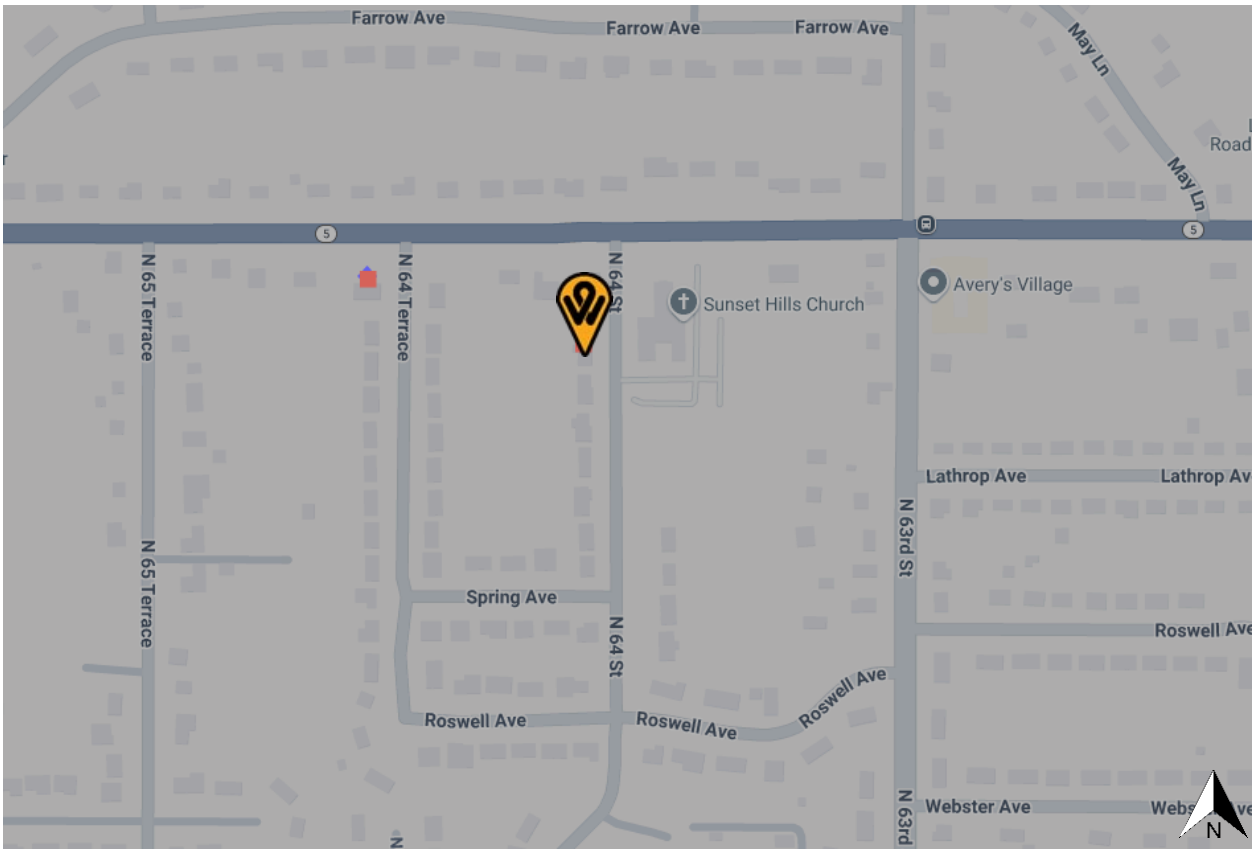
ZONING MAP


Leavenworth R
RP-1
R-1
N 64th Ter
N 64th St
Spring Ave
R-1
Roswell Ave
N 63rd St
N

LAND USE MAP


LEAVENWORTH
Public /
Semi-Public
Institutional
63RD
LATHROP
64TH
SPRING
N

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

From: Cindy Nielsen
To: Toy, Byron
Cc: jdannels1231@gmail.com; Morris, Rose
Subject: Re: STAFF REPORT RESPONSE- SP2026-024
Date: Tuesday, April 28, 2026 11:23:04 PM
Attachments: image001.png
3030 N 64 St - Receipt to bring hot water heater to code.pdf
3030 N 64 St - Receipt for Chimney Repair 2-25-26.pdf
3030 N 64 St - Receipt for dryer venting, seal cracking steps.pdf
3030 N 64 St Kal Electric - Main panel fix 9-25.pdf
Lititz Insurance declarations UPDATED March 26 $1M Liability.pdf
3030 N 64 St Photos of repairs.pdf

You don't often get email from cindysellskc@gmail.com. Learn why this is important

Response for 3030 N 64 St (SP 2026-024

Neighborhood Meeting held April 27, 2026. Information sent to Rose Morris.

Planning and Urban Design Comments
1a - A heat rated metal bucket was purchased a year ago
1bi - Chimney repaired. Receipt attached. Photo attached as pdf
1bii - Dryer venting swapped for hard ducting. Receipt attached. Photo attached as pdf
1biii - Main panel evaluated and complies to code. Receipt attached
1biv - Hot water heater was installed prior to our ownership. permit pulled recently and expansion tank added. Receipt attached photo attached as pdf
1bv - Water temperature is set to 120 degrees
1c - Smoke and carbon monoxide detectors are still working
1d - We advertise our house sleeps 6 so we are compliant on 7 max guests
1e - Our driveway is double wide and suits the # of guests that stay at our property.
1f - Business tax is paid and current
1g - Copy of ordinance granting permission posted
1h - Insurance liability declarations attached
1i - We maintain our property and have no hazards, pests or infestations
1j - We understand it doesn't transfer
1k - Guest book provided states all required information
1l - We have paid our business occupation tax
1m - no construction planned
1n - There are no curbs on our street but this is noted
1o - nothing has changed on our property
1p - All requirements have been met
1u - All requirements have been met

2. - The entire house is rented. 3 bedroom, 1 bathroom

3. we are approved for 7 guests and 3 parking spots. Sometimes guests park in the single car garage but approved for a total of 3 cars and the driveway can accommodate 3-4 cars.

4. Jon Dannels and Cindy Nielsen (husband and wife / owners) are the property managers. Our contact information was provided to the neighbors in the neighborhood meeting letter and we've met immediate neighbors

5. I have name and phone #s for the 3 neighbors immediately around our house. There is a church across the street so we could call during business hours.

6. We can be at the house within 30 minutes

7. occupancy year to date is 44% and noticed with the world cup that has brought out more STR competition so perhaps occupancy will stay the same or drop

8a - perform periodic tests for smoke detectors installed in each room
8b - GFCI present
8c - no double key locks in this house
8d - I'm unaware of copper gas lines in the house
8e - windows are operable
8f - handrail to basement and back exterior deck stairs and back garage door all have handrails
8g - hot water heater was just examined and brought to code
8h - electric panel was corrected and to code
8i - house cleaned and santized after each guest

9 at this time we are only listed on the airbnb platform. Airbnb collects and remits all applicable taxes

10 We have a guest manual on site and they are emailed our rules before check in. We specifically say no parties and all required language

11. We dont allow guests to bring pets, unless of course there is a service dog

12. We have the host compliance contact information in our manual

Let me know if you require any additional information.

Cindy Nielsen

On Mon, Apr 20, 2026 at 4:15 PM Toy, Byron <btoy@wycokck.org> wrote:

> Attached are the **"draft"** comments on these applications. Please submit additional information/requested plans electronically to planninginfo@wycokck.org (with a copy to Rose Morris) by **Monday, April 27, 2026,** at 12:00 Noon. Failure to respond will result in the case being held over for one month or a recommendation of denial.
>
> Neighborhood meeting information is due to Rose Morris, Administrative Assistant at rmorris@wycokck.org by **Wednesday, April 29, 2026**.
>
> Thank you,

Meeting Minutes for Neighborhood Meeting for 3030 N. 64 St

Application #: SP2026 – 024

Jon Dannels & Cynthia (Cindy) Nielsen

913-633-0025 / 913-957-8515

Application Number: Application #: SP2026 – 024

Meeting Date and Location: April 27, 2026 via Zoom

Meeting called to order at: 6:00 pm

Names of people in attendance: none

Meeting adjourned at: April 27, 2026 at 6:41pm

Minutes taken by: Cindy Nielsen

There was no sign-in sheet since it was a virtual meeting and no one joined the Zoom nor emailed us about the meeting with any questions or concerns.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

Comes now Jon Pannels Cynthia Nielsen of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-024.
2. That I conducted a neighborhood meeting on 4-27-26.
3. The notice to nearby property owners was sent on 4-10-26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Cynthia Nielsen
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of April, 2026.

My commission expires 7th of December 2028.

Heather Hinshaw
Notary Public Heather Hinshaw

HEATHER HINSHAW
NOTARY PUBLIC
STATE OF KANSAS
My Appt Exp. 12/07/2028

3030 N. 64 St


Porch
No heat or AC
Bedroom 3
Bathroom
Kitchen
Dining
Living Room
Garage
Bedroom 2
Bedroom 1
Front Stoop






















hello

(Published _____)

SP2026-024

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 SP2026-024, commonly known as 3030 North 64th Street, Kansas City, Kansas, legally described as:

> 9240, S34, T10, R24, ACRES 0.61, BEG 693.37FT W & 235FT S OF NE COR NW1/4; S 85FT, W 309.52FT, N 85FT, E 309.44FT TO POB CONTG 0.6AC M/L, located at approximately 3030 North 64th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Non-Owner Occupied 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. **The short-term residential rental shall continue to be equipped with a minimum five (5) gallon heat rated metal container with a tight-fitting lid for ash disposal, which is clearly labeled. Instructions on storage or placement of ashes shall be stated in the rental agreement and on the notice posted within each unit. Do not place can on or near any furniture or other combustible material. Ashes must be wet down thoroughly with water. Ash can must be stored outside with a minimum of three (3) foot clearance from building, porch, trees, etc. A lid must remain on ash can when in use. A proper water source shall be immediately available to the solid fuel BBQ. If fire suspension is in effect in region, all fire codes from local jurisdiction**

shall be adhered to. Solid fuel barbeques or grills are prohibited on wood decks, landings, or porches;

2. **Smoke and Carbon Monoxide detectors must be continuously maintained for functionality and proper working order;**
3. **Maximum number of guests shall be 7;**
4. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
5. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
6. **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;**
7. **Applicant is to maintain liability insurance;**
8. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
9. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
10. **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).**
11. **If approved, the occupying business must continue to 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 two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
19. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
20. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

Section 4. Take Effect. This ordinance shall take effect as of the date of its

publication as provided by law.

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

_____
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: May 28, 2026

Re: **Special Use Permit Petition SP2026-025**

GENERAL INFORMATION

Applicant Information:
Katherine McEndree
1300 North 81st Street
Kansas City, Kansas 66112

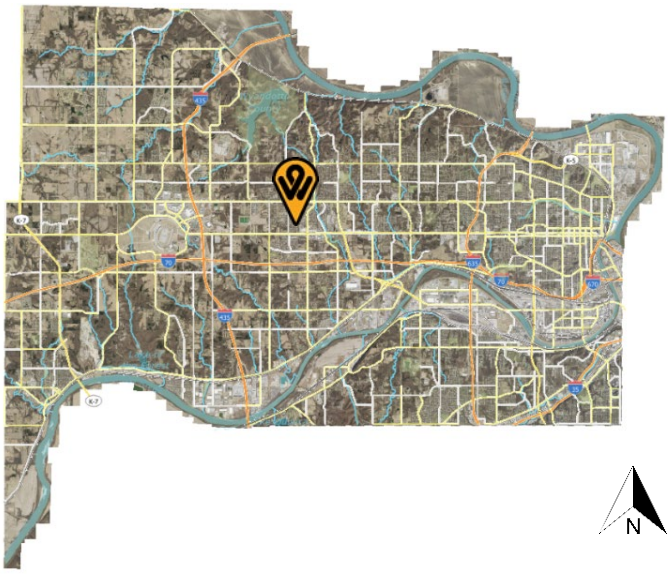
Subject Property:
1300 North 81st Street
Kansas City, Kansas 66112

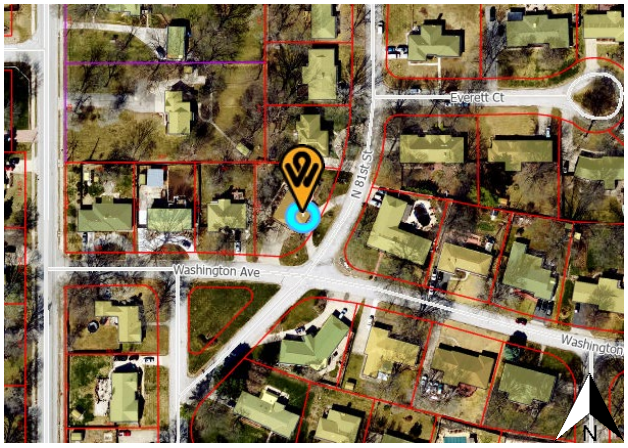
Requested Action and Purpose:
Approval of Special Use Permit to operate a Non-Owner-Occupied Short-Term Rental.

Commission Districts:
At-Large Commissioner, District #1:
Melisa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
PlanKCK Comprehensive Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Single-family residence
West	R-1 Single Family District	Single-family residence

Total Tract Size: 0.30 Acre

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 Mission Road 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. The 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 – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: There was one (1) person present at the May 11, 2026 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Katherine McEndree, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is the owner's primary residence. This would be the first and only permitted short-term rental on 1300 North 81st Street, Kansas City, Kansas 66112.

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. 17988-01099 – Garage Sale Permit – October 2, 2017 – Issued – Garage Sale – Previous Property Owner.
2. 17200-01550 – Code-Environment – June 23, 2017 – Completed – Trash out too early – Previous Property Owner.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 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 Victory Hills Statistical Neighborhood, Leavenworth Road Association Neighborhood Business Group, and Census Block Group #0441032. The neighborhood consists of established single-family homes to the north, east, south, and west of the property. State Avenue is located to the south of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District properties to the north, east, south, and west. 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 PlanKCK Comprehensive Plan. 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 proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of North 81st Street, a Local street type, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

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

   Noise, vibration and illumination are 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 three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1300 North 81St Street on April 23, 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 **SP2026-025**, **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 three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcomplaince.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 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;**
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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Insurance Policy
Guestbook
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-025** 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 **SP2026-025,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:33:05:
SP2026-025 - KATHERINE MCENDREE
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1300 North 81st Street. *Detailed Outline of Requested Action:* The applicant, Katherine McEndree, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is the owner's primary residence. This would be the first and only permitted short-term rental on 1300 North 81st Street, Kansas City, Kansas 66112.

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

Present in Support:

- Katherine McEndree, Applicant, 1300 North 81st Street, Kansas City, Kansas 66112

Present in Opposition:

- Morris Cancel, 8001 Washington Avenue, Kansas City, Kansas 66102

Staff Recommendation starts at 1:44:40: Byron Toy, Lead Planner, responding to Cancel's comments, stated that HOA conditions or restrictions related to the plat are independent of this process in the City Planning Commission.

Mike Farley, Legal Counsel, added that interpretation and enforcement of private HOA agreements are outside of the purview of these applications and is not a factor to be considered during Planning's review.

Motion starts at 1:46:35:

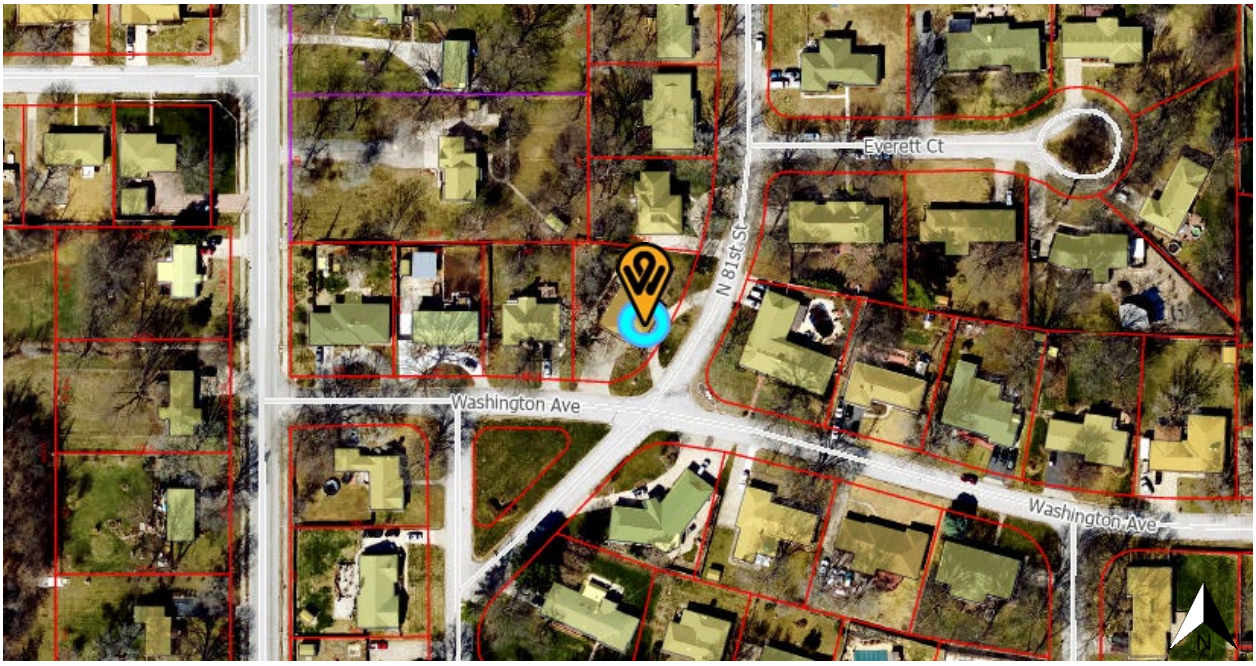
On motion by Commissioner Ward, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-025 for one (1) year:**

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

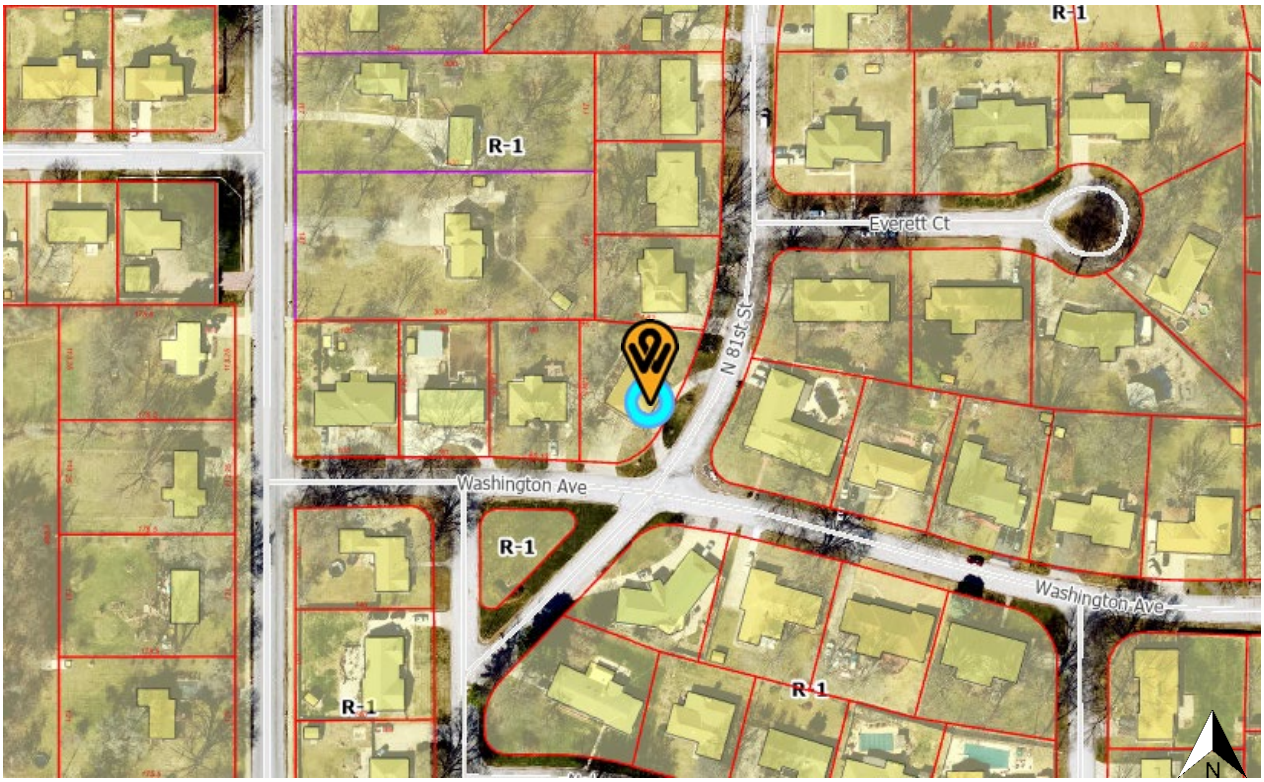
Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

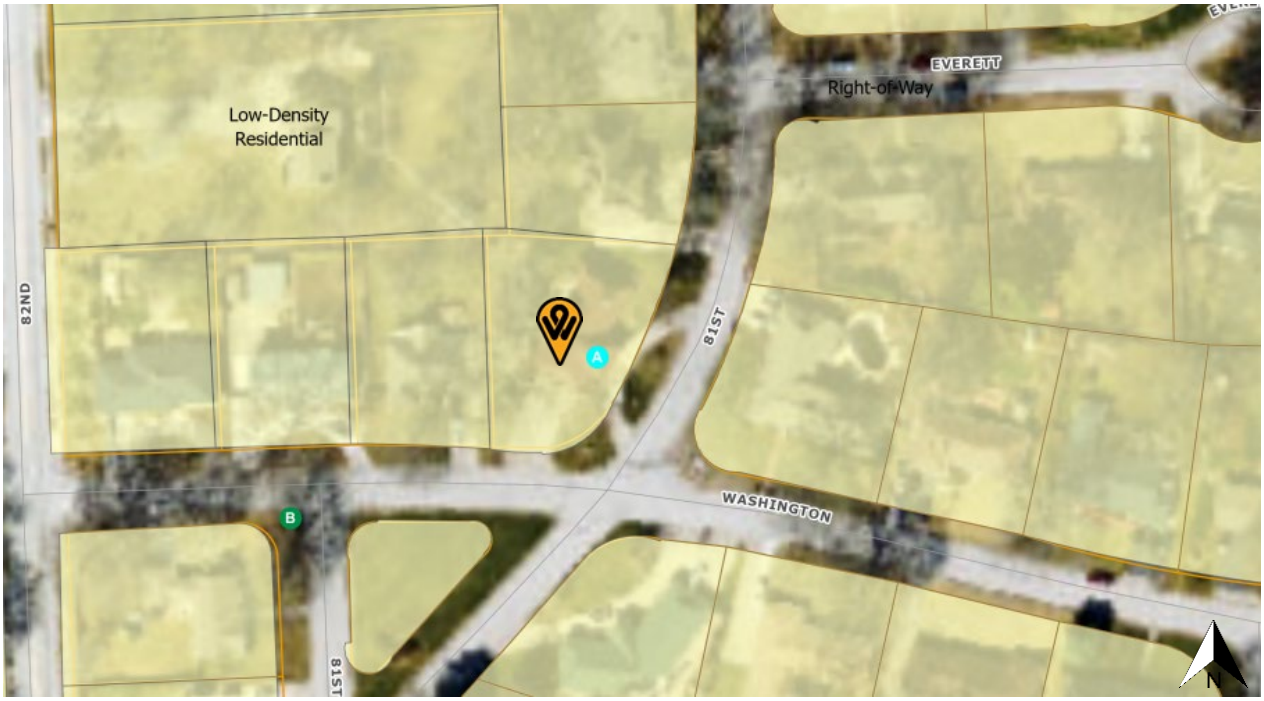
AERIAL IMAGERY



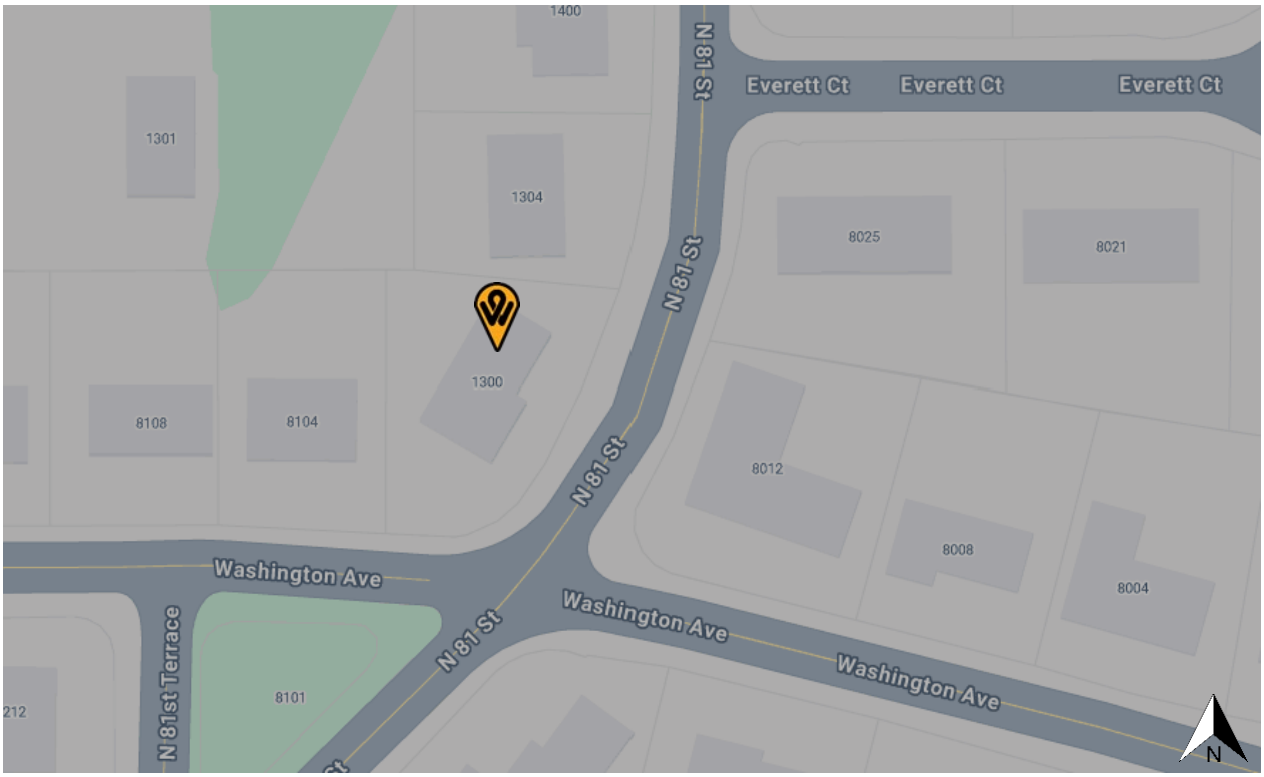
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Application Number: SP-2026-025

Date and Location: 04/23/2026 1300 N 81st St, Kansas City, KS 66112

Meeting called to order at: 6:11 pm

Names of people in attendance: Sign-in Sheet Attached

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):

Ø Who asked question or gave comment:

Ø What was the question or comment:

Ø Who answered the question/comment:

Ø What was the answer given

Meeting adjourned at: 6:59

Minutes taken by: Amy Christensen

Special Permit Petition Neighborhood Meeting — April 23, 2026

Purpose:	A Special Use Permit for Short-Term Rental has been filed by Katherine McEndree. This meeting is intended to give neighbors an opportunity to ask questions and raise any concerns about the permit.
Attendees: 9	Nancy Browne, Cindy Borg, Harry Borg, Amy Christensen, Russell Morris, Jeroham Bami, Mayra Marquez, Rossy Marquez, Ruben Marquez

Application #	**SP-2026-025**
Meeting location	**1300 N. 81st St, Kansas City, KS 66112**
Meeting called to order	**6:11 pm**
Introduction by KM	• 6 people maximum at any time • Quiet hours will be from 10 pm to 7 am • Property will have security system installed to include a camera at front and back door. • KC CCTV and Security is the security company • $1 million liability insurance policy added to property • Inspection performed for safety reasons to make sure the house is safe to rent • The renters get a rating from AirBnB which I can use to decide if I want to rent to them. I wouldn't rent to someone who had poor reviews/ratings. • This has been our plan for a long time. It's not about just capitalizing on the World Cup. We intend to continue to rent it out. • I have provided as part of my application to the city, a floor plan of the house with emergency exits, smoke alarms, fire extinguishers, a site diagram of the entire property, and indicate noise from dogs and fire trucks. • Guests will have contact number for utility companies in case of emergency • There will be instructions where to seek shelter in case of tornados. • Guests will not be allowed to use fireplace or indoor grill • They will not have access to the attic or basement. • Smoking and vaping are not allowed indoors • The 6 people max includes all children and adults.
Q1 – CB	Can you pick who you rent to?
A1 – KM	The AirBnB will verify the background of the renter applicant but I will also have the ability to select who I allow to stay here.
Q2 - CB	Will you rent to people with animals?
A2 – KM	No

Application #	SP-2026-025
Q3 – AC	What does short term mean?
A3 – KM	Anything less than 30 days
Q4 – AC	Will there be a minimum number of days for renting?
A4 – KM	48 hours or 2 days
Q5 – NB	Who will do the cleaning after the renters leave?
A5 – KM	Myself and my daughter
Q6 – MM	I am worried because my kids play in the front and back yard.
A6 – KM	AirBnB does a background check on the renters. I have also created a set of rules and regulations that will be provided to renters.
Q7 - AC	Can we get a copy of those rules?
A7 – KM	Yes, I will email you a copy.
Q8 – NB	Will you be in town when the house is rented?
A8 – KM	I can be here within 35 minutes. I will not rent the house if I am not in town and can't get here if needed.
Q9 – AC	Can someone repeat rent, month after month?
A9 – KM	Yes, but they have to do that through AirBnB.
Q10 – AC	What is we think of questions later after this meeting?
A10 – KM	You can always email or call me.
Q11 – MM	I am concerned they will be throwing parties.
A11 – KM	That is why there will be quiet hours from 10 to 7.
Q12 – RubM	Can the 6 people bring more people?
A12 – KM	No, that is why there will be security cameras and it will conect to an app on my phone so I can monitor.
Q13 – RubM	If I see something wrong do we call the cops or you first?
A13 – KM	Call the cops first if you are worried about your safety especially for the kids.
Q14 – AC	How long is the permit good for?
A14 – KM	1 year and then I have to renew.
Q15 – RubM	Where can they park?
A15 – KM	Just in the circle drive out front. They are not supposed to park on the street or in the driveway that leads into the basement.
Q16 – MM	If we see lots of problems or issues, what do we do?
A16 – KM	You can contact the county at 913-246-5133 or go to their website at www.hostcompliance.com/tips
Q17 – AC	Will you hire a lawn company?
A17 – KM	I am considering Ryan Lawn.
Q18 – AC	When will the city make it's decision?
A18 – KM	May 11th is the planning and zoning hearing.

Special Permit Petition Neighborhood Meeting — April 23, 2026

Application #	SP-2026-025
Q19 – NB	I am not thrilled about this and so are some of the other neighbors. Just want to make that known. We would like to keep our neighborhood looking nice and that gets harder and harder all the time.
A19 – KM	Even though this will be an AirBnB, I intent to maintain it just like I always have. If I were to sell it could go to someone who wouldn't take care of it at all.
A19 – HB	An AirBnB that isn't kept up won't rent very well.
Q20 – AC	Do the renters have to have any extra insurance?
A20 – KM	They can but it's optional.
Meeting adjourned	6:59 pm
Minutes taken by	Amy Christensen

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2024-025.
2. That I conducted a neighborhood meeting on 04/23/2026.
3. The notice to nearby property owners was sent on 04/08/2024.
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.

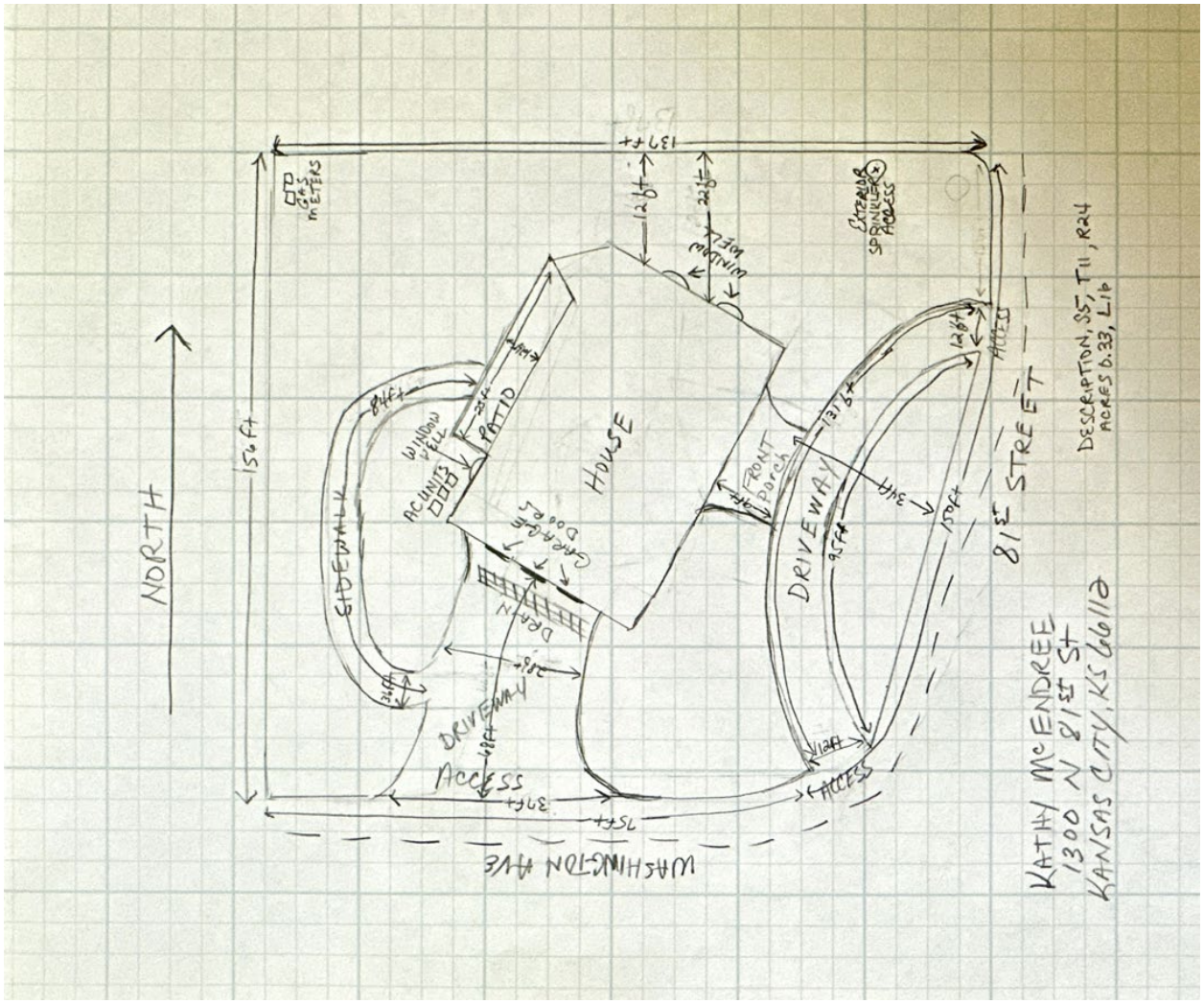
Katherine McEndree
Affiant

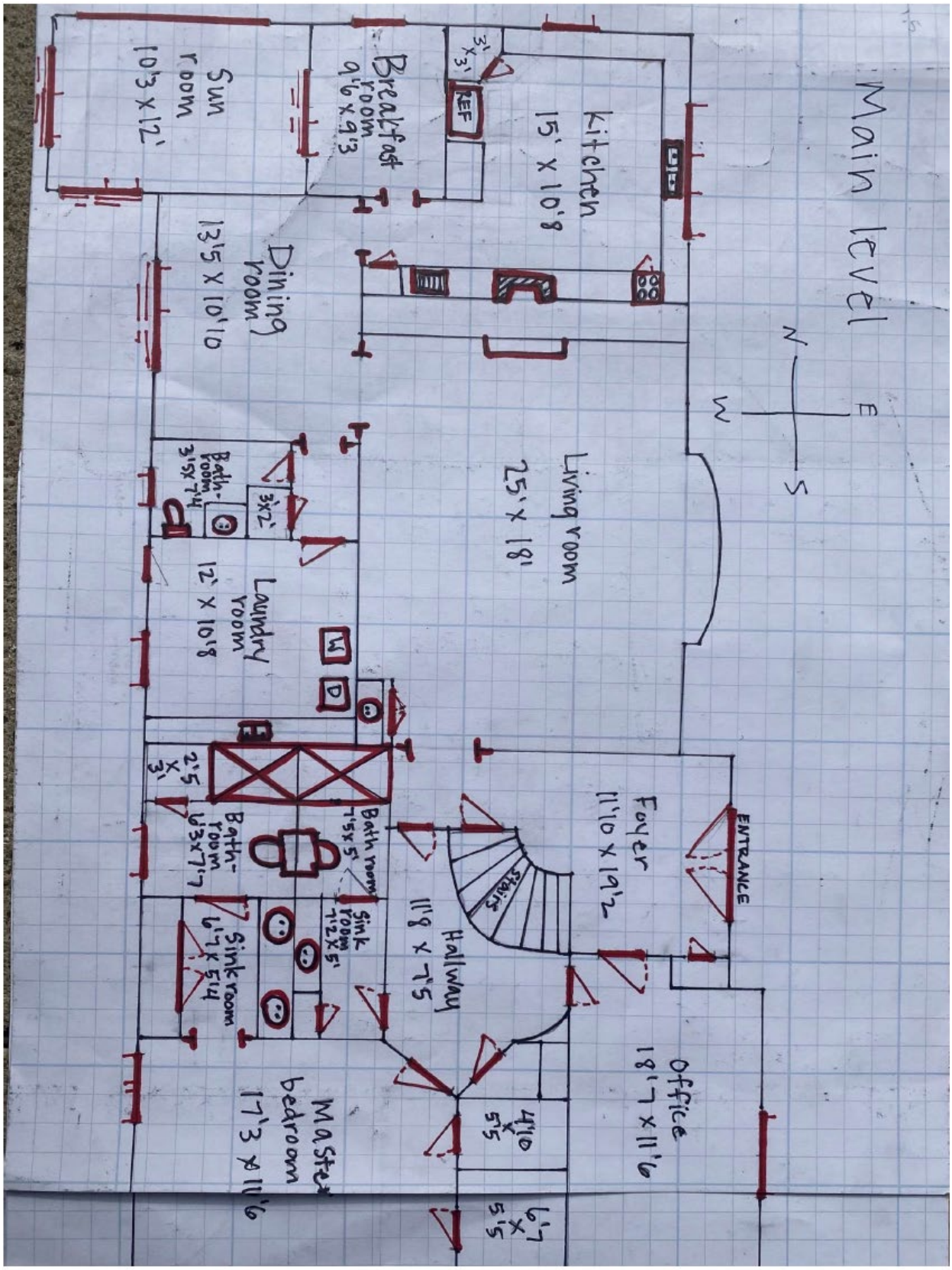
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26th day of April, 2026.

My commission expires 06 of 01, 2027.

Teresa A Noland
Notary Public

TERESA A. NOLAND
Notary Public, State of Kansas
My Appointment Expires
01-06-2027


NORTH
150 Ft
GFD Gas meters
137 Ft
12 Ft
22 Ft
Window Well
Exterior Sprinkler Access
HOUSE
8 Ft
Window Well
Access DOOR
PATIO
Cellar Access Door
DRIVEWAY
Access
3 Ft
SIDEWALK
FRONT Porch
DRIVEWAY
13 Ft
3 Ft
19 Ft
9 Ft
12 Ft
Access
81ST STREET
WASHINGTON AVE
75 Ft
37 Ft
DESCRIPTION, S5, T11, R24
ACRES 0.33, Lib
KATHY McENDREE
1300 N 81ST St
KANSAS CITY, KS 66112


Main level
N
E
W
S
Kitchen
15' x 10'8
Breakfast room
9'6 x 9'3
REF
Sun room
10'3 x 12'
Dining room
13'5 x 10'10
Living room
25' x 18'
Foyer
11'10 x 19'2
ENTRANCE
Office
18'7 x 11'6
Stairs
Hallway
11'9 x 7'5
Laundry room
12' x 10'8
W
D
Bath-room
3'5x7'4
3'x2'
Bath room
7'5x5'
Sink room
7'2x5'
Bath-room
6'3x7'7
Sink room
6'7x5'4
2'5 x 3'
4'10 x 5'5
6'7 x 5'5
Master bedroom
17'3 x 11'6

Second level
Bedroom
17' x 11
5' x 6'
closet
5' x 6'
closet
stairs
1' x 5' closet
5' x 5'
Bath
5' x 2'
closet
Bath
4' x 6'
Bath
5.4' x 6'
1' x 3'
Bedroom
17' x 14'
closet
2' x 7'
closet
2' x 7'
N
W
E
S

Floor Plan symbols
wall
wall opening
Door
Double Door
Sliding Door
Window
fireplace
Bath tub
Shower
sink
toilet
Sink
Double sink
stove
grill
REF
refridgerator
W
washer
D
Dryer

TRAVELERS

Homeowners Policy Declarations

Named Insured and Mailing Address

KATHERINE MCENDREE
1300 N 81ST ST
KANSAS CITY, KS 66112-2109
KATHYMCENDREE@HOTMAIL.COM

Your Agency's Name and Address

HOMESERVICES INS INC
119 14TH ST NW STE 150
ST PAUL, MN 55112

Residence Premises

1300 N 81ST ST
KANSAS CITY, KS 66112-2109

Mortgagee Name and Address

1. CENTRAL NATIONAL BANK
   ISAOA
   PO BOX 40
   SUPERIOR, NE 68978-0040
   LOAN NUMBER: 451705743

Policy Information

Your Policy Number
Your Account Number

[redacted]

Your Insurer

TRAVELERS PERSONAL INSURANCE COMPANY
a subsidiary or affiliate of The Travelers Indemnity Company
One Tower Square, Hartford, CT 06183

The policy period is from February 22, 2026 at 12:01 A.M. STANDARD TIME to February 22, 2027 at 12:01 A.M. STANDARD TIME at the residence premises.

Total Premium for this Policy: **$3,547.00**
This is not a bill. The mortgagee will be billed separately for this policy.

Discounts

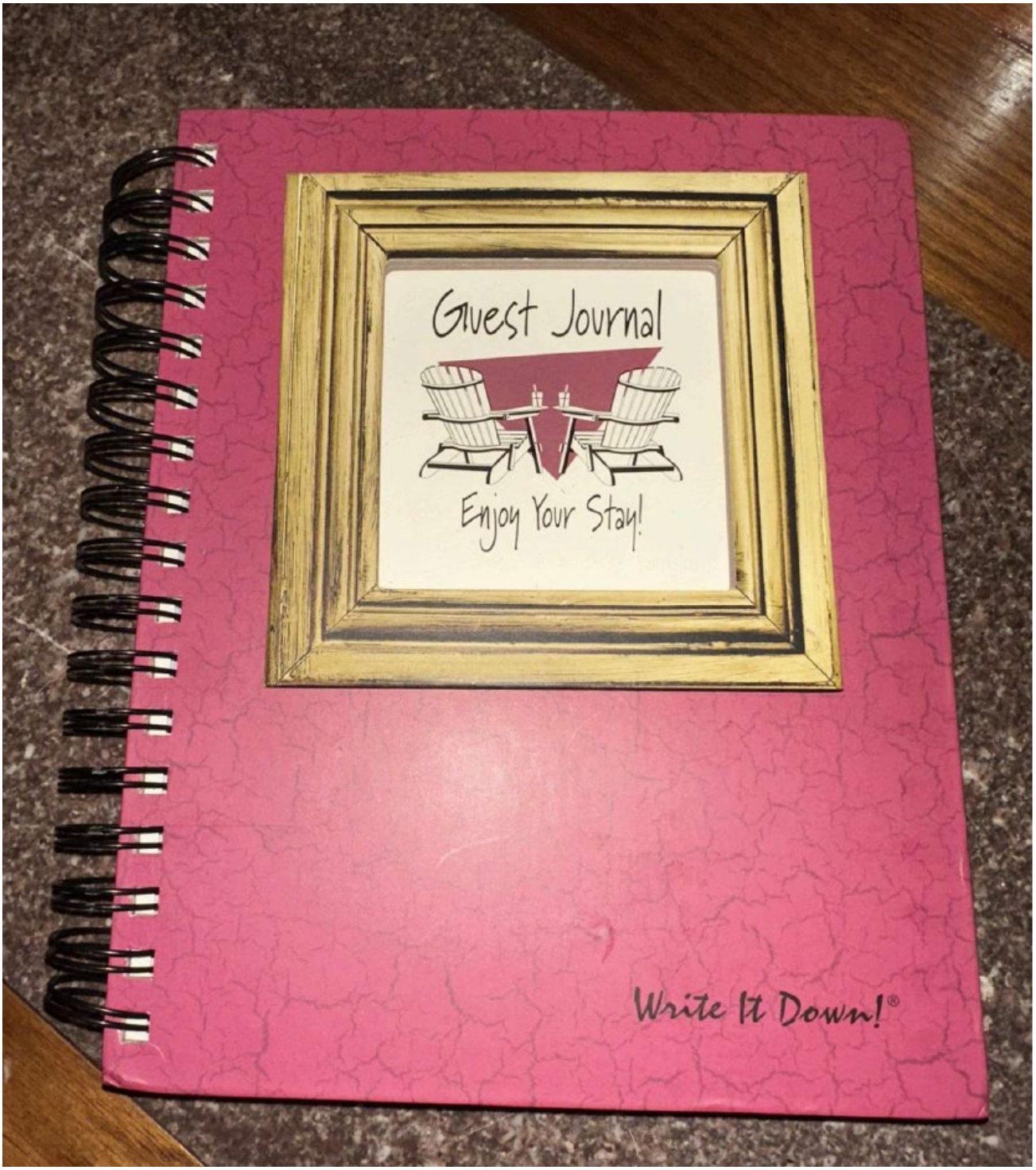
The following discounts reduced your premium:

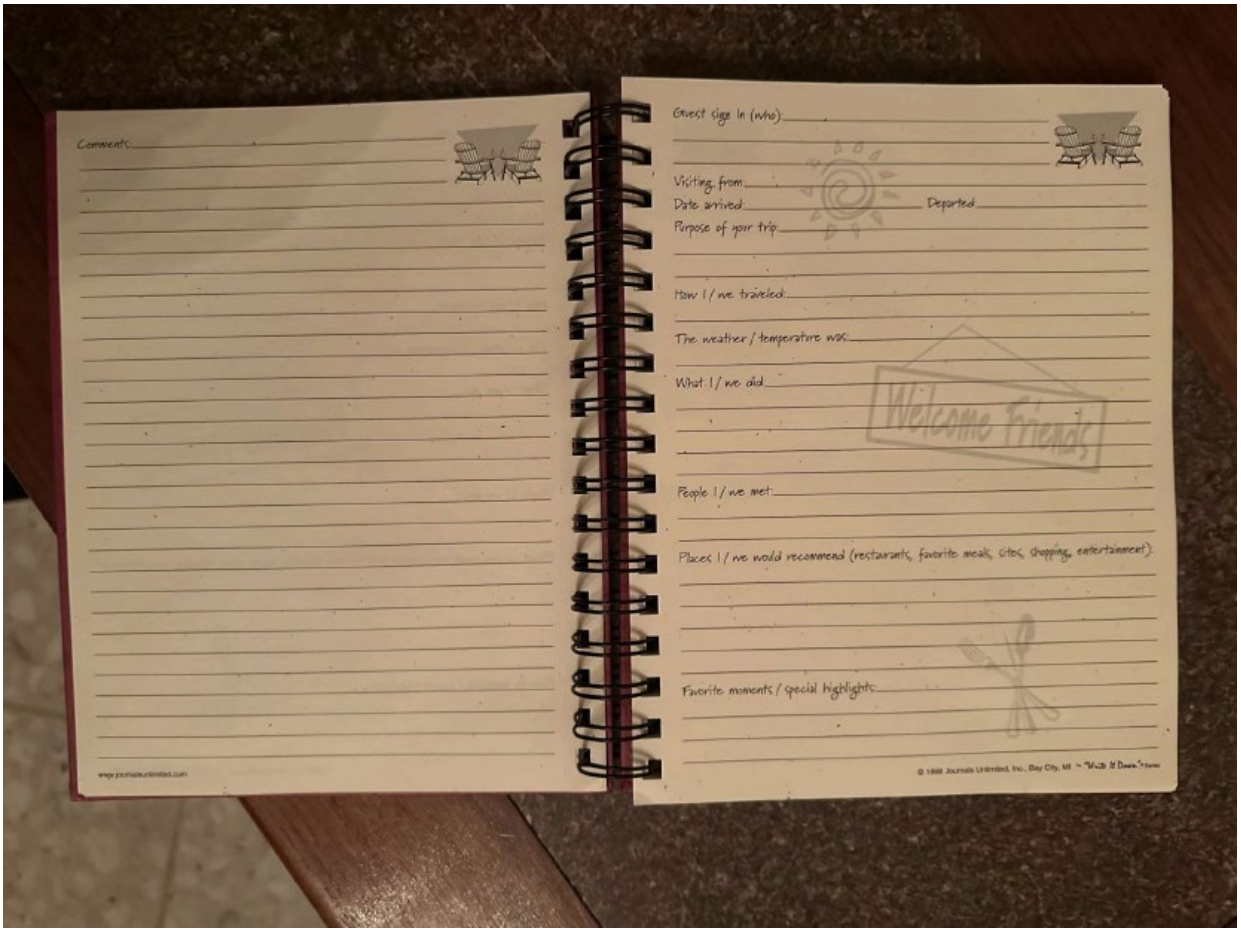
Multi-Policy | Good Payer | Fire Protective Device

Savings Reflected in Your Total Premium: **$1,021.00**

Coverages and Limits of Liability

Property Coverage Section	Limit
Coverage A – Dwelling	$702,000
Coverage B – Other Structures	$70,200
Coverage C – Personal Property	$491,400
Coverage D – Loss of Use	$210,600


Guest Journal
Enjoy Your Stay!
Write It Down!®


Comments:
Guest sign in (who):
Visiting from:
Date arrived:
Departed:
Purpose of your trip:
Item I / we traveled:
The weather / temperature was:
What I / we did:
Welcome Friends
People I / we met:
Places I / we would recommend (restaurants, favorite meals, sites, shopping, entertainment):
Favorite moments / special highlights:

Welcome to Kansas City!!

1300 N 81st Street

Kansas City, KS 66112

(Please note this residence was built in 1968 and there could potentially be lead based paint within the residence)

Wifi

Name: misskathyj

Password: happy123

Emergency contact number:

Kathy McEndree 913-909-8634

kathymcendree@hotmail.com

Atmos Energy (Gas) - 866-322-8667

BPU (Electric) - 913-573-9522

Fire Extinguisher located: Kitchen

Upstairs hallway

Tornado Warning – Go to the bathroom located in the hallway by the master bedroom. There are no windows in that bathroom.

Power outage – Please note that there are flashlights located in every room that will automatically come on when power is lost.

EMERGENCY 911

Check-in time - 3:00 p.m.
Check-out time – 11:00 a.m.

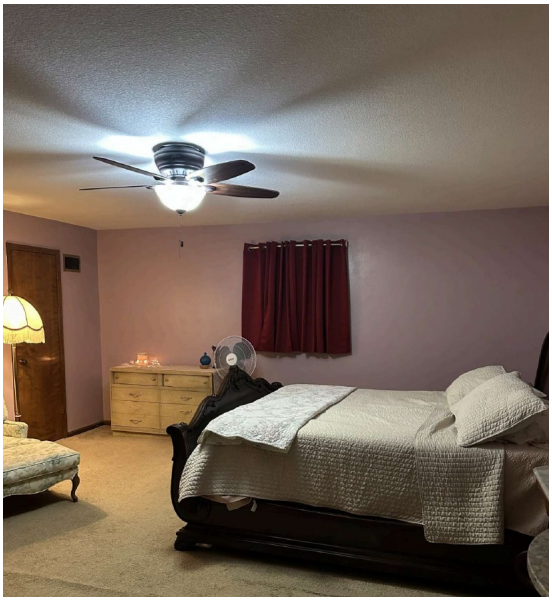
- No Pets
- No parties
- No Smoking, No vaping, and No e-cigarettes
- Quiet hours – 10:00 p.m. to 7:00 a.m.
- Maximum number of guests – 6
- DO NOT USE – Fireplace
- DO NOT USE – Indoor grill
- Door going downstairs is locked and there will be no access
- Door to the attic is locked and there will be no access





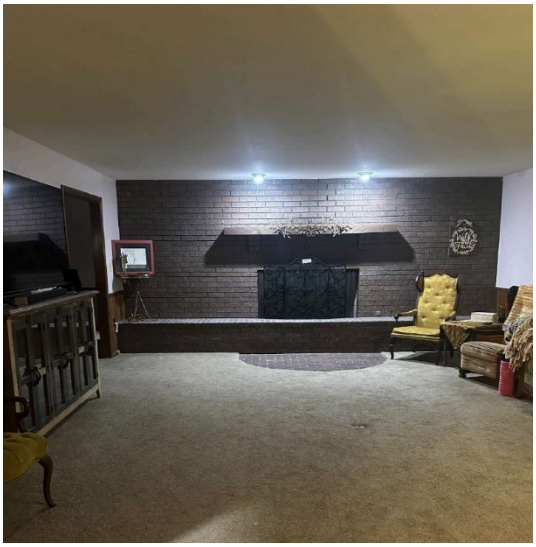




















(Published _____)

SP2026-025

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 SP2026-025, commonly known as 1300 North 81st Street, Kansas City, Kansas, legally described as:

WESTFIELD, S5, T11, R24, ACRES 0.330000, L16, located at approximately 1300 North 81st Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner Occupied 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 three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**

6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcomplaince.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 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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

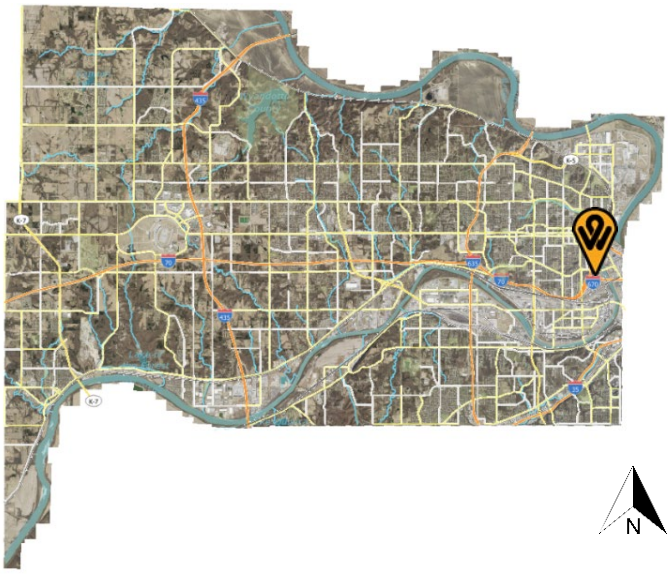
Re: **Special Use Permit Petition SP2026-026**

GENERAL INFORMATION

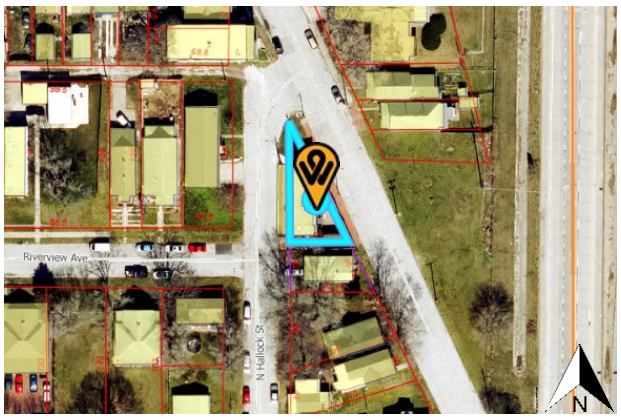
Applicant Information:
Daniel J. Doty with Blue Palm LLC
2325 North 73rd Street
Kansas City, Kansas 66109

Subject Property:
204 Orchard Street
Kansas City, Kansas 66101

Requested Action and Purpose:
Approval of renewal of Special Use Permit for a drinking establishment with live entertainment on the 1st floor (SP2023-120 expires on May 16, 2026).



Commission Districts:
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William Burns



Existing Zoning District(s):
C-1 Limited Business District

Plan Area:
Central Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family and R-2(B) Two Family Districts	Single-family and duplex residences
South	R-1(B) Single Family District	Single-family residences
East	R-1(B) Single Family District	Single-family residence and KDOT right-of-way
West	R-1(B) Single Family District	Single-family residences

Total Tract Size: 0.06 Acre

Comprehensive Plan Designation: The Central Area Plan designates this area as Mixed-Use. Located at major arterial intersections and within traditional neighborhood design (TND) developments, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and mixed-use residential. Restaurants, small and medium commercial, professional and office services, Institutional; such as schools, churches and libraries, mixed-density residential, parks, plazas, and open space.

Major Street Plan: The goDotte Mobility Plan designates Orchard Street and North Hallock Street as Local Streets.

Parking Requirement: Section 27-464 states that uses in this district require paved, off-street parking spaces at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

44 parking spaces are required; 38 for the bar and patio area, four (4) are for the storage spaces/bathrooms/etc. and two (2) are for the residence upstairs. BOZA #2228 was granted on December 12, 2016, which allowed for zero (0) off-street parking spaces.

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

Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026
Public Hearing(s):	May 11 and May 28, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daniel J. Doty with Blue Palm LLC, is requesting a renewal of a Special Use Permit (SP2023-120) to operate a drinking establishment and live entertainment on the first floor at 204 Orchard Street.

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. 15200-03617 – Code-Environment – September 24, 2015 – Completed – Trash and junk in the yard.
2. 15200-03617 – Code-Environment – April 14, 2015 – Completed – Trash and junk in the yard.
3. 14200-01994 – Code-Environment – June 5, 2014 – Completed – Trash in the yard.

Outstanding or Related Permit and Cases:

1. RL-0012911-R26 – Rental Licensing Renewal – April 1, 2026 – Received.
2. RLI-012912 – Rental Licensing Inspection – July 2, 2025.
3. RL-0012911-L – Rental Licensing – July 2, 2025 – Pending Renewal.
4. RL-0012911A – Rental Licensing – July 2, 2025 – Issued.

Previous Planning Actions:

1. SIGN2024-082 – Sign Permit – July 7, 2024 – Issued.
2. SIGN2024-083 – Sign Permit – July 7, 2024 – Issued.
3. MPL2024-003 – Master Plan Amendment – April 1, 2024 – Approved.
4. SP2023-119 – Special Use Permit for Short Term Rental – December 28, 2023 – Second (2nd) floor rented as a short-term rental. Approved for one (1) year.
5. SP2023-120 – Special Use Permit – December 28, 2023 – Approved – Drinking establishment with live entertainment. Approved for two (2) years.
6. SP2015-015 – Special Use Permit – February 26, 2021 – Approved – Drinking establishment with live entertainment.
7. 09102-00012 – Special Use Permit – January 25, 2019 – Approved – Drinking establishment with live entertainment.
8. 16402-00079 – Special Use Permit – October 28, 2016 – Approved – Drinking establishment.
9. 16410-00037 – Variance – October 28, 2016 – Completed – Reduction of number of parking spaced required.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Riverview Statistical Neighborhood, the Strawberry Hill Neighborhood Group, the Central Avenue Betterment Association (CABA) group, and Census Block Group 0419002. The neighborhood is primarily mixed residential in nature, however, there are several small commercial businesses throughout the neighborhood at small-scale nodes.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 (B) Singl Family District north, east, south, and west. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed. In previous years, the second floor of the property was used as a short-term rental property, however, the permit has expired and not been renewed.

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?

This property is suitable for use as a small commercial business or mixed-use building. Removal of the restrictions that require a Special Use Permit for such

activities have the potential to create issues such as parking, excessive noise, and overcrowding if either use, the drinking establishment or the short-term rental is not managed properly.

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates this area as Mixed-Use. Located at major arterial intersections and within traditional neighborhood design (TND) developments, these areas are ideal for integrating complimentary land uses such as retail, offices, small businesses and mixed-use residential. Restaurants, small and medium commercial, professional and office services, Institutional; such as schools, churches and libraries, mixed-density residential, parks, plazas, and open space. The proposed use does conform to the Central Area Plan designation.

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

   The proposed use could have the potential to increase vehicular traffic but should not exceed the capacity of Orchard Street and North Hallock, Local street types 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 reasonably necessary for the convenience and welfare of the public as it provides entertainment opportunities that serve the community. The proposed use will not affect the use, quality, or marketability of nearby property.

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

   Noise is expected to occur in durations or intensities to create issues with nearby properties. These are not expected to create problems for nearby property, however if noise is an issue, property owners can mitigate the noise by closing windows and doors.

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 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 large as it provides entertainment for the community. If denied, the property owner may not use the property for a drinking establishment with live entertainment, however, they can still use the property with any permitted used by the zoning.

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

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

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

    The proposed use could potentially result in the overcrowding of land because there is no private parking, only street parking. The applicants filed for a Variance to reduce the number of parking spaces to zero (0) BOZA #2228 and it was approved. If managed properly, however, overcrowding parking should not be a major concern.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 204 Orchard Street on April 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Overcrowding parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-026**, **for five (5) years**, subject to:

1. **Hours of operation are 4:00 PM – 12:00 AM Wednesday-Saturday; 2:00 PM – 8:00 PM on Sunday; Closed Monday/Tuesday;**
2. **All entertainment must cease by at the close of business;**
3. **Doors and windows must stay closed during any entertainment performance;**
4. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    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;**
5. **No amplified speakers or entertainment is allowed in outdoor spaces;**
6. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
7. **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. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division. If approved, the occupying business must maintain a 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;**
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 five (5) 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;**
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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes
Site Plan
Floor 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	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-026** 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 **SP2026-026,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 30:57:

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

CONSIDERATION OF THE APRIL 14, 2026 CITY PLANNING COMMISSION MINUTES.

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. *Detailed Outline of Requested Action:* The applicant, Daniel J. Doty with Blue Palm LLC, is requesting a renewal of a Special Use Permit (SP2023-120) to operate a drinking establishment and live entertainment on the first floor at 204 Orchard Street.

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 May 11, 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 34:24:

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

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

Motion to APPROVE passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2026-025.
2. That I conducted a neighborhood meeting on: 4/27/2026
3. The notice to nearby property owners was sent on: 4/13/2026
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 28 day of April, 2026.

My commission expires 02 of 01, 2027.

Notary Public

NOTARY PUBLIC - State of Kansas
LISA OSHINSKI
My Appt. Expires 02/01/2027

Blue Palm Special Use Permit Sign-In

4/27/26 6:00 pm

Dan Doty - Owner

Rox: Danner - Owner

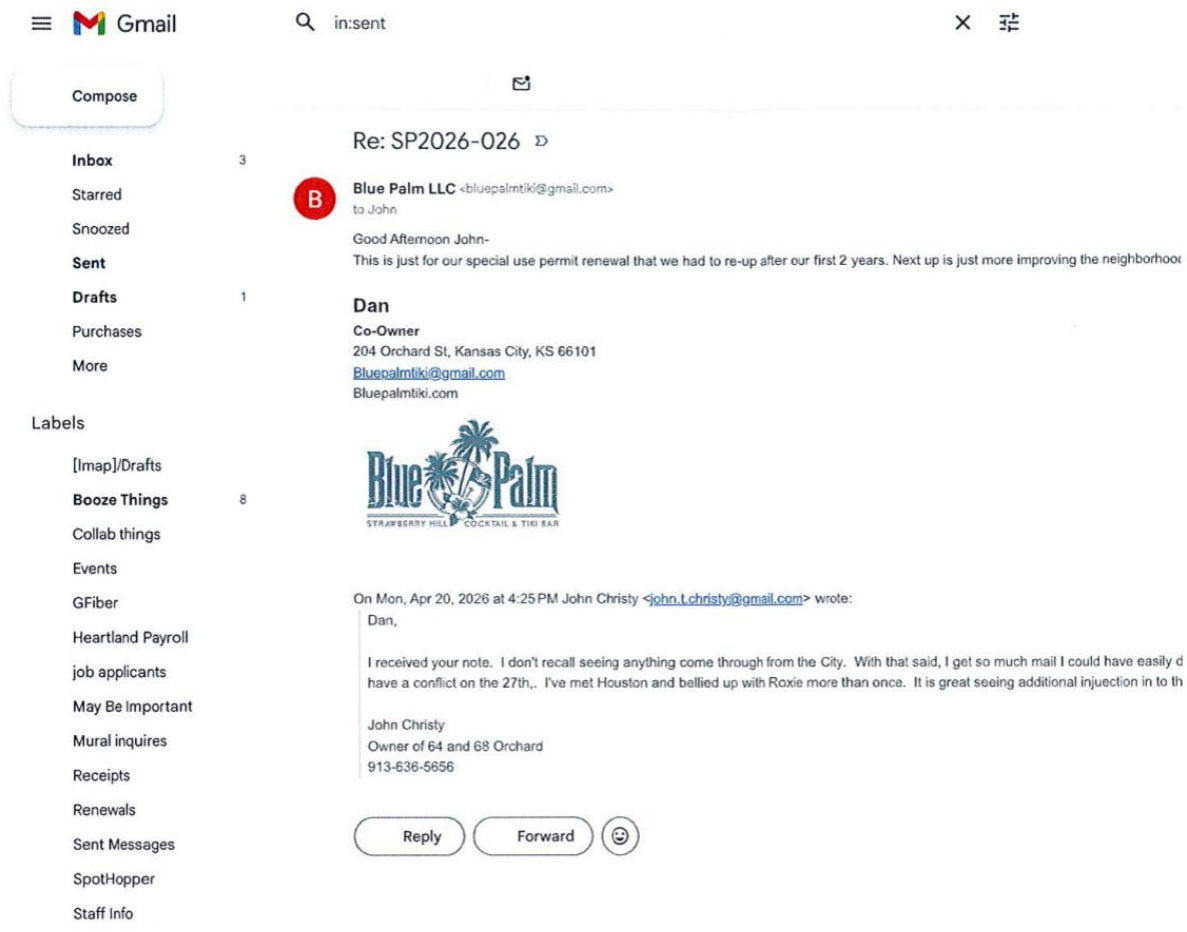
Houston DeFoe - Owner

Meeting Minutes

6:00 pm: Doors open

6:00 pm – 6:30 pm: Meeting held, no attendees except owners listed above.

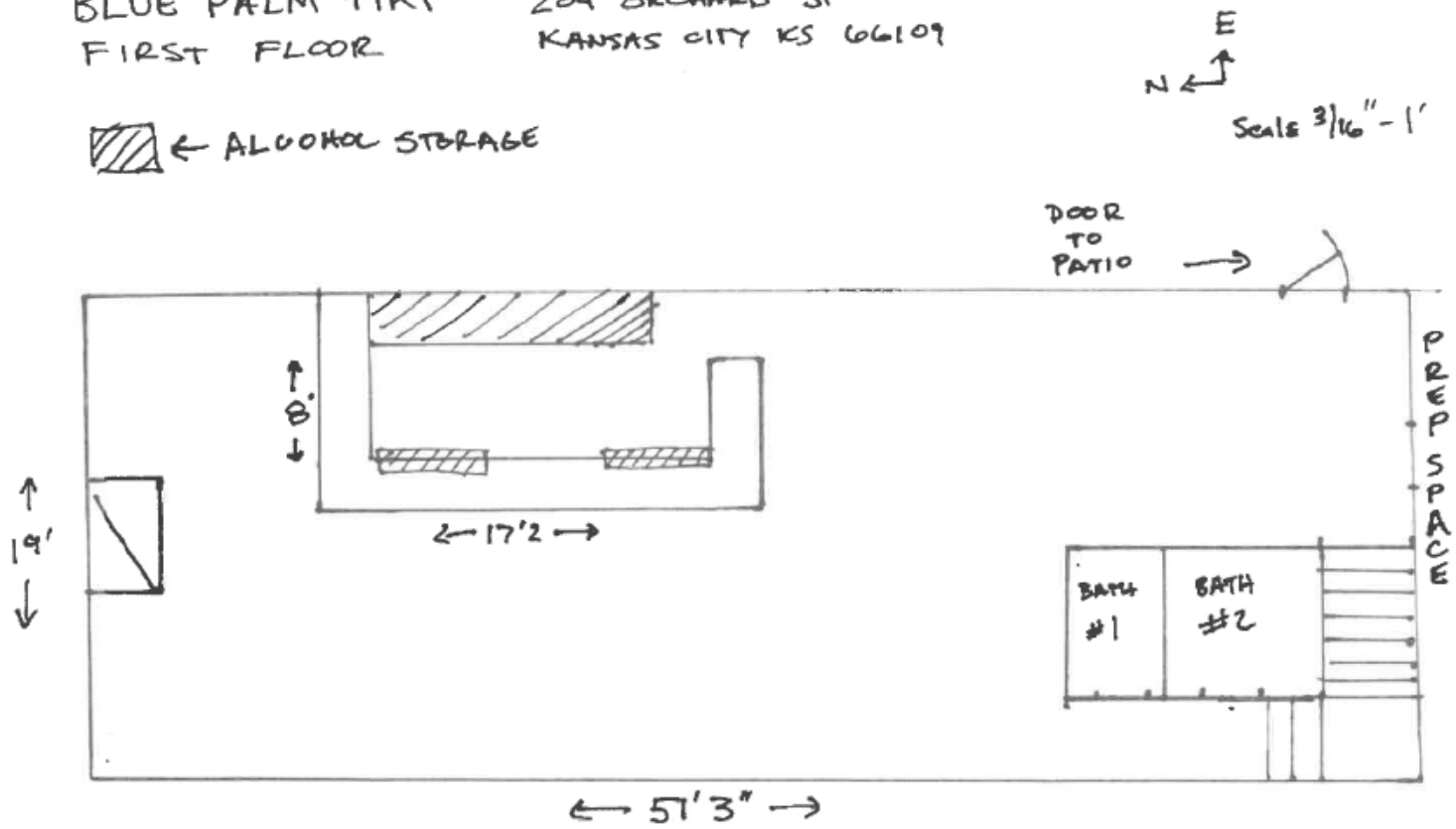
6:31 pm: Meeting adjourned


Gmail
in:sent
Compose
Inbox 3
Starred
Snoozed
Sent
Drafts 1
Purchases
More
Labels
[Imap]/Drafts
Booze Things 8
Collab things
Events
GFiber
Heartland Payroll
job applicants
May Be Important
Mural inquires
Receipts
Renewals
Sent Messages
SpotHopper
Staff Info
Re: SP2026-026
Blue Palm LLC <bluepalmtiki@gmail.com>
to John
Good Afternoon John-
This is just for our special use permit renewal that we had to re-up after our first 2 years. Next up is just more improving the neighborhoo
Dan
Co-Owner
204 Orchard St, Kansas City, KS 66101
Bluepalmtiki@gmail.com
Bluepalmtiki.com
Blue Palm
STRAWBERRY HILL COCKTAIL & TIKI BAR
On Mon, Apr 20, 2026 at 4:25 PM John Christy <john.t.christy@gmail.com> wrote:
Dan,
I received your note. I don't recall seeing anything come through from the City. With that said, I get so much mail I could have easily d
have a conflict on the 27th,. I've met Houston and bellied up with Roxie more than once. It is great seeing additional injuection in to th
John Christy
Owner of 64 and 68 Orchard
913-636-5656
Reply
Forward

BLUE PALM TIKI
OUTDOOR PATIO
204 ORCHARD ST
KANSAS CITY KS 66109
SCALE 1/8" = 1'
SMOKING SHED
5'8"
PREP AREA
BLUE PALM
MAIN FLOOR
62'
67'
5'
ORCHARD STREET

BLUE PALM TIKI
FIRST FLOOR

204 ORCHARD ST
KANSAS CITY KS 66109



May 28, 2026

SP2026-026

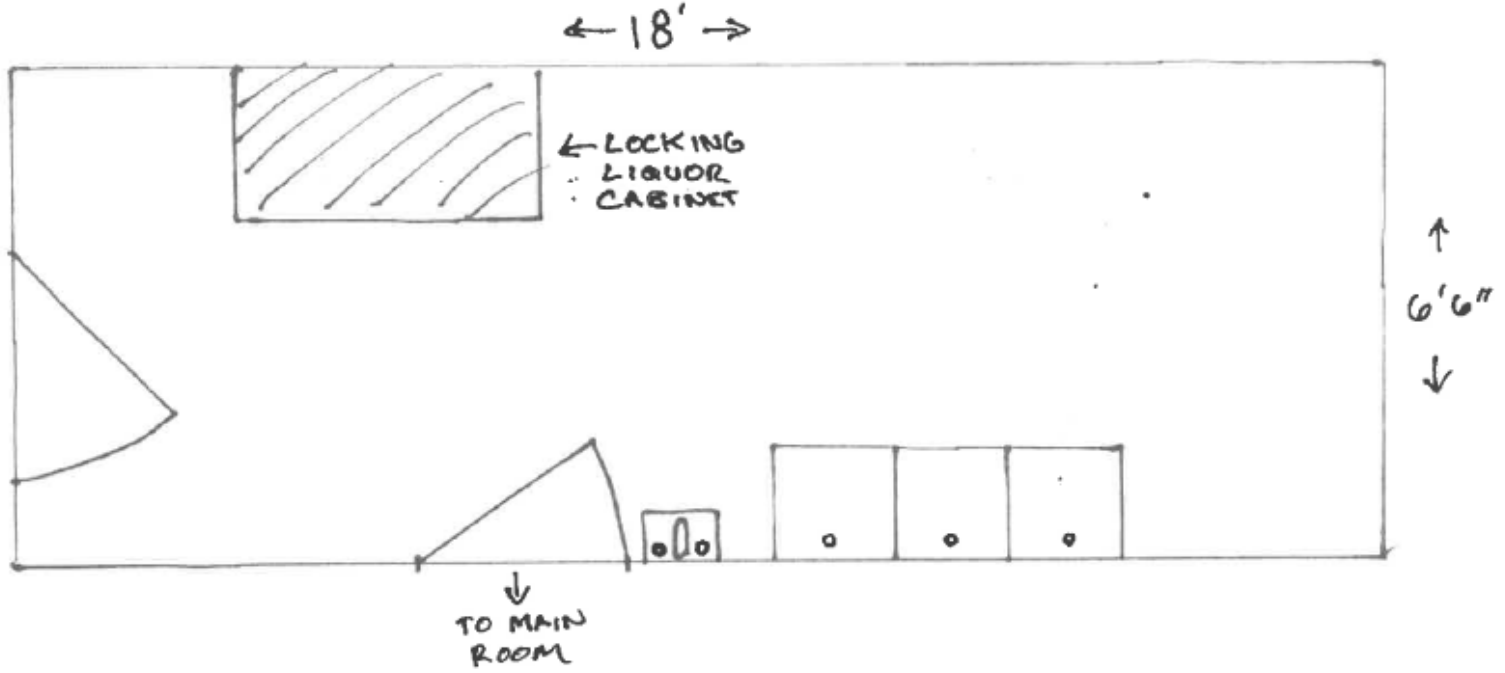
BLUE PALM TIKI
PREP SPACE
1ST FLOOR - OFF MAIN ROOM

204 ORCHARD ST
KANSAS CITY, KS 66109

Scale ½" = 1'

S
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← ALCOHOL STORAGE



May 28, 2026

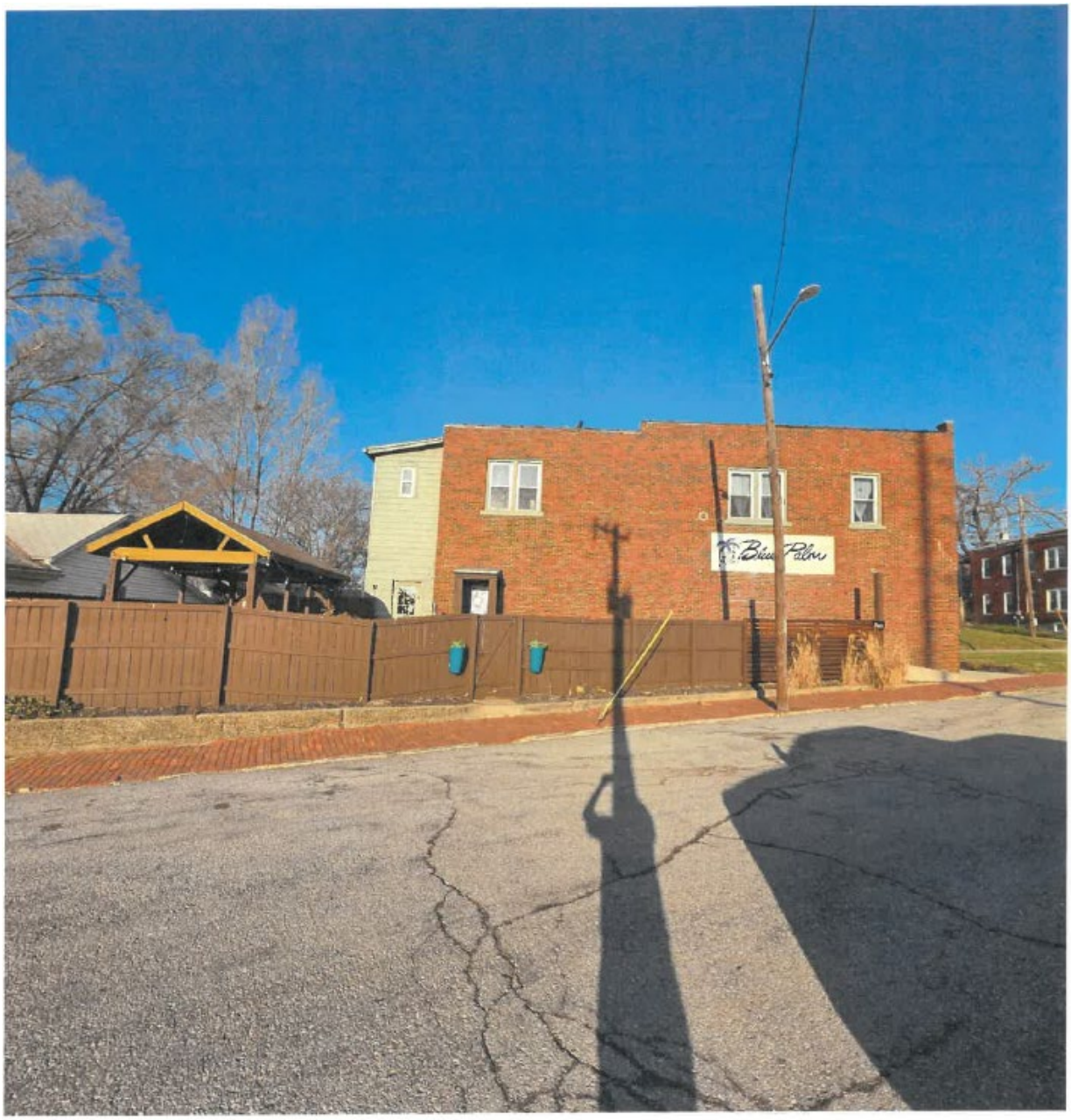
SP2026-026

BLUE PALM TIKI
BASEMENT

204 ORCHARD ST
KANSAS CITY KS 66109

= ALCOHOL STORAGE

N
E




Blue Palm



(Published _____)

SP2026-026

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 SP2026-026, commonly known as 204 Orchard Street, Kansas City, Kansas, legally described as:

> TRACT 1: ALL THAT PART OF LOT 32, BOLLES ADDITION TO RIVERVIEW, LYING BETWEEN PARK AVENUE (NOW HALLOCK STREET) AND ORCHARD STREET; ALSO A PART OF RIVERVIEW AVENUE LYING BETWEEN PARK AVENUE (NOW HALLOCK STREET) AND ORCHARD STREET VACATED BY ORDINANCE NO.7769.ALSO 5 FEET ADJOINING SAID PROPERTY ON THE WEST VACATED BY ORDINANCE NO. 26658, SAME BEING 5 FEET OFF OF AND ALONG THE EAST SIDE OF PARK AVENUE (NOW HALLOCK STREET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF PARK AVENUE (NOW HALLOCK STREET) AS VACATED BY ORDINANCE NO. 26658 WHERE THE SAME IS INTERSECTED BY A LINE 7 FEET NORTH OF THE CENTER LINE OF RIVERVIEW AVENUE EXTENDED FROM THE WEST, THENCE EAST TO THE WESTERLY LINE OF ORCHARD STREET, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF ORCHARD STREET TO A POINT WHERE THE SAME IS INTERSECTED BY THE EAST LINE OF PARK AVENUE (NOW HALLOCK STREET) AS VACATED BY SAID ORDINANCE NO. 26658, THENCE SOUTH TO THE PLACE OF BEGINNING IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, located at approximately 204 Orchard Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a drinking establishment with live entertainment.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the

performance and observation of the following additional and supplementary regulations, stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. **Hours of operation are 4:00 PM – 12:00 AM Wednesday-Saturday; 2:00 PM – 8:00 PM on Sunday; Closed Monday/Tuesday;**
2. **All entertainment must cease by at the close of business;**
3. **Doors and windows must stay closed during any entertainment performance;**
4. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
    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;**
5. **No amplified speakers or entertainment is allowed in outdoor spaces;**
6. **Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;**
7. **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. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division. If approved, the occupying business must maintain a 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;**
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 five (5) 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;**
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.**

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Special Use Permit Petition SP2026-027**

GENERAL INFORMATION

Applicant Information:
Jennifer Jo Cobb
3140 North 111th Terrace
Kansas City, Kansas 66109

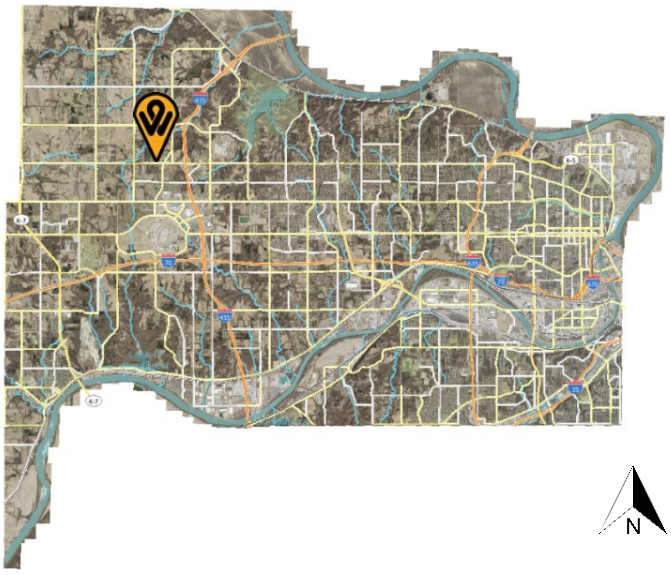
Subject Property:
3140 North 111th Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of Special Use Permit to operate a Non-Owner-Occupied Short-Term Rental.

Commission Districts:
At-Large Commissioner District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

Existing Zoning District(s):
R-1 Single Family District

Plan Area:
Prairie Delaware Piper Master Plan





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Single-family residence
East	R-1 Single Family District	Single-family residence
West	R-1 Single Family District	Single-family residence

Total Tract Size: 0.23 Acre

Comprehensive Plan Designation: The Prairie Delaware Piper Master Plan designates the subject property Suburban Residential, which allows for single-family detached residential units on what are typically referred to as quarter-acre lots.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 111th St 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.

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 – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jennifer Jo Cobb, is requesting a Special Use Permit to operate a Non-Owner Occupied short-term rental. This is the owner's primary residence. This would be the first and only permitted short-term rental on North 111th Terrace.

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. 19225-03356 – Abatement – July 26, 2019 – Completed – Grass/weeds.
2. 06980-00000-00642 – Retail Trade – Clothing Accessories – June 30, 2006 – Terminated.
3. 03380-00000-00697 – Electrical Permit – June 17, 2003 – Completed.
4. 03385-00000-00287 – Mechanical Permit – May 30, 2003 – Completed – Ductwork, furnace and heating pump.
5. 03390-00000-00290 – Plumbing Permit – April 21, 2003 – Completed.
6. 03300-00000-00192 – New Single Family Home – March 31, 2003 – Completed.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the I-435 Statistical Neighborhood and Census Block Number 0448041. The neighborhood consists of single-family residences to the north, east, south, and west of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the north, east, south, and west. Additionally, to

the northwest of the property, large AG Agriculture lots are located. 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 Master Plan designates the subject property Suburban Residential, which allows for single-family detached residential units on what are typically referred to as quarter-acre lots. 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 North 111th Street, a Local Street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 3140 North 111th Terrace on April 20, 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 **SP2026-027**, **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 three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (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 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;**
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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Home Inspection Report
Insurance Policy
Guestbook
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-027** 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 **SP2026-027,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 1:48:14:
SP2026-027 - JENNIFER COBB
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 3140 North 111th Terrace. *Detailed Outline of Requested Action:* The applicant, Jennifer Jo Cobb, is requesting a Special Use Permit to operate a Non-Owner Occupied short-term rental. This is the owner's primary residence. This would be the first and only permitted short-term rental on North 111th Terrace.

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

Present in Support:

- Jennifer Cobb, Applicant, 3140 North 111th Terrace, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:51:31: Byron Toy, Lead Planner, stated that staff recommends approval for one (1) year with conditions.

Motion starts at 1:51:47:

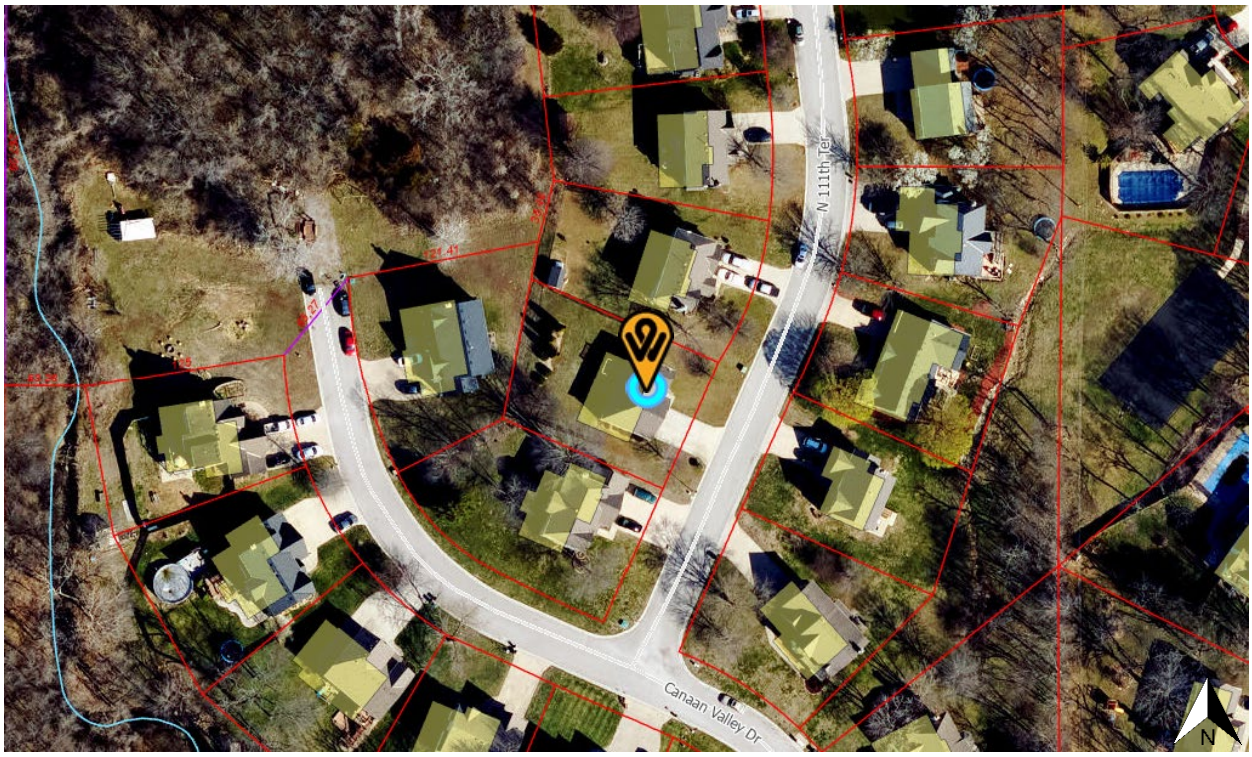
On motion by Commissioner Ward, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-027 for one (1) year:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

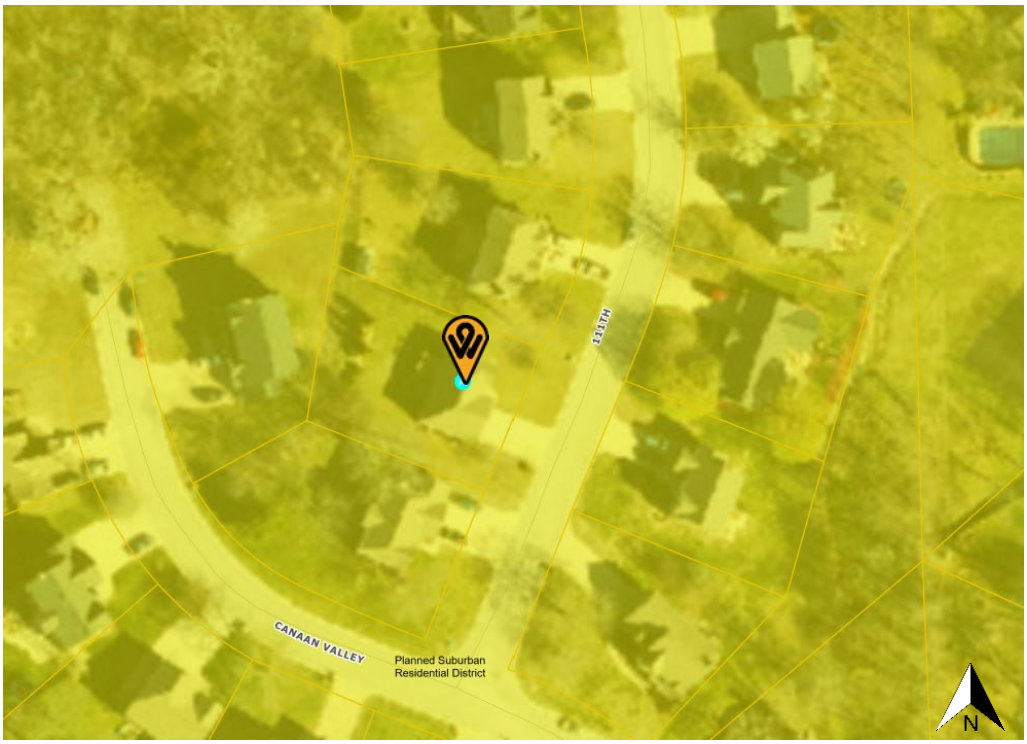
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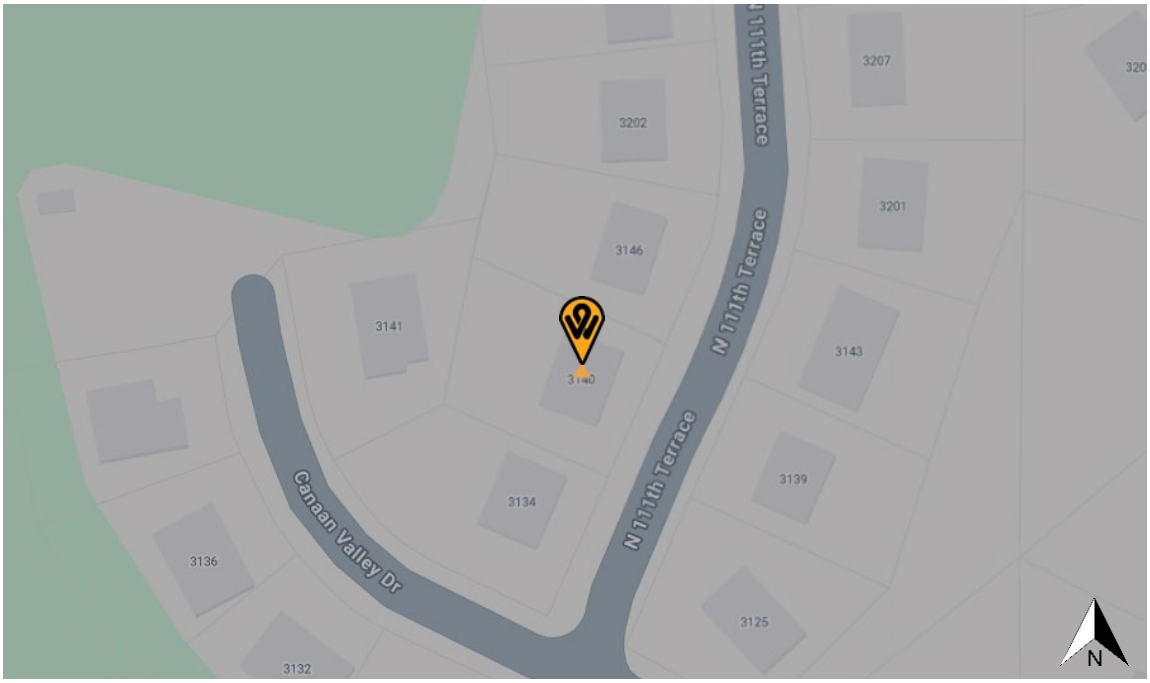
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

MINUTES - SP2026-027 - NEIGHBORHOOD MEETING

Application Number: SP2026-027

Date and Location:
April 20, 2026 at 3140 N 111 Terrace, Kansas City, KS 66109

Meeting called to order at: No attendees

Names of people in attendance:
- Jennifer Jo Cobb, Organizer/Petitioner
- Joni Cole, a friend (not a neighbor) to help take minutes, if needed.

Introductions: Not applicable

Although no neighbors attended the meeting at 6pm on Monday, April 20, 2026, I have spoken with Chris Herbst, Colleen Herbst and I am in email communication with Kathryn Renn and Larry Renn, who inquired curiosity about how the licensing process is going. None have expressed any objections or issues with my license.

I explained to each of these parties that I have short-term rental experience and will only allow guests in my home with short-term rental experience and favorable reviews. My guest rules include no parties and a strict noise curfew is outlined.

Meeting adjourned at: 6:45
Minutes taken by: N/A - no attendees

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now Jennifer L. Cobb, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-027.
2. That I conducted a neighborhood meeting on April 20, 2026.
3. The notice to nearby property owners was sent on April 6, 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.

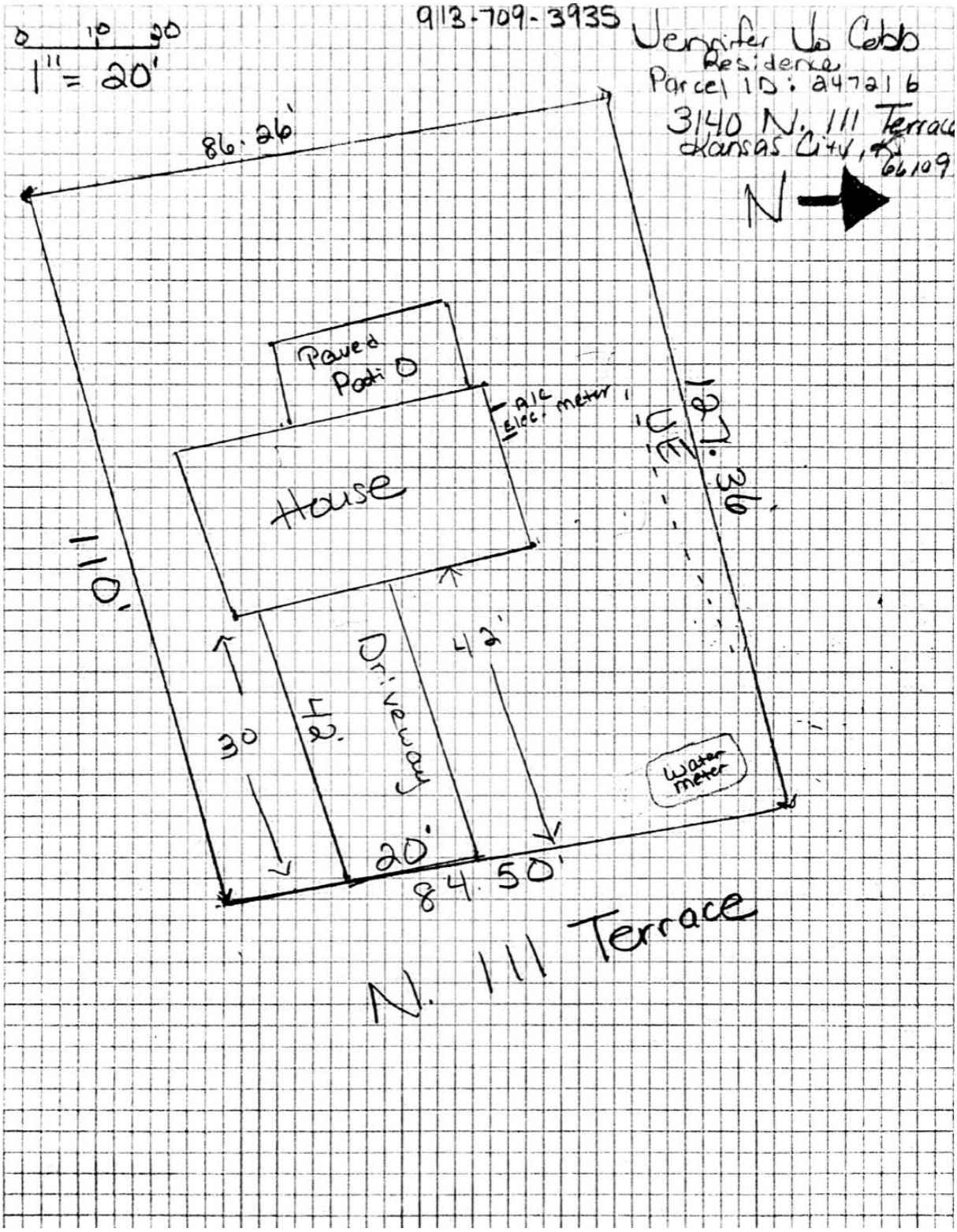
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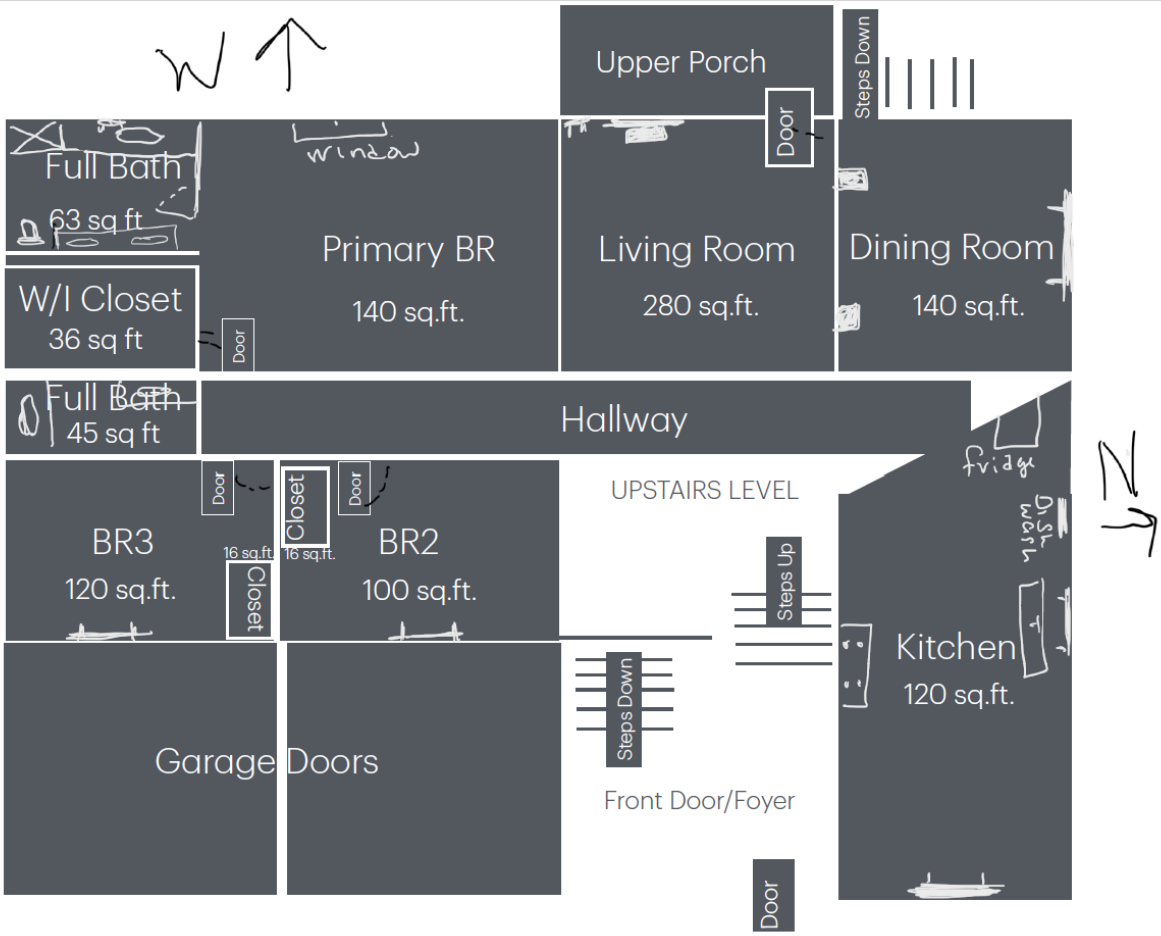
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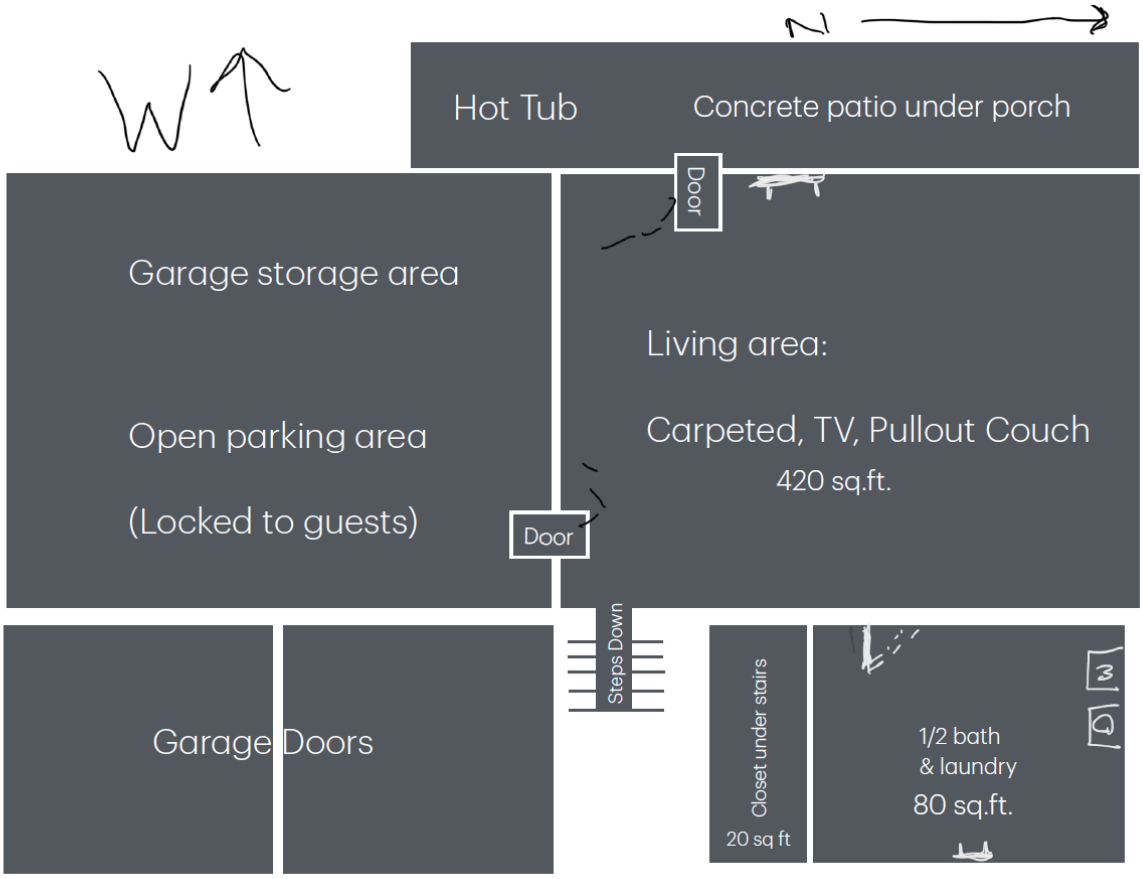
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of April, 2026.

My commission expires June of 28, 2026.

Clayton O. Hughes
Notary Public


913-709-3935
Jennifer Lo Cobb
Residence
Parcel ID: 847216
3140 N. 111 Terrace
Kansas City, KS 66109
0 10 20
1" = 20'
N
86.26'
Paved Patio
A/C
Elec. meter
House
110.
110.36'
30
42'
Driveway
42.
20'
Water meter
84.50'
N. 111 Terrace


W
Upper Porch
Steps Down
Door
Full Bath
63 sq ft
window
Primary BR
140 sq.ft.
Living Room
280 sq.ft.
Dining Room
140 sq.ft.
W/I Closet
36 sq ft
Door
Full Bath
45 sq ft
Hallway
fridge
N
Door
Closet
Door
UPSTAIRS LEVEL
BR3
120 sq.ft.
16 sq.ft.
16 sq.ft.
BR2
100 sq.ft.
Closet
Steps Up
Kitchen
120 sq.ft.
Steps Down
Garage Doors
Front Door/Foyer
Door


Hot Tub
Concrete patio under porch
Door
Garage storage area
Open parking area
(Locked to guests)
Living area:
Carpeted, TV, Pullout Couch
420 sq.ft.
Door
Steps Down
Garage Doors
Closet under stairs
20 sq ft
1/2 bath
& laundry
80 sq.ft.

3.8.2 **The steps to the deck are not level with a sideways slant. Repair or replace as needed to prevent injury and improve safety. (Exterior Back)**



11.2 Windows

- ⊙ Vinyl
- ⊙ Wood

11.2.1 As per our Standards of Practice, a representative number of windows were operated.

11.2.2 **The glass is cracked on the window. Replace window for safety. (Living Room)**



Coverages: This policy provides only the coverages as shown below and your additional coverages described in the policy.

COVERAGES / ENDORSEMENTS	Amounts of Insurance / Limits of Liability
Dwelling	$346,000
Replacement Cost Incl Ord/Law Excl Roof 15 Yr Or Older	
Other Structures Addl Amt Of Ins	
Personal Property	$75,000
Loss of Rents	$34,600
Premises Liability	$300,000
Medical Payments	$1,000
Landlord Personal Injury Liab Cov	$300,000
Wind or Hail Deductible	
Water Backup of Sewers or Drains	$5,000
Platinum Endorsement	

CHECK-IN

We are so delighted to have you stay in our home. This guide will walk you through everything you need to know for a smooth visit.

📍 Property Information
Address:
3140 N 111 Terrace
Kansas City, KS 66109
(Please keep this address private and use only for navigation or deliveries during your stay.)

🕒 Check-In & Check-Out
- Check-In: 3:00 PM
- Check-Out: 11:00 AM

If you'd like to request an early check-in or late checkout, please message us through the booking app. We'll do our best to accommodate when possible.

🔑 Check-In Instructions
Parking
There is space for multiple vehicles in the driveway.

Entry
You'll enter through the front door of the house, which has a keypad lock.

Your entry code will correspond to the first four letters of your last name (based on a standard telephone keypad). Example: If your last name is Smith, your code would be 7648.

You'll receive your unique code via the app messages where you booked your stay.

(For your security, please do not share this code with anyone outside your reservation group.)

HELPFUL INFO

🌐 **Wi-Fi**

- Network: JenKCKOffice
- Password: 9137093935

PLEASE NOTE THERE IS 1 CAMERA ON THE PROPERTY AT THE FRONT DOOR

🏠 **Inside the Home**

Thermostat

There is one thermostat in the hallway upstairs.

Upon checkout, please set the air conditioner 80° in the warm months and the heat to 55° in the cool months.

TVs & Streaming

Smart TVs are available in the three upstairs bedrooms, in the downstairs living area and in the upstairs living room. You can log in to your favorite streaming accounts — don't forget to log out when you leave.

Kitchen

Fully stocked with essentials including cookware, dishes, utensils, and small appliances. You'll find a microwave, toaster, oven, crockpot, can opener, air fryer and coffeemaker.

Please make yourself comfortable in this well-equipped kitchen, and kindly clean up after use.

Laundry

Washer and dryer are located downstairs.








MAHOMES
15




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(Published _____)

SP2026-027

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 SP2026-027, commonly known as 3140 North 111th Terrace, Kansas City, Kansas, legally described as:

> All of Lot 17, Canaan Valley, a subdivision in Section 27, Township 10 South, Range 23 East of the Sixth Principal Meridian, Wyandotte County, Kansas, located at approximately 3140 North 111th Terrace, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Non-Owner Occupied 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 three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**

6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (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 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;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468**

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 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: May 28, 2026

Re: **Change of Zone Petition COZ2026-001 and Master Plan Amendment MPL2026-001**

GENERAL INFORMATION

Applicant Information:
Omar Vela
320 North 61st Street
Kansas City, Kansas 66102

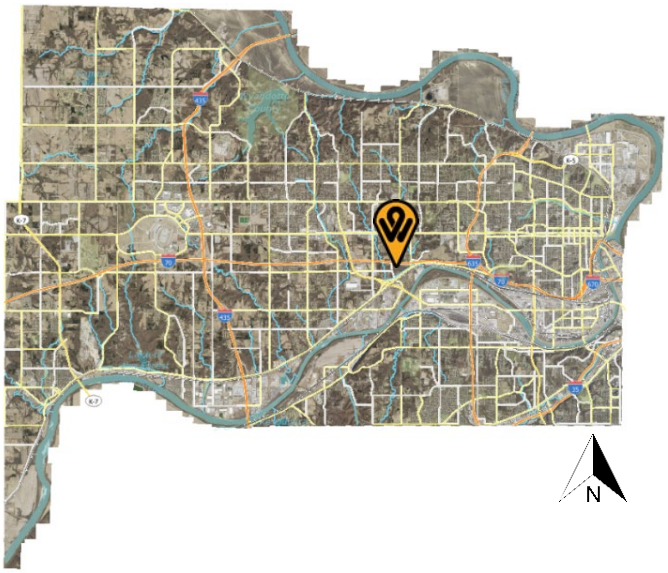
Subject Property:
320 North 61st Street
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Change of Zone from R-1 Single Family District to A-G Agriculture District and Master Plan Amendment from Low-Density Residential to Agriculture to keep horses.

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

Existing Zoning District(s):
R-1 Single Family District

Proposed Zoning District(s):
A-G Agriculture District





	Adjacent Zoning	Adjacent Uses
North	None	Interstate 70
South	R-1 Single Family District	Single-family home
East	R-1 Single Family District	Single-family homes
West	A-G Agriculture District	Undeveloped lot

Total Tract Size: 14.87 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 North 61st Street as a Collector Street.

Parking Requirement: Section 27-452(e) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

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, March 2, 2026, and April 6, 2026

Public Hearing(s): May 11 and May 28, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st Street.

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. STR24-0919 – Structural – December 19, 2024 – Extension Granted – Addition of Structure on site.
2. BSR24-0205 – Stop Work Order – December 19, 2024 – Pending – Accessory Structure.
3. From 1999 to 2018 there were four (4) Code-Environments from previous owners.

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 Coronado Statistical Neighborhood, Census Block Group #0439051. The neighborhood consists of single-family homes to the north, east, south, and west of the property. Interstate70 abuts the property to the north.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the east and south. To the west, a large

undeveloped A-G Agriculture District lot is located. The proposed use, which is residential 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 detrimentally affect nearby property?***

   The proposed use is suitable for the subject property due to the size of the lot. A Master Plan Amendment is necessary since the proposed use does not go with the land use, however, there is an agricultural lot to the west of the property. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public since this would only benefit the applicant. The proposed use will not affect the use, quality, or marketability of nearby property

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

   The proposed use does not have the potential to increase vehicular traffic, and should not exceed the capacity of North 61st Street, a Collector Street to accommodate it if managed properly.

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

   The PlanKCK Comprehensive Plan designates the subject property as 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 proposed use does not conform the PlanKCK Comprehensive Plan designation since the parcel is a large lot. This is the reason why the applicants are requesting a Master Plan Amendment.

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

   The proposed use is not expected to cause environmental harm as the use will be within the correct designation.

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

   a. ***Electric and Water Service***

      BPU provides electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by West Patrol, District #222.

   e. ***Fire***

      Fire service is provided by Station #11, which is 0.80 miles away from the subject property.

   f. ***Transit***

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

   g. ***Schools***

      Public Education is provided by Lindbergh Elementary School, Gloria Willis 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.***

    There is minimal economic impact on the community for the proposed use as it is a private use and not open to the public.

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

The proposed use meets all applicable ordinance requirements, for the proposed A-G Agriculture District, as it is for agricultural use, contains only one (1) single-family residence, and contains adequate landscaping. The Change of Zone allows the applicant to have horses on the property, construct additional accessory structures for the care and keeping of the land and for the horses. The plan does not meet ordinance requirements for the PlanKCK Comprehensive Plan land use designation; however, the applicant is seeking a Master Plan Amendment to better align the proposed use with the land use designation.

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 public health, safety and welfare is minimal since the proposed use is only benefiting the property owner. If denied, the property owner may not use the property for A-G Agriculture zoning, however, they can still use the property as R-1 Single Family zoning along with all the uses under that zoning.

13. ***Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

    The Comprehensive Plan is a long-range plan that predicts the growth and development of the area and sets the tone for future development patterns. The PlanKCK Comprehensive plan is relatively new in terms of its implementation and is regional in nature, thus the prediction is for long-term growth and development and is not designed to take in account a single parcel.

14. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

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

15. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

    The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Low-Density Residential Use (PlanKCK Comprehensive Plan).

16. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

The proposed amendment will allow a change in development from single-family homes to agricultural, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns. The property to the west is within a similar use and zone as what it is being proposed.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at The Kansas City Kansas Main Library 625 Minnesota Avenue 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

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of applications **COZ2026-001 and MPL2026-001**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Two (2) horses are permitted at this time. Additional horses will need affirmed with the Conservation District;**
3. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
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 by right or by Change of Zone under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,

8. **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 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 these Petitions subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site 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**
Change of Zone	May 11, 2026 Approval	May 28, 2026
Master Plan Amendment	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-001** 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 **MPL2026-001,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-001** 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 **COZ2026-001,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 40:24:
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).

MPL2026-001 - OMAR VELA
Synopsis: Master Plan Amendment from Low Density Residential to Agricultural at 320 North 61st Street (in conjunction with COZ2026-001). *Detailed Outline of Requested Action:* The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st 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:

- Krystal Voth, Applicant Representative, Atlas Land Consulting, 14500 Parallel Avenue, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 42:30: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 42:42:

On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-001:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 43:40:

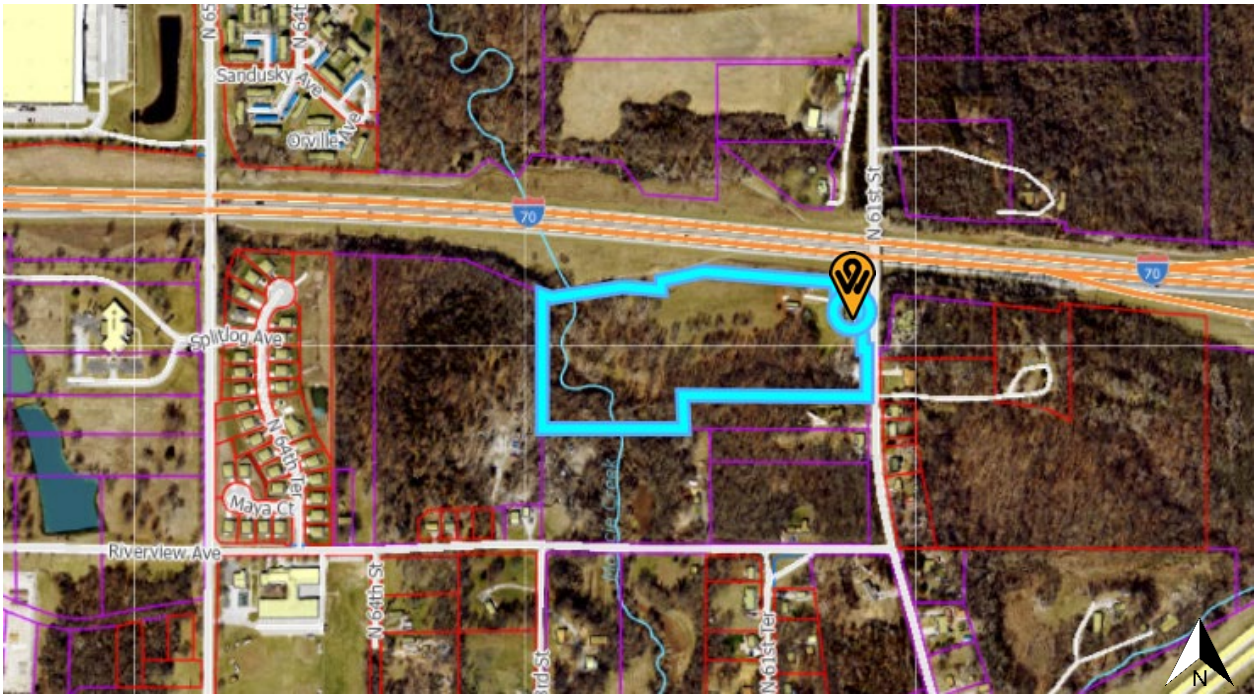
On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-001:**

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

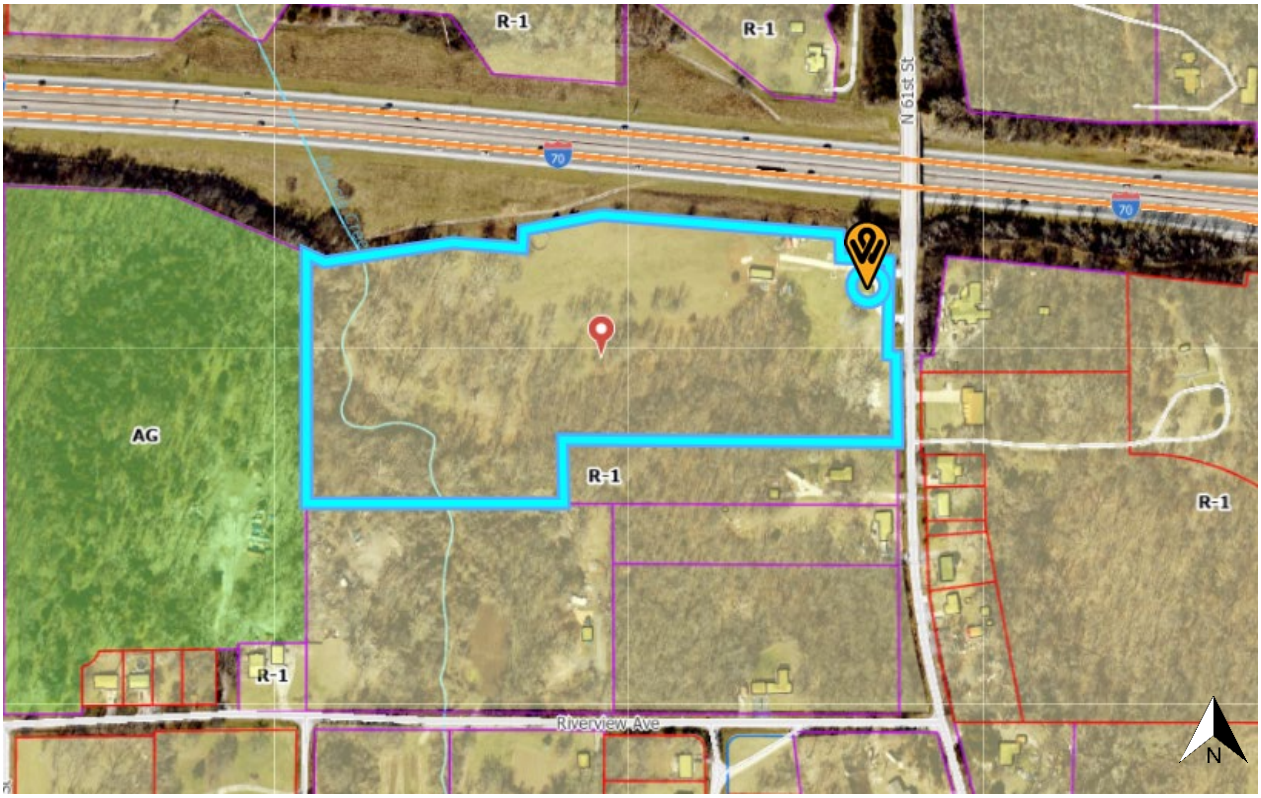
Motion to recommend APPROVAL passed: 7 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP


Public /
Semi-Public
Institutional
Right-of-Way
I-70
I-70
N 57TH ST TO
WB I-70 HWY
EB I-70 HWY TO N 57TH ST
N 57TH ST
Low-Density
Residential
N

ADDITIONAL ATTACHMENTS

February 23, 2026
Atlas Land Consulting
14500 Parallel Road Unit R
Basehor, KS 66007

Meeting Notes:
Krystal Voth – Present
No other attendees

COZ2026-001
320 N 61st Street

The purpose of this letter is to provide notice of a neighborhood meeting for a change of zone application for the property located at 320 N 61st Street The property owner is requesting to rezone the property from the R-1 Zoning District (Residential) to the AG Zoning District. The AG Zoning District allows for the construction of a barn and the keeping of horses.

As part of the planning process, we are hosting a neighborhood meeting to provide affected property owners with the opportunity to voice any concerns or questions regarding this project.

The meeting will occur in person at the Kansas City Public Library Main Library. Meeting Details are below If you are unable to attend the meeting, you may send an email with your questions to krystal@alconsult-llc.com.

Neighborhood Meeting for COZ2026-001
Monday, February 23, 2026 – 6:30PM-7:15PM
Location: The Kansas City Kansas Public Library Main Library
625 Minnesota Avenue
Kansas City, KS 66101

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

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

1. That I am the petitioner for Petition # COZ2026-001.
2. That I conducted a neighborhood meeting on 2/23/2026.
3. The notice to nearby property owners was sent on 2/5/2026.
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.

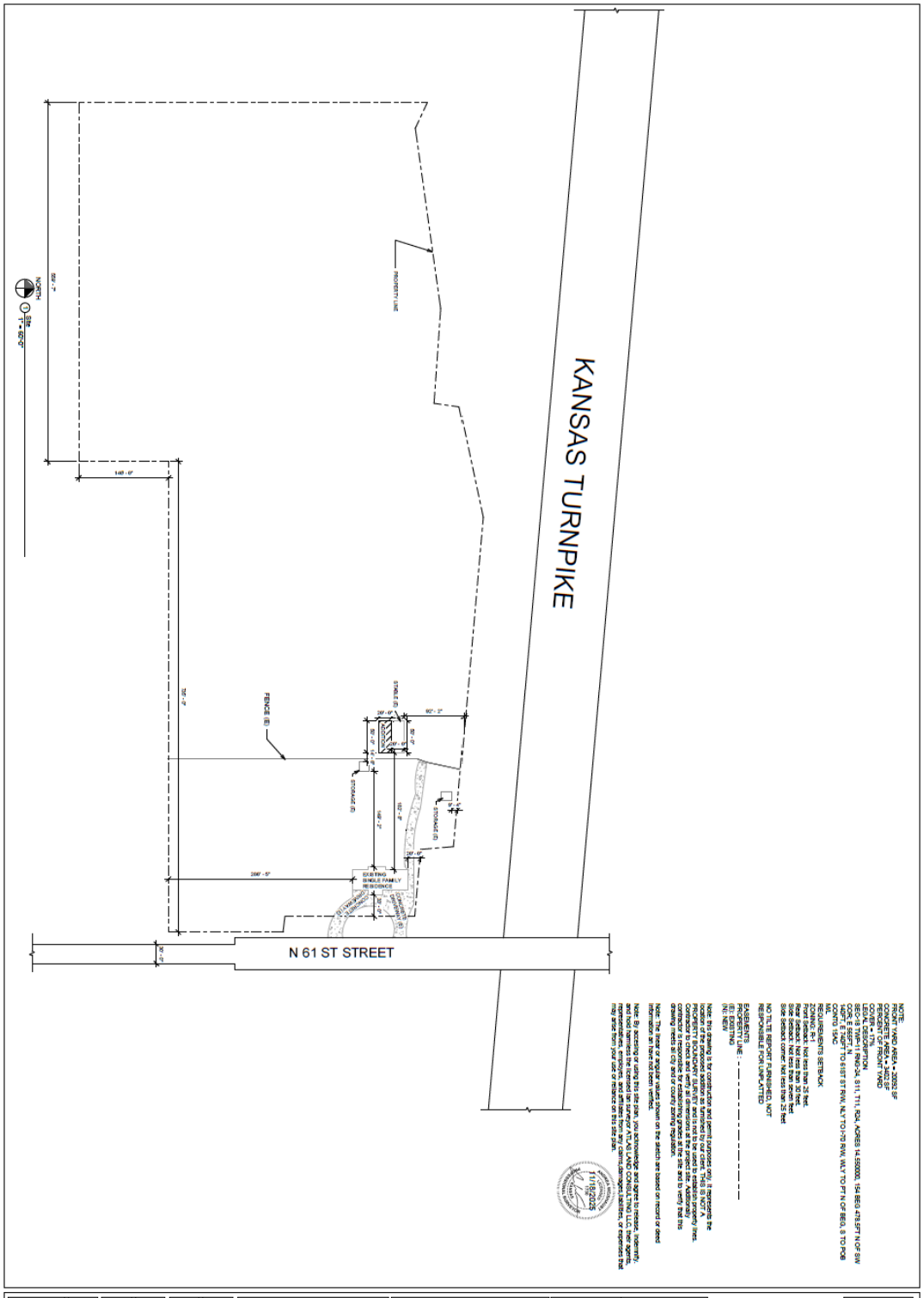
Affiant

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

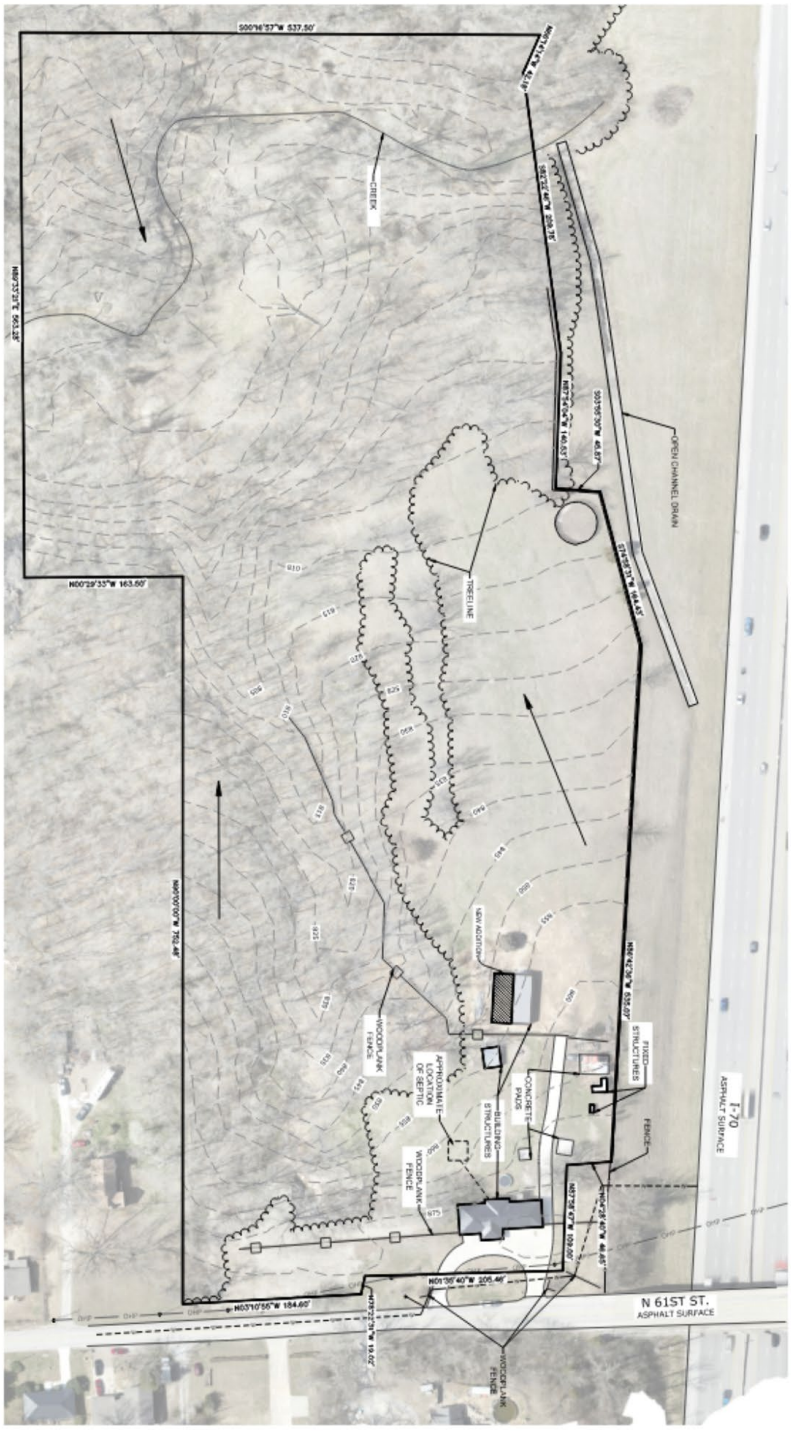
My commission expires 25th of November, 2028.

Notary Public

Rylea Breann Oliver
Notary Public State of Kansas
My Appt Expires 11/25/28



1	SHEET:	1" = 60'-0"	SCALE:	RAENGINEERING 1211 MINNESOTA AVE KANSAS CITY, KS 66102	SITE PLAN	RA PROJECT: 25-031 REZONING 320 N 61ST ST, Kansas City, KS 66102	REVISION TABLE: NUMBER / DATE / BY / DESCRIPTION



PREPARED FOR:
RA ENGINEERING

320 N 61ST ST.
KANSAS CITY, KS 66102

EXHIBIT

ALC

ATLAS LAND CONSULTING

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 - wyco.conservation@gmail.com

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

February 10, 2026

RE: COZ2026-001

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental review of COZ2026 at 320N 61st St.

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 three major soil types identified: Know silt loam, 7 to 12 percent slopes, Kennebec silt loam, frequently flooded, and Lagoda silt loam, 3 to 8 percent slopes. These soil types are considered erodible when the surface is denuded of a protective cover.
- Additional information regarding the number and size of livestock will be necessary to better understand if the land is suitable for the proposed stocking rates. As the property currently stands, **a maximum of 2 horses can be stocked on the property.** Additional horses and other livestock may be allowed with improvements to future pastureland
- Proper pastureland management will involve precision land forming and proper seeding at a minimum. Seedings of brome, clover and/or alfalfa will help establish nutrient-rich vegetation that will benefit livestock and maintain a productive root system to hold soil in place and prevent erosion as long as proper stocking rates are practiced.

- Most of the undeveloped land has more than 50% primary growth tree cover, making it unsuitable to include in a stocking rate as it stands.
- Several steps over a 2-to-5-year period will need to be taken to get pasture grass properly established on all the available pasture ground so it may be used to create a proper stocking rate.
- Special care will need to be taken when removing any trees and secondary and tertiary growth to the Southeastern corner of the property to reduce the impact of soil erosion caused by wind and water.
- It will be necessary to include a buffer strip of no less than 50 feet along each side of the blue line Muncie Creek that runs through the East of the property as well as the roadways to prevent pollution, further stormwater runoff and stormwater contamination.
- There is vegetation overgrowth that will need to be taken care of to keep the property in compliance.

The following Best Management Practices are recommended for this plat:

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips.

***Silt Fences**- Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways, or other concentrated flow paths.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

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.





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: May 28, 2026

Re: **Change of Zone Petition COZ2026-006 and Master Plan Amendment MPL2026-003**

GENERAL INFORMATION

Applicant Information:
Hem Ghataney with ABC Real Estate Investing LLC
2121 Minnesota Avenue
Kansas City, Kansas 66102

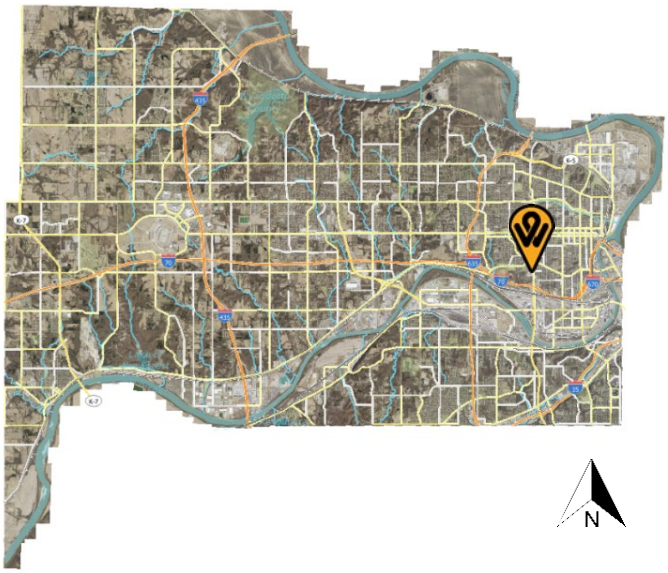
Subject Property:
2121 Minnesota Avenue
Kansas City, Kansas 66102

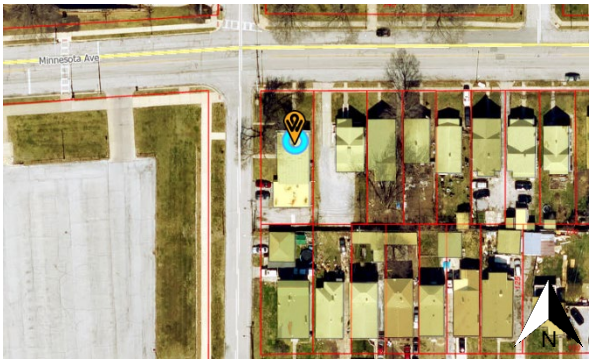
Requested Action and Purpose:
Approval of Change of Zone from RP-5 Apartment Planned District to C-1 Limited Business District and Master Plan Amendment from Urban Density to Neighborhood Commercial for office use.

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

Existing Zoning District(s):
RP-5 Planned Apartment District

Proposed Zoning District(s):
CP-1 Limited Business District





	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Place of worship
South	R-2 Two Family District	Single-family home
East	RP-5 Planned Apartment District	Residence
West	R-2 Two Family District	Wyandotte High School

Total Tract Size: 0.47 Acre

Comprehensive Plan Area: Central Area Master Plan

Comprehensive Plan Designation: The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of North 7th Street and Central Avenue is identified as Community Commercial, ensuring the development of that site will build off the success of the adjacent corridor.

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

Parking Requirement: Section 27-464(e) states that four (4) spaces per 1,000 square feet of floor area in the building. Applicant is providing two (2) parking spaces to the west of the property.

The Unified Government Board of Commissioners passed a resolution on July 17, 2025, which does not require off-street parking for commercial and industrial businesses, and mixed-use buildings (with up to six (6) residential units) east of Interstate 635.

Landscaping Requirement: Section 27-464(g) states that trees are required at not less than one (1) per 7,000 square feet of site area. Applicants meet the requirement.

Advertisement: The Wyandotte Echo – April 16, 2026
Letters to Property Owners – April 17, 2026

Public Hearing(s):	May 11, 2026 and May 28, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Hem Ghataney with ABC Real Estate Investing LLC, is requesting a Change of Zone and a Master Plan Amendment from Urban Density to Neighborhood Commercial and RP-5 Planned Apartment District to CP-1 Planned Limited Business District for office use at 2121 Minnesota Avenue Kansas City, Kansas 66102.

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. CMP23-1921 – Enforcement Complaint – August 22, 2023 – Closed – Tree debris – Previous property owner.
2. GRA22-0152 – Graffiti – August 2, 2022 – Closed – Graffiti on site – Tree debris – Previous property owner.
3. CMP21-0836 – Enforcement Complaint – June 9, 2021 – Closed – Property owner has not cut the grass nor removed the snow – Previous property owner.
4. ENV21-0928 – Code-Environment – April 30, 2021 – Closed – Vehicles parked on an unimproved surface – Previous property owner.
5. 19220-00254 – Graffiti – May 15, 2019 – Closed – Graffiti on site – Previous property owner.
6. 18225-04099 – Abatement – September 24, 2018 – Complete – Grass and weeds – Previous property owner.
7. 18299-00986 – Code Admin Citation – July 2, 2018 – 1st Citation Issued – Tall grass and weeds – Previous property owner.
8. 18225-01711 – Abatement – July 12, 2018 – Completed – Previous property owner.
9. 17225-03913 – Abatement – September 13, 2017 – Complete – Previous property owner.
10. 17200-02436 – Code-Environment – September 8, 2017 – Completed – Tall grass and weeds – Previous property owner.
11. 17225-01199 – Abatement – June 12, 2017 – Completed – Previous property owner.
12. From 1987 to 2013 there were 18 Graffiti cases.

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 Kensington Statistical Neighborhood, Cathedral Neighborhood Association Neighborhood Group, and Census Block Group #0416003. The surrounding neighborhood is composed of residential properties in all directions; north, east, south, and west. Immediately west of the subject property is Wyandotte High School.

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

The zoning and uses are set out above. The subject property is surrounded by the RP-5 Planned Apartment District and R-2 Two Family District. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is not appropriate for the subject property under its current RP-5 Planned Apartment District zoning, which does not permit the use. With an approved Change of Zone and Master Plan Amendment, however, the applicant would be allowed to establish the proposed office use. Given its nature, the proposed use would be compatible with the surrounding properties. The removal of restrictions will detrimentally affect nearby property.

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

The property is not vacant.

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

The proposed use is reasonably necessary for the convenience and welfare of the public as it offers services to the community. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use is only

for office use and it can blend in with the already established uses of the adjacent properties.

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

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

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

   The Central Area Plan designates the subject property as Urban Density. The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of 7th and Central is identified as Community Commercial, ensuring the development of that site will build off the success of the adjacent corridor. The proposed use does not align with the current Central Area Plan designation. For this reason, the applicant is also requesting a Master Plan Amendment to change the designation from Urban Density to Neighborhood Commercial, allowing the proposed use to conform to the updated plan.

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

   The proposed use is not expected to cause environmental harm as the proposed use is office use.

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

   a. ***Electric and Water Service***

      BPU provides electric and water service.

   b. ***Sanitary Sewer Service***

      The UG provides sanitary sewer service.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by Midtown Patrol, District #116.

e. Fire

Fire service is provided by Station #5, which is 1.25 miles away from the subject property.

f. Transit

Public Transit is provided by route(s) 101-State Avenue, with a stop at Hoel Pkwy at State Avenue NB

g. Schools

Public Education is provided by Mark Twain Elementary School, Central Middle School, and Wyandotte 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 small real estate office is expected to have a minimal but positive economic impact on the community. As a low-intensity commercial use, it will generate limited traffic and demand on public services while contributing to the local tax base.

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

The proposed use cannot meet ordinance requirements under the current RP-5 Planned Apartment District zoning. With approval of the Change of Zone and Master Plan Amendment, however, the applicant would be able to meet all applicable 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 public health, safety and welfare is minimal but positive gain as the proposed use will serve the community. If denied, the property owner may not use the property for office use, however, they can still use the property as a residential property or any permitted use under RP-5 Planned Apartment District zoning.

13. ***Whether events subsequent to the comprehensive plan adoption have changed the character and/or condition of the area as to make the application acceptable.***

Since the adoption of the Central Area Plan, conditions in the surrounding area have shifted toward a mix of residential and small-scale commercial uses as there are commercial properties to the east and northeast of the property. Although the plan designates the subject property as Urban Density and it is currently zoned RP-5 Planned Apartment District, the adjacent properties already include uses that function similarly to the proposed office use. These evolving land-use patterns indicate that a small office is compatible with the area's current character, making the requested Change of Zone and Master Plan Amendment acceptable.

14. ***Whether the change is consistent with the goals and policies of the comprehensive plan and/or any relevant corridor, neighborhood, or area plan.***

    The proposed office use does not align with the Central Area Master Plan. However, with the requested Change of Zone and Master Plan Amendment, the use would be fully consistent with the plan's intent to promote compatible development and strengthen neighborhood-scale economic activity

15. ***Whether the proposed amendment will result in comprehensive plan or regulatory conflicts.***

    The proposed amendment will not result in comprehensive plan or regulatory conflicts as the subject property has a designation of Urban Density.

16. ***Whether the proposed amendment would allow a change in development on the subject site without creating adverse impacts on existing or planned surrounding uses or creating inconsistencies with applicable future land use map patterns.***

    The proposed amendment will allow a change in development from Urban Density to Neighborhood Commercial, which will not create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use map patterns.

17. ***The impacts of the potential costs and benefits derived by the community or area by the proposed change.***

    The impacts of the potential costs and benefits derived by the area by the proposed change is minimal.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2121 Minnesota Ave on April 27, 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 applications **COZ2026-006 and MPL2026-003**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Two (2) horses are permitted at this time. Additional horses will need affirmed with the Conservation District;**
3. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **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;**
6. **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;**
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 by right or by Change of Zone under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
8. **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 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 this Petition subject to all comments and suggestions outlined in this staff report and the conditions of the City Planning Commission.

ATTACHMENTS

May 11, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Change of Zone	May 11, 2026 Approval	May 28, 2026
Master Plan Amendment	May 11, 2026 Approval	May 28, 2026

STAFF CONTACT: **Osiris Nuñez Espinoza, Planner**
Oespinoza@wycokck.org

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-003** 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 **MPL2026-003,** 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.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-006** 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 **COZ2026-006,** 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.

May 11, 2026, City Planning Commission Minutes:

Hearing starts at 40:24:
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).

MPL2026-001 - OMAR VELA
Synopsis: Master Plan Amendment from Low Density Residential to Agricultural at 320 North 61st Street (in conjunction with COZ2026-001). *Detailed Outline of Requested Action:* The applicant, Omar Vela, is requesting a Change of Zone from R-1 Singel Family District to A-G Agriculture District and a Master Amendment Plan from Low-Density Residential to Agriculture for the keeping of horses at 320 North 61st 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:

- Krystal Voth, Applicant Representative, Atlas Land Consulting, 14500 Parallel Avenue, Basehor, Kansas 66007

Present in Opposition:

- No one appeared

Staff Recommendation starts at 42:30: Byron Toy, Lead Planner, stated that staff recommends approval with conditions.

Motion starts at 42:42:

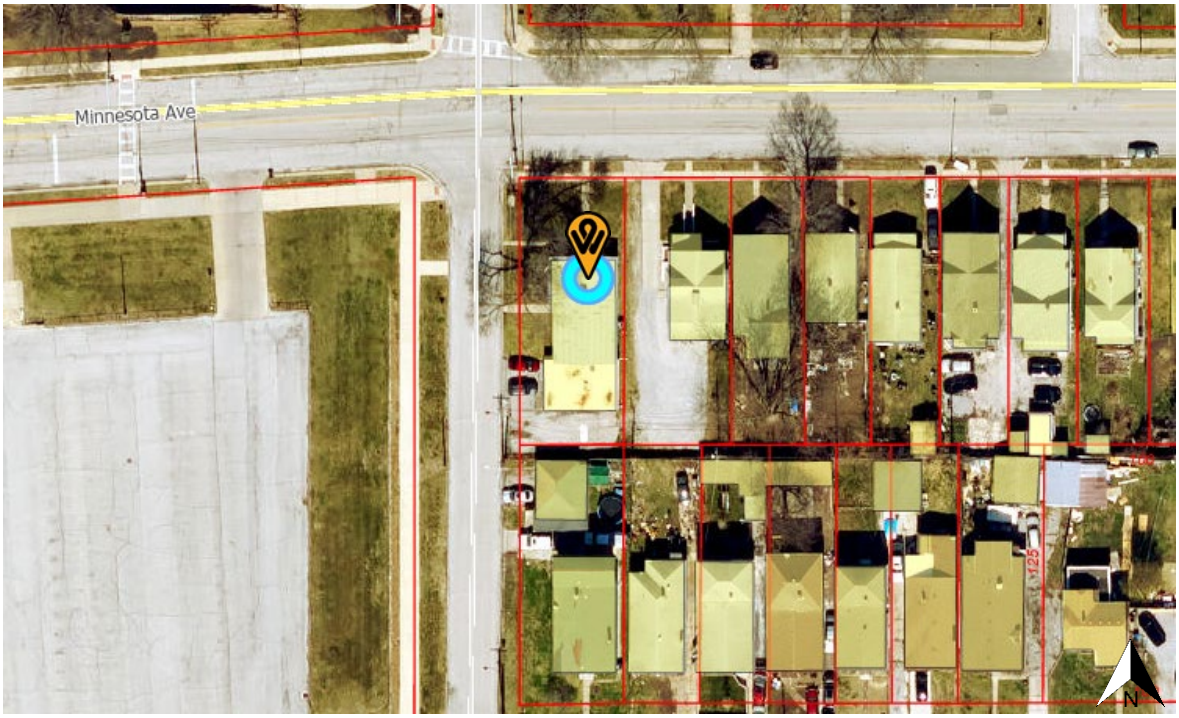
On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-001:**

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

Motion to recommend APPROVAL passed: 7 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

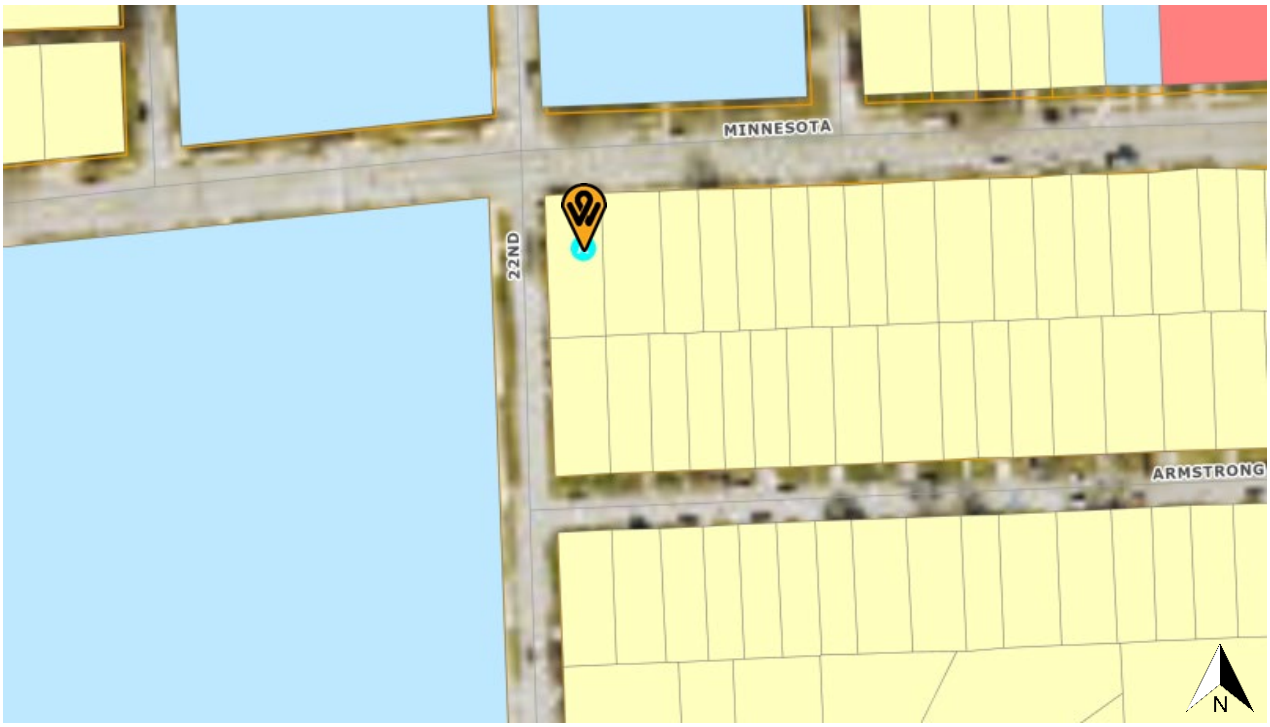
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



by email (rmorris@wycokck.org) or U.S. mail (Department of Planning + Urban Design, 701 North 7th Street, Suite 423, Kansas City, Kansas 66101), which includes;

1. List of people who participated in your in-person, Zoom or Skype/Teams meeting.
2. List of people who contacted you with questions and comments – please document their names, address and questions/comments.
3. Signed and **notarized** affidavit that you held the meeting.

KEY ISSUES

None.

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What are the days and hours of operation? – Monday – Friday, 8 Am – 4:00pm
2. What type of business will be on site? → Home Health Agency

Planning Engineering Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval:
   A. None
2. Items that are conditions of approval:
   A. None
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   A. None.

Standard Conditions:

1. Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
2. Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;
3. 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;
4. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # COZ2026 and MPL2026-003
2. That I conducted a neighborhood meeting on 4/27/2026 @5:30pm
3. The notice to nearby property owners was sent on 4/12/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

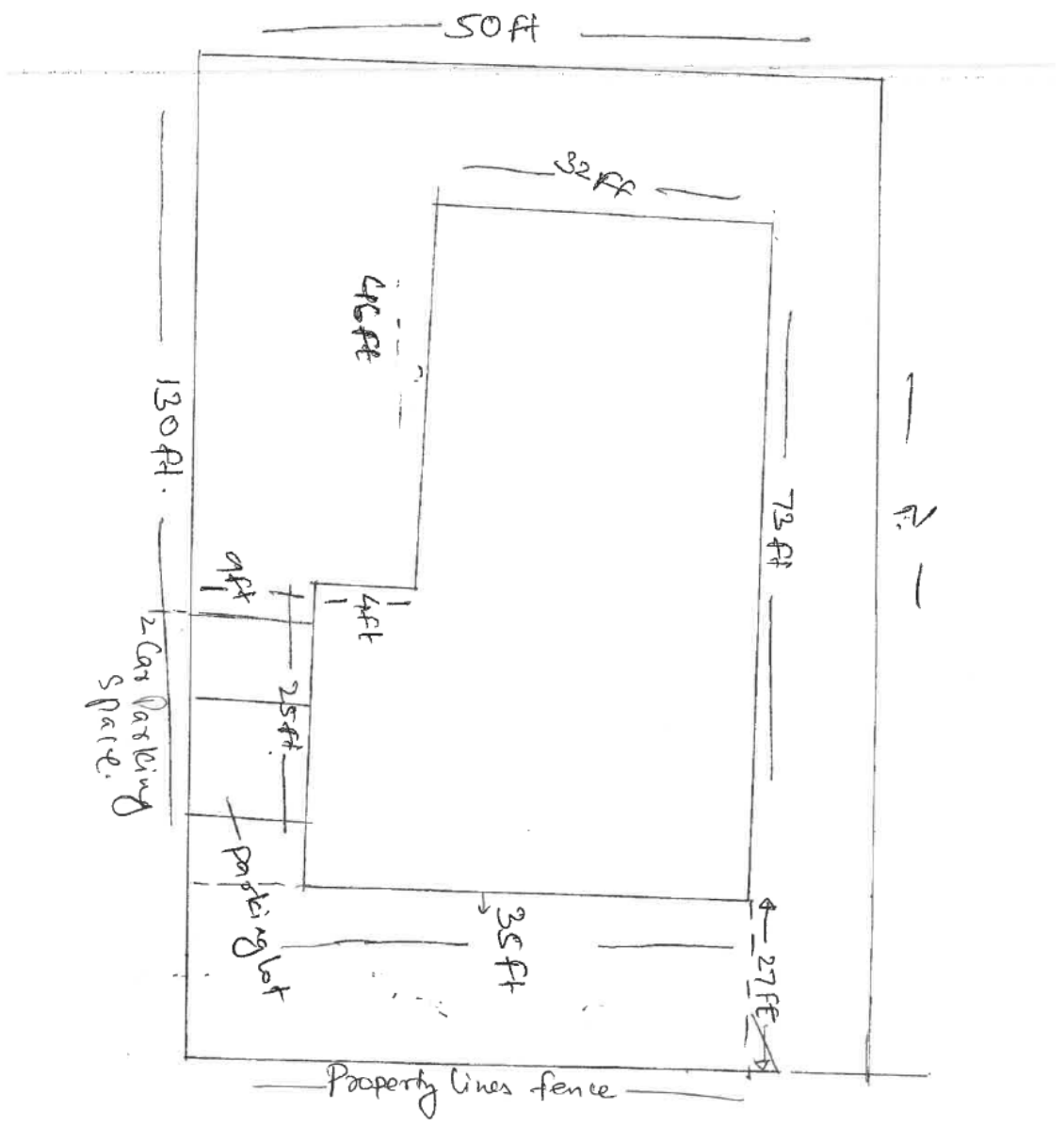
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 4th day of May, 2026.

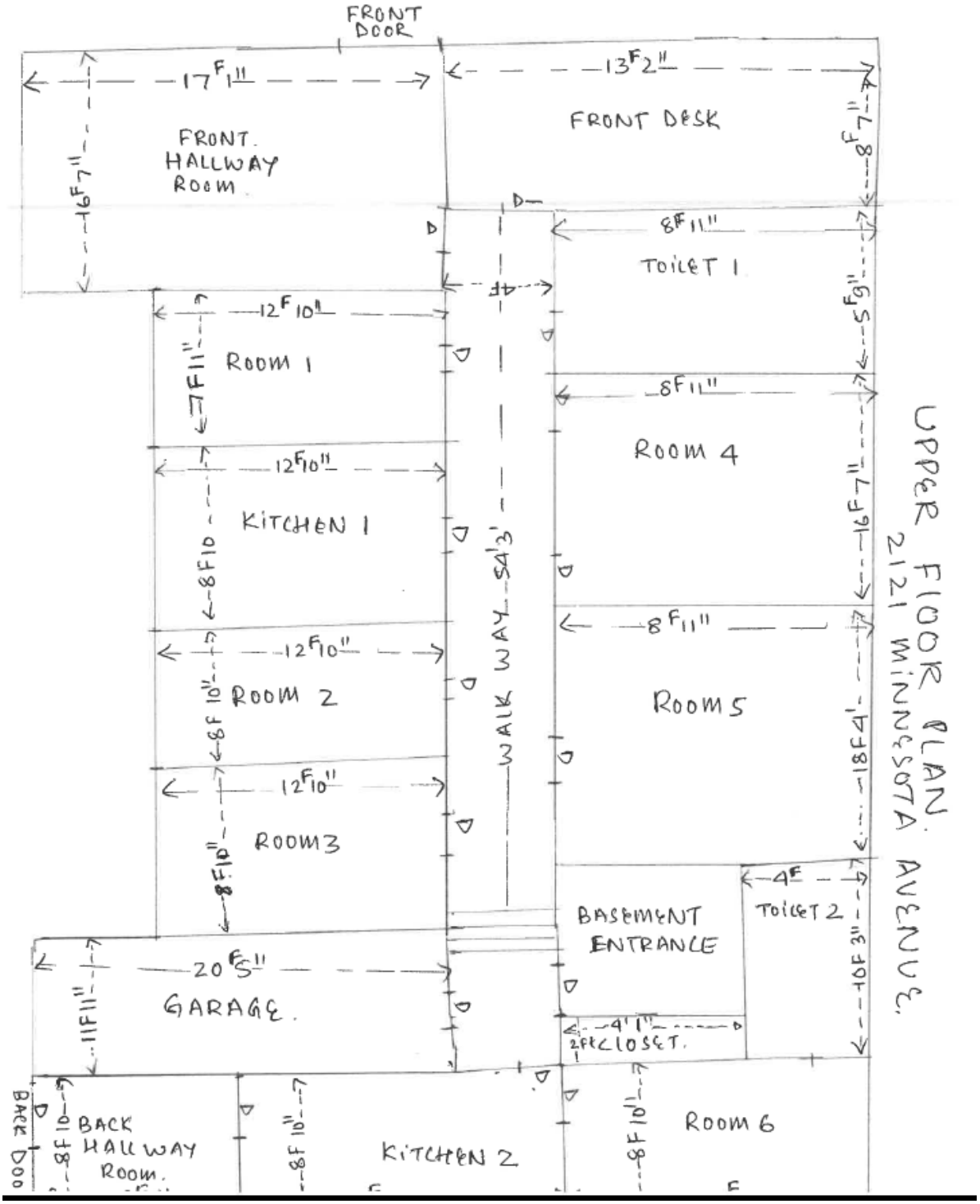
My commission expires 02 of May, 2027.

SANDRA D FLUKER
Notary Public, Notary Seal
State of Missouri
Clay County
Commission # 23256494
My Commission Expires 05-02-2027

Notary Public

Side plan of the Property
2121 Minnesota Ave. Kcks 66102

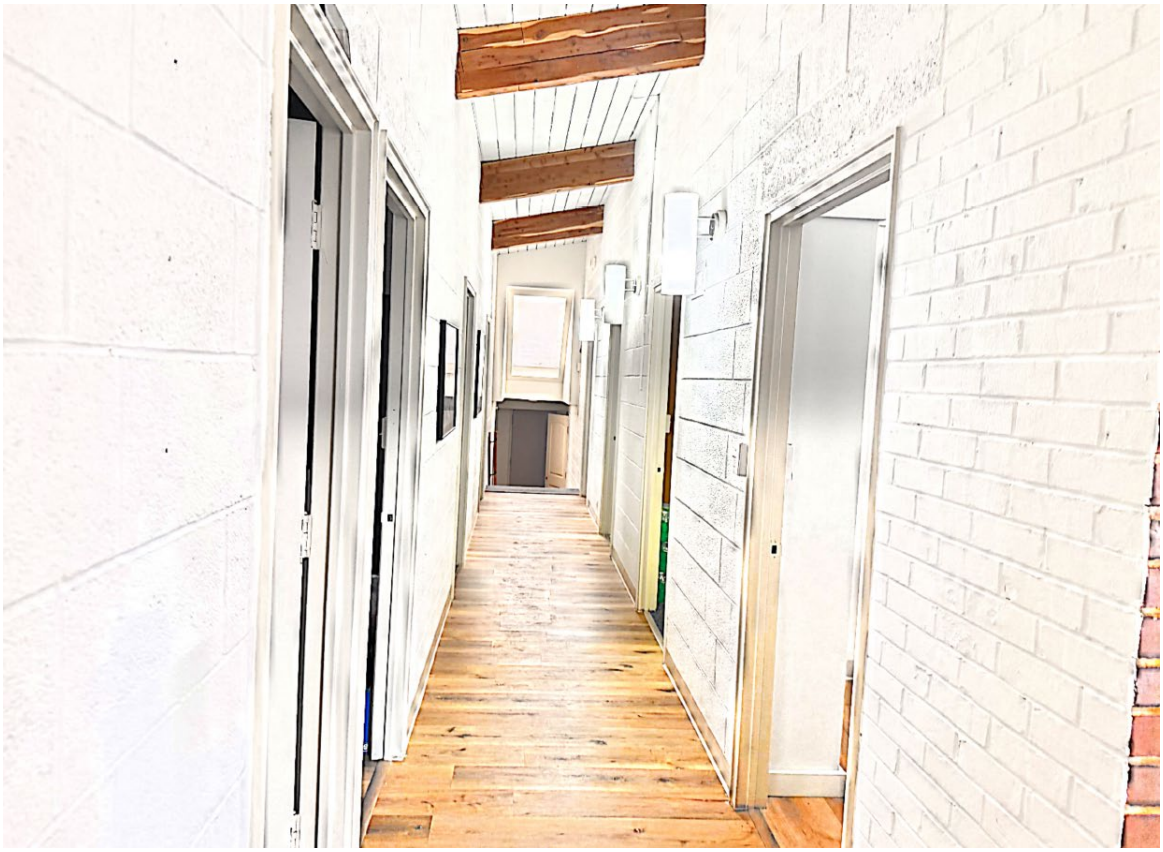



FRONT DOOR
FRONT HALLWAY ROOM
FRONT DESK
TOILET 1
ROOM 1
ROOM 4
KITCHEN 1
ROOM 2
ROOM 5
ROOM 3
WALK WAY
BASEMENT ENTRANCE
TOILET 2
GARAGE
2FT CLOSET
BACK HALLWAY ROOM
KITCHEN 2
ROOM 6
UPPER FLOOR PLAN.
2121 MINNESOTA AVENUE.

BASEMENT FLOOR PLAN
2121 MINNESOTA AVENUE


Kansas Community HHC
OPEN


Kansas Community HHC






GMC

(Published: _____)

ORDINANCE NO. O-____-26

AN ORDINANCE CLARIFYING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR EACH MEMBER OF THE UNIFIED GOVERNMENT PLANNING COMMISSION

WHEREAS, K.S.A. 12-744 authorizes a city or county to create a planning commission and provides that members of the commission shall serve without compensation;

WHEREAS, that statute is silent on the issue of reimbursing a member for travel expenses;

WHEREAS, the Kansas Attorney General has opined in No. 96-16 that such silence does not prevent local governmental action;

WHEREAS, the Kansas Attorney General has also opined in No. 96-16 that the legislature did not preempt the field so as to preclude counties and cities from reimbursing members of the planning commission for travel expenses;

WHEREAS, the Unified Government Code currently contains a provision to provide that reimbursement, but there is some confusion about whether the reimbursement is automatic and constitutes compensation barred under K.S.A. 12-744 or whether the reimbursement should be supported by receipts for actual travel expenses; and

WHEREAS, the Unified Government Board of Commissioners intends to clarify the existing Code provision to require receipts for actual travel expenses.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Section 27-21 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby amended to read as follows:

Sec. 27-21. - Mileage reimbursement.

Each member of the planning commission shall <u>be eligible to</u> receive <u>up to</u> $100.00 each month for mileage reimbursement for the use of his <u>or her</u> vehicle in the performance of his <u>or her</u> duties. <u>Such reimbursement shall be at the federal mileage rate and supported by appropriate receipts.</u>

Section 2. That said original Section 27-21of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby repealed.

Section 3. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF _____ 2026

_____
Christal E. Watson, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Acting United Government Counsel

LEGAL DEPARTMENT of the UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

Ninth Floor-Municipal Office Building
701 North Seventh Street
Kansas City, Kansas 66101
Phone (913) 573-5060
Fax (913) 573-5243

Acting Chief Counsel
Angela J. Lawson

Deputy Chief Counsel
Wendy M. Green
Casey L. Meyer

Prosecutor
Ashley Hutton

Assistant Counsel
Daniel E. Kuhn
Jeffrey J. Conway
SueZanne (Zee) Bishop
Sheri L. Courtney
Keath Rankin
Michael B. Farley
Dilini Lankachandra
Aaron M. Morris

MEMORANDUM

To: Unified Government Planning Commission
From: Dilini Lankachandra, Assistant Counsel
Re: Ordinance Authorizing County Administrator to Waive Certain Administrative Requirements During Declared Major Event Periods
Date: May 8, 2026

Background: Kansas City will be one of sixteen host cities for the 2026 FIFA World Cup, which runs from June 11 – July 16, 2026.

Given the expected influx of visitors, some business owners are interested in pursuing retail and commerce opportunities during the World Cup, such as repurposing shipping containers for commercial use or holding more live music events.

Under current UG ordinances many of these proposed uses would require a special use permit, which is a lengthy process with significant investment of time and resources for applicants and for staff. The proposed change would provide an avenue for an expedited process for obtaining approval for certain uses of property during major events.

Synopsis of Ordinance: This ordinance would allow the County Administrator to waive certain requirements for outdoor commerce on private property during major events.

- "Major Events" has the same definition as for the abbreviated process for short-term rentals. The County Administrator can declare a Major Event when (i) existing lodging accommodations in the Wyandotte County/KCK area are deemed inadequate to serve

expected demand, and (ii) when period of the major event is less than 90 days. **The County Administrator has already declared a major event period for short-term rentals from May 4, 2026 to July 31, 2026 for the World Cup**.

- The County Administrator would be able to waive the requirement that the following uses obtain special use permits:
    - Home occupations
    - Temporary use of land for commercial or industrial uses
    - Campgrounds

- The County Administrator would also be able to:
    - For farmers' markets, mobile markets, or on-site mobile vending:
        - Extend the allowable number of days and hours of operation
        - Waive certain infrastructure and location requirements
    - Relax or waive the following for outdoor service and outdoor retail:
        - Setback and clearance requirements
        - Requirements regarding temporary or semi-permanent structures
        - Extend allowable hours
        - Waive requirements related to lighting and noise levels
        - Expand the allowable types of retail

The ordinance does not automatically waive any of the above provisions but rather allows the County Administrator to use their discretion to do so.

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE amending the requirements for outdoor commerce on private property—including farmers' markets, food trucks, mobile vending, bar and restaurant outdoor service, and outdoor retail—during a designated major events period, and defining the authority of the county administrator to waive such enumerated requirements during a major event period, by wholly adding **Section 27-219**, of Article VI of Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, Kansas City, Kansas and the surrounding metropolitan area are a thriving area that is attractive to world-class events and entertainment;

WHEREAS, during large, one-time events in Wyandotte County and the metropolitan area, there is a greater demand for commerce, including food and drink and material goods for a short period of time;

WHEREAS, these one-time, short-term events might require additional flexibility around outdoor vending requirements in order to allow local vendors to match the sudden demand in goods and services from the out-of-town visitors;

WHEREAS, in order to promote economic growth of the small businesses that are the lifeblood of the Kansas City, Kansas/Wyandotte County economic community, some requirements that otherwise apply to outdoor commerce may be waived for the length of the declared major event;

WHEREAS, all other provisions of Chapter 27, Article VI shall remain in effect; therefore,

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMEN OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. Chapter 27 - PLANNING AND DEVELOPMENT, Article VI - ADMINISTRATION AND REVIEW PROCEDURES, Section 219 - Major Event Waivers, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby wholly added to read as follows:

Sec. 27-219. - Major Event Waivers.

(a) *Major event*. For the purposes of this section, a major event shall have the following characteristics:
  (1) Existing lodging accommodations in Wyandotte County or greater Kansas City metropolitan area are deemed by the county administrator to be inadequate to serve the anticipated surge in demand; and
  (2) Occurring for less than 90 days.

(b) If a major event is declared by the county administrator in compliance with section 19-250, the requirement for the following uses to obtain a special use permit may be waived by the county administrator for the duration of the major event.
  (1) Section 27-593(a)(12) ("Home occupations.");
  (2) Section 27-593(a)(28) ("Temporary use of land for commercial or industrial uses");
  (3) Section 27-593(b)(3) ("Campgrounds");

(c) If a major event, as defined by section 19-250, is properly declared by the county administrator, all or part of any of the following requirements for a farmers' market, mobile market, or on-site mobile vending may be waived by the county administrator for the duration of the major event:
  (1) Any subsection of section 27-618, except that (1)a–b, (2)a, (2)c–e, and (3)b remain in full effect.
    a. The requirement in subsection (1)f for the applicant to make written permission from the property owner(s) or their designee(s) available to any enforcement officer upon request also remains in full effect.
  (2) Any subsection of section 27-619, except that (1)a–c, (2)a, (2)b.1–4, (2)c.1, and (3)a–c remain in full effect.
  (3) Any subsection of section 27-620, except that (1)a–c, (2)a, (2)b.1–4 & -6, (2)c.1, (2)d, and (3)b remain in full effect.

(d) If a major event, as defined by section 19-250, is properly declared by the county administrator, all or part of any the following requirements for outdoor service and outdoor retail may be waived by the county administrator for the duration of the major event:
  (1) Section 27-621(c)(4)–(5), unless otherwise prohibited by State law.
  (2) Section 27-621(e)(1)a & (e)(2).
  (3) Section 27-621(g), (i) & (j).
  (4) Section 27-622(a)(1).
  (5) Section 27-622(b).
  (6) Section 27-622(c)(1)a.3.
  (7) Section 27-622(c)(3)d–e, unless otherwise prohibited by State law.
  (8) Section 27-622(d)(1) & (d)(3).
  (9) Section 27-622(e)–(f).

(e) The provisions of this section shall expire after December 31, 2026.

Section 2. That said newly created Section 27-219 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and is hereby incorporated into said Code.

Section 3. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2026.

APPROVED:

_____
Christal E. Watson, Mayor/CEO

ATTESTED:

_____
Unified Government Clerk

APRROVED AS TO FORM:

_____
Acting Chief Counsel

CONSENT AGENDA ITEM NO. _____

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

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MINUTES

Thursday, February 27, 2025
7:00 PM – 9:28 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)
- Angela Lawson (Acting Chief Counsel)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- LaVert Murray (Economic Development Advisor to the Mayor)
- Gunnar Hand (Director of Planning & Urban Design)

1. Call to Order

Mayor Garner called the meeting to order at 7:00 PM. Reverend Carter led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda

The Clerk reported there was an agenda update issued adding Item No. 8 to the Mayor's Agenda.

5. Mayor's Agenda

Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION

Thirteen community members were recognized:

- The Big Fish Restaurant **(Discussion Begins: 14:41)**
- Bonner Springs NAACP **(Discussion Begins: 16:47)**
- Donnell's Kitchen & Lounge **(Discussion Begins: 18:45)**
- Fast Fred's Market **(Discussion Begins: 20:58)**
- Holt's Barbershop **(Discussion Begins: 22:49)**
- Kansas City Kansas NAACP **(Discussion Begins: 25:06)**
- James' Lemonade **(Discussion Begins: 29:04)**
- NPB Companies **(Discussion Begins: 31:27)**
- Phil's Good Tires and Accessories **(Discussion Begins: 33:43)**
- Thatcher's Funeral Home **(Discussion Begins: 36:06)**
- Urban League of Greater Kansas City **(Discussion Begins: 39:34)**
- Wilson's Pizza **(Discussion Begins: 41:39)**
- 1930 Classic Kitchen **(Discussion Begins: 43:53)**

One individual was recognized:

- Karl Oakman, Chief of Police, Kansas City Kansas Police Department **(Discussion Begins: 7:42)**

This item was for information only, and no commission action was required.

Item No. 2 - REQUEST: HONORARY STREET NAME TO HONOR MAYOR JOSEPH E. STEINEGER (Discussion Begins: 48:40)

Economic Development Advisor LaVert Murray presented the request to establish an honorary street name for a portion of Riverview from 63rd Street to 65th Street as "Mayor Joseph E. Steineger Lane." Mayor Steineger served as mayor from 1987-1995 and led the process that resulted in the All-America City award.

Joe Steineger III spoke on behalf of the family, expressing gratitude for the honor.

Commissioner Lopez made a motion to approve. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Item No. 3 - REQUEST: HONORARY STREET NAME TO HONOR TEAM MACKENZIE WAY (Discussion Begins: 55:01)

Commissioner Burns presented the request to establish an honorary street name for a portion of 16th and Orville as "Team McKenzie Way" to honor Miss McKenzie Cowan, a 15-year-old student who died of cancer. The sign unveiling is scheduled for Tuesday at 5:00 PM.

Commissioner Burns made a motion to approve. 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

Item No. 4 – PROCLAMATION: FRIENDS OF YATES, 45TH ANNUAL BLACK MEN AND WOMEN OF DISTINCTION DAY IN RECOGNITION OF BLACK HISTORY MONTH. (Discussion Begins: 58:27)

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

Item No. 5 – PROCLAMATION: 74TH ANNUAL NATIONAL ENGINEERS WEEK. (Discussion Begins: 58:57)

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

Item No.6 – ORDINANCE: PROVIDING FOR COUNTY ADMINISTRATOR SUCCESSION (Discussion Begins: 59:19)

Angela Lawson, Chief Legal Counsel, presented an ordinance amending the code to provide for county administrator succession during periods of potential dismissal, resignation, or incapacitation. The ordinance would require the County Administrator to maintain a list of three qualified administrative officers.

Key Points

- **Purpose:** Amend the current code to clarify and improve the process for succession in the event the County Administrator is dismissed, resigns, is incapacitated, or is otherwise unable to serve.
- **List of Successors:** The ordinance requires the County Administrator to keep a permanent list of three qualified administrative officers who could exercise the powers and perform the duties of the County Administrator during absences or emergencies.
- **Scope:** The change covers both temporary and permanent absences, providing clarity where there was previously a "gray area" in the code.
- **Continuity of Government:** The intention is to ensure continuity of operations so that the government is always able to function, even in a crisis affecting the Administrator and key leaders.
- **Triggering Event:** If the County Administrator cannot serve (temporarily or permanently), one of the listed officers steps in until the Board of Commissioners consents to a new permanent appointment.

Commissioners discussed gaps in the current ordinance—such as no guidance if multiple top leaders are incapacitated—and suggested considering broader succession planning, possibly requiring a charter change.

Commissioner Ramirez 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

Item No. 7 – ORDINANCE: PROHIBITING THE COUNTY ADMINISTRATOR FROM TERMINATING OR DISCIPLINING SUBORDINATES DUE TO UNFAVORABLE PERSONNEL ACTION (Discussion Begins: 1:23:41)

Angela Lawson, Chief Legal Counsel, presented an ordinance to prohibit county administrators from retaliating against subordinate employees when personnel actions are taken by the mayor or commission.

Key Points

- **Purpose:** The ordinance is designed to prohibit the county administrator from terminating, disciplining, or otherwise retaliating against subordinate employees under circumstances where the mayor or commission have taken a personnel action (e.g., dismissing or acting against the administrator).
- **Intent:** Its goal is to protect non-elected employees from retaliation (such as firing or demotion) by an outgoing or disciplined county administrator as a result of actions taken by the commission/mayor.
- **Context:** The ordinance is intended for "worst case" or "scorched earth" scenarios where an administrator who is removed (or about to be removed) could lash out at staff.
- **Scope Clarified:** Legal counsel emphasized that the mayor and commission only have direct hiring/firing authority over one employee—the county administrator—not other staff.

Commissioners in discussion and recommended sending the ordinance back to the standing committee for further research, refinement, and to gather HR/legal input

Commissioner Davis made a motion to refer the matter back to standing committee for further discussion. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 10/0

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

Item No. 8 – RESOLUTION: DECLINING 2025 COST OF LIVING INCREASE (ADDED PER AGENDA UPDATE) (Discussion Begins: 1:34:07)

Mayor Garner presented a resolution for himself and certain commissioners to decline 2025 cost of living increases as committed during budget negotiations when going revenue neutral. Legal counsel confirmed the resolution applied to Mayor Garner and Commissioners Hill, Townsend, Bynum, and Burroughs.

Mayor Garner made a motion to exclude the Mayor from receiving any compensation as far as pay increases this year. Mayor withdrew the motion.

Commissioner Townsend made a motion to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

6. Clerk's Statement (Statement Read: 1:47:11)

7. Planning and Zoning Consent Agenda (Discussion Begins: 1:47:11)

A. CHANGE OF ZONE APPLICATION

1. **COZ2024-041 - TYRONE HARRISON**

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2024-074 - ANDREW BESELICA**
2. **SP2024-107 - DAYTON ELMER**
3. **SP2024-113 - MAKSIM KUNAKHOVICH**
4. **SP2024-114 - BRIAN GLASSER**

5. **SP2024-115 - JACOB DOBBS WITH KAW VALLEY ENGINEERING**

6. SP2024-118 - MICHAEL RHODES

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

1. **AN ORDINANCE** rezoning property at 13303 Parallel Parkway (COZ2024-032) from A-G Agriculture District to R-1 Single-Family District.
2. **AN ORDINANCE** rezoning property at 8010 Parallel Parkway (COZ2024-037) from C-0 Nonretail Business District to CP-1 Planned Limited Business District.
3. **AN ORDINANCE** rezoning property at 4000 Adams Street (COZ2024-038) from R-1(B) Single-Family District to R-2(B) Two-Family District.
4. **AN ORDINANCE** rezoning property at 4209, 4211, and 4213 Adams Street (COZ2024-039) from R-1(B) Single-Family District to R-2(B) Two-Family District.
5. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-061) for an event space with live entertainment at 735 Minnesota Avenue.
6. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-094) for live entertainment at a restaurant at 2724 North 13th Street.
7. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-103) for continuation of a used automotive dealership at 1401 Merriam Lane.
8. **AN ORDINANCE** authorizing a Special Use Permit (SP2024-109) for the operation of an automotive body shop at 5015 Gibbs Road.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. 7.1. 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

Set Aside

A request was made by Commissioner Lopez to set Item No. 7.1, COZ 2024-041 (Discussion Begins: 1:55:36)

COZ2024-041 - TYRONE HARRISON
Change of Zone from R-1 Single-Family District to A-G Agricultural District to keep two (2) cows and two (2) goats at 144 North 61st Street.

Staff presented opening comments.

Applicant was not present.

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

Commissioner Bynum made a motion to approve Item 7.1. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/3

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

9. Regular Consent Agenda (Discussion Begins: 2:02:01)

Item No. 1 - RESOLUTION: ADOPTING SUBSTANTIAL AMENDMENT TO 2023 HUD ANNUAL ACTION PLAN

Item No. 2 - ORDINANCE: AMENDING AND RELOCATING THE UNIFIED GOVERNMENT'S COMMUNITY BENEFITS ORDINANCE

Item No. 3 – ORDINANCE: AUTHORIZING FUNDING FOR UG PARKS AND RECREATION PROJECTS FROM THE COMMUNITY BENEFITS FUND

Item No. 4 – ORDINANCE: AUTHORIZING THE CREATION OF THE AFFORDABLE HOUSING TRUST FUND

Item No. 5 – ORDINANCE: AUTHORIZING THE CREATION OF THE CHILD CARE ACCESSIBILITY PROGRAM

Item No. 6 - PLAT: GARDEN ESTATES

Item No. 7 - MINUTES

Commissioner Davis made a motion to approve all items on the Consent Agenda. 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

12. Administrator's Agenda

Item No. 1 - RESOLUTION: GENERAL MOTORS ON MAIN STREET GRANT PROGRAM: CONNECTING COMMUNITY & CREATIVITY (Discussion Begins: 2:02:37)

This item is a request from the Transportation Department seek approval to apply for and accept a General Motors on Main Street 2025 grant.

Commissioner Stites made a motion to adopt the resolution. 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

Item No. 2 - ORDINANCE/RESOLUTION: SALE AND ISSUANCE OF GENERAL OBLIGATION 2025-A BONDS (Discussion Begins: 2:03:37)

The sale of general obligation bonds Series 2025A was presented by Kevin Wempe of Gilmore and Bell, the Unified Government's bond counsel.

Key Points

- Purpose: The bonds provide permanent financing for capital projects previously adopted in the capital improvement plan.
- Sale Outcome: Bids were taken the morning of the meeting; 10 bids received.
- Lowest Bidder: UBS Financial Services (New York desk) offered the lowest true interest cost.
- Interest Rate: The true interest cost for the bonds was about 3.81%, which was notably lower than anticipated.
- Financial Impact: The annual payments are approximately $250,000 less than expected, resulting in an estimated $5 million savings over 20 years.
- Credit Ratings: Both S&P Global and Moody's affirmed the UG's credit ratings ahead of the sale.

Commissioner Stites made a motion to approve the ordinance. The motion was seconded by Commissioner Kane.

Vote: Motion carries 9/1

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

Item No. 3 - ORDINANCE: APPROVING ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR HUDSON APARTMENTS LLC (Discussion Begins: 2:07:25)

The Hudson Apartments ordinance was presented by Kevin Wempe of Gilmore and Bell, the Unified Government's bond counsel.

Key Points

- Purpose: These IRBs support a 220-unit multifamily housing development, primarily to provide a property tax abatement for 10 years and a sales tax exemption on construction materials/furnishings.
- Assurance: There is no financial liability or credit risk to the Unified Government; repayment is the developer's responsibility.
- Background: The project had already been approved via earlier resolutions of intent (Dec 2021, March 2023); a performance agreement was executed to detail abatement terms.
- Additional Info: The tax abatement and IRB status will trigger payments in lieu of taxes starting in 2026.
- Project Site: Commissioners confirmed this site is where the old Cambridge Apartments once stood, and the redevelopment addresses previous habitability and topographical challenges.
- Neighborhood: The Rosedale area had no opposition to the project.

Commissioner Ramirez made a motion to approve the ordinance. The motion was seconded by Commissioner Kane.

Vote: Motion carries 10/0

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

Item No. 4 - ORDINANCE: ISSUANCE OF BONDS BY KANSAS DEVELOPMENT FINANCE AUTHORITY FOR THE CHELSEA PLAZA PROJECT (Discussion Begins: 2:11:17)

Angela Lawson, Interim Chief Legal Counsel, introduced the item and offered remarks regarding the Chelsea Plaza item included:

- Explained this type of item (state-issued multifamily housing revenue bonds) has come before the commission several times recently.
- Stated the bonds would be issued by the Kansas Development Finance Authority (KDFA), with no financial obligation to Wyandotte County/Kansas City, Kansas.
- Noted the unified government has the right to review and, if it disapproves, the state must wait one year to issue the bonds for the project.
- Explained if the commission approves or takes no action, the state may move forward with the bond issuance.
- Described the resolutions: one for approval, one for disapproval, and clarified approval means the project can proceed.
- Shared that project representatives were present to answer any additional questions or provide further details.

John Oman of American Community Developers, with additional details provided by Jim Harrigan of Independent Management Services were present.

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

Vote: Motion carries 10/0

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

15. Adjournment: (Discussion Begins: 2:25:04)

Commissioner Bynum moved to adjourn the meeting. 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

The meeting adjourned at 9:28 PM.

MAYOR GARNER

ADJOURNED THE MEETING AT 9:28 P.M.

February 27, 2025

_____

Monica L. Sparks, CMC
Unified Government Clerk

MLS

CONSENT AGENDA ITEM NO. _____

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

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MINUTES

Thursday, April 30, 2026
5:30 PM – 9:55 PM

Attendance:

Commissioners Present:

- Mayor CEO Crystal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Andrew Davis
- Commissioner Phil Lopez
- Commissioner Chuck Stites
- Commissioner Melissa Bynum

Commissioners Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Rodney Lucas (Interim Planning Director)
- Alicia Deville (Mayor Chief of Staff)
- Wendy Green (Deputy Chief Counsel)
- Alyssa Marcy (Planning)

Call to Order

Mayor Watson called the meeting to order at 5:30 PM. Chaplain Dana Gouge, with One Hope Church, led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda: (Discussion Begins 5:22)

The Clerk reported there was an agenda update issued. Mayor's agenda is to be heard first, followed by the Administrator's Agenda; Item Nos. 6.2 and 6.3 were added to the Mayor's Agenda; documents were added to Item No. 7.1 under the Administrator's Agenda, and to Items 8.1.A and 8.2.A under Planning and Zoning Non-Consent Agenda. Executive Session added as the last item on the agenda.

Public Announcements: (Discussion 6:15)

Mayor Watson recognized elected officials in attendance.

Commissioner Bynum made several announcements:

- Recognition of Rusty Quick and Gary Wright of Big Q Barbecue retiring after 40 years of service (on behalf of Commissioner Ramirez)
- Next Christal Clear Conversation scheduled for May 5 at 6 PM at George Meyn Community Center, 126th and State Ave in Bonner Springs
- One World Wyandotte Annual Festival on May 29, 3-6 PM at City Hall Plaza

Mayor Watson attended Churches United for Justice, and wanted to provide rebate statistics:

- 2,185 total applicants (increase of 700 from last year)
- $682,714.28 in utility and sales tax rebates from UG (increase of $217,258.74)
- $617,991 in property tax rebates from State of Kansas (increase of $149,381)
- Total rebated: $1,300,706 to citizens of Wyandotte County

Mayor's Agenda:

Item No. 1 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins 10:44)

Dr. Alicia Deville, Chief of Staff in the Mayor's Office, presented. Three groups were honored with certificates for community contributions:

- First Honorees: Glen and Gina Cusimano (Full Throttle Foundation)

  Commissioner Kump spoke on their behalf, describing their work with youth in underserved communities.

- Second Honorees: UG Staff Members
  - Ljubica Maracic (Luby)
  - Marvin Flores
  - George Showalter
  - Dorety A. Miranda
  - Maria M. Morales
  - Jose A. Hernandez
  - Ana Dolinar (Supervisor)

- Third Honorees: Chuck and Aileen Colbert. Representative Melton presented certificates recognizing their military service (24+ years each) and community service picking up litter year-round, covering over 200 miles of roads.

This item was for information only, and no action was required.

Item No. 2 – RESOLUTION: SISTER CITY WITH CITY OF CONCEPCION, TUCUMAN, ARGENTINA (ADDED PER AGENDA UPDATE) (Discussion Begins 24:04)

Mayor Watson introduced a resolution establishing a sister city relationship with Concepcion, Tucuman, Argentina.

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

Item No. 1 – RESOLUTION: AMERICAN ROYAL SUBCOMMITTEE ORIGINATION FEE RECOMMENDATIONS (ADDED PER AGENDA UPDATE) (Discussion Begins 25:00)

Commissioner Bynum presented recommendations for allocating American Royal funds totaling $865,000 from the $5 million origination fee:

- $150,000 for downtown grocery store support
- $250,000 for Little Turkey Creek infrastructure project
- $300,000 for economic mobility and business support
- $150,000 to enhance UG small business grant program
- $15,000 for World Cup cultural training

Commissioner Bynum made a motion to adopt the resolution. The motion was seconded by Commissioner Hill.

Vote: Motion carries 9/1

- Ayes: Lopez, Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Stites
- Absent: None

Administrator's Agenda:

Item No. 1 – PRESENTATION: LEGISLATIVE UPDATE (DOCUMENTS ADDED PER AGENDA UPDATE) (Discussion Begins 31:24)

County Administrator David Johnston introduced lobbyist Paul Davis for the annual legislative session update.

Paul Davis provided a comprehensive review of the 2026 legislative session.

Key Points:

- **Property Tax Issues:**
    A. No comprehensive property tax relief passed
    B. House and Senate disagreed on approaches
    C. Governor vetoed local spending restriction bills
- **Significant Legislation:**
    A. World Cup declaration authority (HB 2212)
    B. Construction contract threshold raised to $100,000 (from $25,000)
    C. Buy Right Housing Development Act (SB 418) - streamlines permitting
    D. World Cup Alcohol Sales Bill (HB 2481) - opt-in basis, June 11-July 19
    E. Chiefs Stadium Sports Authority (HB 2466) - Mayor Watson included on board
    F. Star bonds reauthorized with additional reporting requirements

This item was for information only, and no action was required.

Clerk's Statement (Statement Read 1:24:34)

Planning and Zoning Consent Agenda (Discussion Begins 1:31:14)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

9.1. CHANGE OF ZONE APPLICATIONS

9.1.A: COZ2026-003 - CRIS POWELL

9.1.B: COZ2026-004 - MATTHEW DANNER WITH AMD PARTNERS LLC

9.2. SPECIAL USE PERMIT APPLICATIONS

9.2.A: SP2026-005 - LAJOYCE CALLOWAY

9.2.B: SP2025-087 - SP2026-005 - LAJOYCE CALLOWAY

9.2.C: SP2026-008 - LEE AND JAMIE ROSTERMAN WITH BLESSING ABUNDANT LLC

9.2.D: SP2026-010 - ANDREW BASELICA

9.2.E: SP2026-011 - ANDREW BESELICA

9.2.F: SP2026-012 - BRIAN GLASSER WITH AKCO INVESTMENTS LLC

9.2.G: SP2026-014 - SYL BARNETT

9.2.H: SP2026-016 - GRIER BRYANT

9.2.I: SP2026-017 - KAMERON GREEN WITH LOVE EVENT SPACE

9.3. VACATION APPLICATIONS

9.3.A: VAC2026-001 - TGC KANSAS CITY LLC

9.3.A: VAC2026-002 - JAKE YOUNG

9.3.A: VAC2026-003 - EARL FREEMAN WITH RIVER PARK PROPERTIES

9.4. MASTER PLAN AMENDMENTS

9.4.A: MPL2026-002 - MATTHEW DANNER WITH AMD PARTNERS LLC

9.5. MINUTES

9.5.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 Kump.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

Planning and Zoning Non-Consent Agenda

10.1. SPECIAL USE PERMIT APPLICATION (Discussion Begins 1:38:23)

10.1.A: SP2025-094 - EAST SIDE STORAGE LLC WITH ACCELERGEN ENERGY LLC (DOCUMENTS ADDED PER AGENDA UPDATE)

Deputy Chief Counsel Wendy Green provided background on the invalid protest petition submitted regarding agenda items SP-2025-94 and PR-2025-039 for a battery storage facility at 8900 Metropolitan Avenue.

Timeline of Planning Commission Review:

- February 9: Initial Planning Commission hearing, held over to March 9
- March 9: Applicant requested continuation to April 13
- April 13: Planning Commission voted 6-1 to recommend denial

Counsel Green stated that a protest petition was filed on April 27, which was timely filed but deemed invalid because it did not meet the 20% threshold required by state statute and county ordinances. Only 4 out of 12 property owners within the 200-foot buffer provided valid signatures, falling short of the required 20% threshold.

The Applicant, Josh Scogan with Accelerant Energy LLC, presented comments.

Commissioner Pacheco stated he wanted this for the record, “So here's the thing, man, I think it's very important for us to understand the facts here. We've said multiple times throughout the meeting that even if they do not have a contract with BPU, that this still stabilizes a grid and still makes the market [that] the utility companies buy the power from more affordable. So, it is very important for us to make these points. You know, we can make points, but we have to ground them in fact, not in our opinion, or not in our feelings, our feelings are good. Not to say that they're bad, but we have to ground them. In fact, we've heard it from our folks from BPU, why, even if they didn't have a contract with them, why it would still be good for the grid, because we're all in the same power pool, so I just want that to be on the record.”

Commissioner Davis made a motion to approve Item 10.1.A for a 10-year special use permit with three 5-year renewals, subject to compliance checks and all stipulated conditions. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 8/2

- Ayes: Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Lopez, Stites
- Absent: None

10.2. PLAN REVIEW APPLICATION (Discussion Begins 4:01:00)

10.2.A: PR2025-039 - EASTSIDE STORAGE LLC (DOCUMENTS ADDED PER AGENDA UPDATE)

Commissioner Ramirez made a motion to approve the application. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 8/2

- Ayes: Pacheco, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: Lopez, Stites
- Absent: None

Executive Session:

Motion made by Commissioner Bynum that the Commission go into recess at 9:31 p.m. for 5 minutes and reconvene into Executive Session until 9:55 p.m. in the 5th floor conference room to consult with our attorneys on matters relating to personnel matters of non-elected personnel, as permitted under the Kansas Open Meetings Act; and that David Johnston and Angela Lawson remain as needed to participate in the discussion.

The motion was seconded by Commissioner Kump.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

Present for the Executive Session: Kump, Howard, Burns, Ramirez, Hill, Pacheco, Lopez, Stites, Davis, Bynum, and Watson, Mayor/CEO; presiding. Staff Present: David Johnston, County Administrator, and Angela Lawson, Interim Chief Counsel.

Mayor Watson reconvened back into session at 9:55 p.m.

Adjournment:

Commissioner Kump made a motion to adjourn. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

- Ayes: Lopez, Pacheco, Stites, Davis, Kump, Howard, Burns, Ramirez, Hill, Bynum
- Nays: None
- Absent: None

MAYOR WATSON

ADJOURNED THE MEETING 9:55 P.M.

April 30, 2026

_____

Monica L. Sparks, CMC

Unified Government Clerk

ML

Tracking ID: 21357

Report to
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Dilini Lankachandra, Assistant Counsel dlankachandra@wycokck.org x5077	Legal

AGENDA ITEM #11.1.

ORDINANCE: TEMPORARILY ALLOWING FOR THE SALE OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGES

BACKGROUND

An ordinance temporarily allowing for the sale of alcoholic liquor and cereal malt beverages in bars and restaurants between the hours of 6:00 a.m. and 5:00 a.m., the following day, during the period of the 2026 FIFA World Cup.

RECOMMENDATION

Approve

To approve the ordinance.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

To approve the ordiance.

ATTACHMENTS

23 hr alcohol sales ord 5.12.26

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. _____

An ordinance amending Chapter 4 Alcoholic Beverages, article III Businesses and Business Establishments, allowing entities licensed under certain Kansas alcohol control laws to sell alcoholic liquor or cereal malt beverages between the hours of 6:00 am and 5:00 am.

WHEREAS, the Unified Government Code of Ordinances currently provides for the regulation of alcoholic beverages;

WHEREAS, the Kansas Legislature passed a law, which was approved and signed by the Kansas Governor on April 9, 2026, allowing municipalities to opt in to allow the sale of alcoholic beverages for 23-hours per day during the period of the World Cup;

WHEREAS, the Unified Government wishes to allow businesses to take advantage of the opportunity for increased revenue during this period;

NOW THEREFORE,

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY / KANSAS CITY, KANSAS:

Section 1. That Chapter 4 – Alcoholic Beverages, article III – Businesses and Business Establishments of the Code of Ordinance for the Unified Government of Wyandotte County / Kansas City, Kansas, is amended by adding the following section:

Sec. 4-112: Alcoholic Beverage Sales During the 2026 World Cup

(a) Notwithstanding other provisions of this article, for the duration of the FIFA 2026 world cup commencing on June 11, 2026, and continuing through July 19, 2026, any entity licensed under the Kansas liquor control act, the club and drinking establishment act or the Kansas cereal malt beverage act that is authorized to sell alcoholic liquor or cereal malt beverage for consumption on the premises may sell alcoholic liquor or cereal malt beverage in accordance with the applicable statutes and rules and regulations governing the sale of such alcoholic liquor or cereal malt beverage by such licensee between the hours of 6:00 a.m. and 5:00 a.m. on the immediately following day.

(b) As used in this section, "FIFA 2026 world cup" means the international soccer tournament conducted every four years that is organized by the fédération internationale de football association and set to be held in the United States, Canada, and Mexico in 2026.

(c) The provisions of this section shall expire from and after July 20, 2026.

Section 2. That said, the original Chapter 4 – Alcoholic Beverages, article III – Businesses and Business Establishments, Division 1 – Generally, of the Code of Ordinances for the Unified Government of Wyandotte County / Kansas City, Kansas is hereby amended.

Section 3. This ordinance shall take effect and be in full force from and after its passage and approval.

PASSED BY THE BOARD OF COMMISSIONERS 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:

_____
Angela J. Lawson, Acting Chief Counsel

Tracking ID: 21276

Report to
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	David Johnston, County Administrator djohnston@wycokck.org x5027	Administrator's Office

AGENDA ITEM #12.1.

BUDGET: REVENUE ESTIMATES WORKSHOP

BACKGROUND

Budget Workshop

RECOMMENDATION

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.