

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

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*

Due to construction, the June 24, 2026, Board of Commissioners meeting will be conducted in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas.

UPDATED AGENDA

Wednesday, June 24, 2026

5:30 PM

1. CALL TO ORDER/ROLL CALL
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. REVISIONS TO AGENDA
Agenda Update: Adding Executive Session and adding document to Item 13.1
5. PUBLIC ANNOUNCEMENTS
6. MAYOR'S AGENDA
 - 6.1 PRESENTATION: DOTTE PROUD HONOREES
Synopsis: Dotte Proud Recognition:
 1. The Glass Cat Cafe by Commissioner Kump
 2. Mr. Steven McCord by Commissioner Howard

For Information Only

Tracking #: 21449

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 COZ2026-007 - RICK BEHRENS WITH 6420 BUILDING

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1 Single Family and CP-0 Nonretail Business Planned Districts to CP-1 Limited Business Planned District for an office space at 6420 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21573

8.2 Special Use Permit Application(s)

8.2.A SP2026-030 - BRIAN GLASSER

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 560 Ridgeview Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21576

8.2.B SP2026-033 - DANIEL FLORES WITH DFF MOTORS GROUP LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for used automotive sales and light repair at 7521 Nebraska Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21577

8.2.C SP2026-036 - ICHIEN LEE

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-007, expired May 15, 2026) for a Non-Owner Occupied Short-Term Rental at 2506 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21583

8.3 Miscellaneous

8.3.A **ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2026-004)**

Synopsis:

AN ORDINANCE authorizing a Special Use Permit (SP2025-004) for an event space with live entertainment at 13380 Donahoo Road, RECOMMENDED FOR APPROVAL.

Previously approved at the March 26th, 2026 Board of Commissioners meeting, correcting the ordinance language from one to two years.

Tracking #: 21586

8.3.B **RESOLUTION: GRINTER CHAPEL AND CEMETERY (7819 SWARTZ RD) NOMINATION TO NATIONAL AND STATE REGISTERS OF HISTORIC PLACES**

Synopsis: Adopt a resolution to have an opportunity to support the Grinter Chapel and Cemetery nomination to the Register of Historic Kansas Places. This nomination will be considered by the Kansas Historic Sites Board of Review (HSBR) on Saturday, June 27. On June 1, 2026, the Landmarks Commission voted unanimously to support this nomination.

Tracking #: 21528

8.4 Minutes

8.4.A **MINUTES**

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on January 9, March 27, May 1, May 29, June 26, July 31, August 28, September 25, 2025, and May 28, 2026.

Tracking #: MINUTES

9. PLANNING AND ZONING NON-CONSENT AGENDA

9.1 Change of Zone Application(s)

9.1.A **COZ2026-010 - JOSE BENITEZ**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to R-1 Single Family District for a 15 lot subdivision at 2600 South 53rd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-1.

Tracking #: 21575

9.2 Special Use Permit Application(s)

9.2.A **SP2026-035 - JOHN BADGLEY**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 4-3 FOR 1 YEAR.

Tracking #: 21578

9.3 Miscellaneous

9.3.A **ORDINANCE AMENDING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR THE PLANNING COMMISSION**

Synopsis: An ordinance amending the UG code provision that authorizes mileage reimbursement for members of the Unified Government Planning Commission to require a payment of \$100 a month for expenses, **RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.**

Tracking #: 21458

REGULAR COMMISSION

10. **REGULAR CONSENT AGENDA**

11. **PUBLIC HEARING AGENDA**

12. **STANDING COMMITTEES' AGENDA**

13. **ADMINISTRATOR'S AGENDA**

13.1 **BUDGET: CIP WORKSHOP (ADDED DOCUMENT PER AGENDA UPDATE)**

Tracking #: 21277

14. EXECUTIVE SESSION (ADDED PER AGENDA UPDATE)

14.1

EXECUTIVE SESSION REGARDING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.

Tracking #: 21664

15. **ADJOURN**

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

auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:

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

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**AGENDA UPDATE
UNIFIED GOVERNMENT BOARD OF COMMISSIONERS MEETING
WEDNESDAY, JUNE 24, 2026**

ADDING ITEM

EXECUTIVE SESSION

EXECUTIVE SESSION REGARDING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.

Tracking #: 21664

ADDING DOCUMENTS

13. ADMINISTRATOR'S AGENDA

Item No. 13.1– BUDGET: CIP WORKSHOP

- **Adding CIP Presentation**

Tracking #: 21277



Report to
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
		Commissioners' Office
AGENDA ITEM #6.1.		
PRESENTATION: DOTTE PROUD HONOREES		
BACKGROUND		
<p>Dotte Proud Recognition:</p> <ol style="list-style-type: none"> 1. The Glass Cat Cafe by Commissioner Kump 2. Mr. Steven McCord by Commissioner Howard 		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		

Approved by Mayor/Administrator to add to agenda.



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: June 24, 2026

Re: **Change of Zone Petition COZ2026-007**

GENERAL INFORMATION

Applicant Information:

Rick Behrens
1501 North 83rd Street
Kansas City, Kansas 66112

Subject Property:

6420 Parallel Parkway
Kansas City, Kansas 66102

Requested Action and Purpose:

Approval of a Change of Zone from R-1 Single Family and CP-0 Planned Nonretail Business Districts to CP-1 Planned Limited Business District for office and retail sales.

Commission Districts:

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

Existing Zoning District(s):

R-1 Single Family and CP-0 Planned Nonretail Districts

Proposed Zoning District(s):

CP-1 Limited Business District



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single family residence
South	C-1 Limited Business District	Vacant property
East	R-1 Single Family District	Single family residence
West	R-1 Single Family District	Single family residence

Total Tract Size: 0.45 Acre

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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

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

Parking Requirement: Section 27-464(e) states that a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building. 12 parking spaces are required. Applicants meet the requirements.

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. Two (2) trees must be planted and six (6) foot high architectural or landscape screening is to be provided along the north and east portion of the property.

Advertisement: The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026

Public Hearing(s): June 8 and June 24, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rick Behrens, is requesting a Change of Zone from CP-0 Planned Nonretail Business and R-1 Single Family Districts to CP-1 Planned Limited Business District for an office and retail space at 6420 Parallel Parkway 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. There are no notices of violation on the subject property.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 18216-00008 – Zoning – March 6, 2018 – Wall banner attached to wall, no permit on file. Feather sign in right-of-way for Parallel Parkway.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Bethel-Welborn Statistical Neighborhood, Neighborhood Group Loving Neighbors, and Census Block Group 0443031. The neighborhood consists of single-family residences to the north, east, and west of the property. To the south there are multiple commercial lots, some are vacant and others are in use.

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 R-1 Single Family District to the north, east, and west. To the south of the subject property, C-1 Limited Commercial properties are located. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property if the Change of Zone is approved. 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 reasonably necessary for the convenience and welfare of the public as it will provide services to the public. The proposed use will not affect the use, quality, or marketability of nearby property as this has been an established commercial property. Buffering will be added to the north, and east of the property that way residential owners do not have issues.

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 Parallel Parkway, a Major Arterial Street type 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 to the PlanKCK Comprehensive Plan designation as the use being proposed is commercial.

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 it will be office use for retail in an already established commercial structure.

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 #65.

e. Fire

Fire service is provided by Station #11, which is 0.92 of a 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 Hazel Grove Elementary School, D.D. Eisenhower Middle School, and F.L. Schlage High School, under Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

The proposed use will have a minimal economic impact on the community, although a new tax-generating parcel will be created.

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

The proposed use meets all applicable ordinance requirements, including parking spaces and landscape plan.

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 large as the community will benefit from the proposed office use for retail of party items. If denied, the property owner may not use the property for office space for retail, however, they can still use the property with any use allowed in CP-0 Planned Nonretail Business.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on May 18, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Proposed use in CP-0 Planned Nonretail Business District

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2026-007**, subject to:

- 1. Per section 27-464(g), two (2) trees must be planted and six (6) foot high architectural or landscape screening is to be provided along the north and east portion of the property;**
- 2. Parking lot shall be repaved with asphalt or concrete, and striped accordingly;**
- 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. 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;
5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 7. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 8. The 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,
 9. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

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

June 8, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map

Neighborhood Meeting Minutes and Affidavit
Site Plan
Floor Plans
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	June 8, 2026 Approval	June 24, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-007** 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 **COZ2026-007**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 37:57:

COZ2026-007 - RICK BEHRENS WITH 6420 BUILDING

Synopsis: Change of Zone from R-1 Single Family and CP-0 Nonretail Business Planned Districts to CP-1 Limited Business Planned District for an office space at 6420 Parallel Parkway. *Detailed Outline of Requested Action:* The applicant, Rick Behrens, is requesting a Change of Zone from CP-0 Planned Nonretail Business and R-1 Single Family Districts to CP-1 Planned Limited Business District for an office and retail space at 6420 Parallel Parkway Kansas City, Kansas 66102.

Recording Secretary Morris asked if the Commission had any contact to disclose on this

application. No one responded in the affirmative.

Present in Support:

- Rick Behrens, Applicant, 1501 North 83rd Street, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 40:04: Lead Planner Byron Toy stated that staff recommends approval with conditions outlined in the staff report.

Motion starts at 40:15:

On motion by Commissioner Ward, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-007:**

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

Motion to recommend APPROVAL passed: 7 to 0

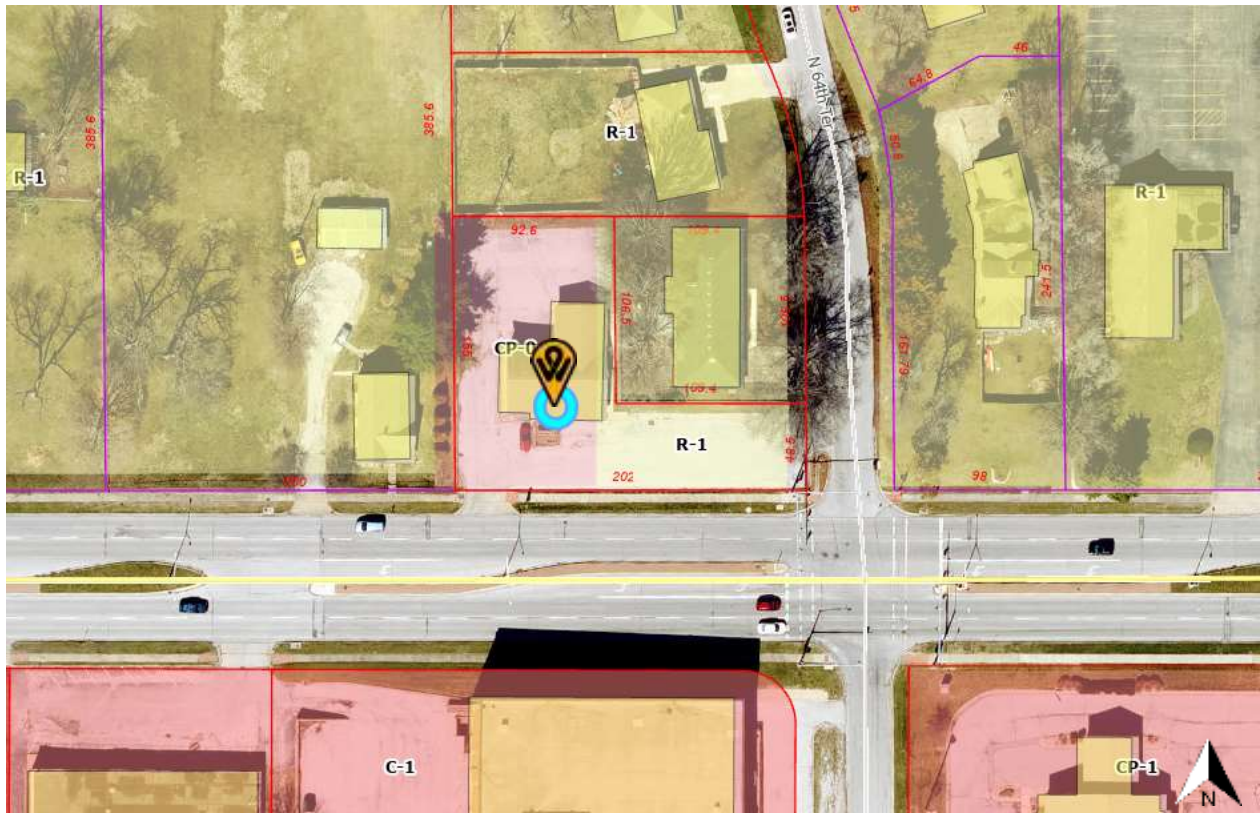
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



COZ2026-007 - 6420 Parallel Parkway

Neighborhood Meeting for 6420 Parallel
2026-05-18 Started at 18:49 (Central Time 6:59 pm)

Virtual Meeting via Zoom

- Participants: Rev. Rick Behrens, Kenny Williams III, Dr. DeeAnn Richards Behrens
- No one outside this meeting contacted me with questions, comments, or concerns.
- Letters announcing the meeting were sent to the list provided on May 4, 2026.
One letter was returned as undeliverable – Southwestern Bell Telephone Co., 220 SE 6th St., Topeka, KS 66603

Meeting discussion Included

- **Meeting documentation:** Rick will write up the meeting notes, including attendees, time, and discussion topics, then get it notarized for submission.
- **Barrier compliance:** The property already has a 6-foot privacy fence on the north side; the east side chain link fence may need slat completion to meet Ms. Espinoza's requirements.
- **North side fence:** Rick needs to clarify with Ms. Espinoza that the existing 6-foot privacy fence satisfies the barrier requirement (it wasn't included in original drawings).
- **East side fence:** May need to complete the slats in the chain link fence to meet 6-foot barrier standards.
- **Tree planting:** Two trees must be planted in the grassy area on the north side.
- **Engineering requirements:** A 5-page document from the engineering department was initially sent but later deemed inapplicable after Rick clarified no exterior renovations or construction were planned.

Action Items

- **Rick:** Install required zoning sign tomorrow (May 19th) announcing the Planning Commission meeting.
- **Rick:** Contact Ms. Espinoza tomorrow to discuss barrier and tree planting requirements
- **Rick:** Submit notarized meeting minutes by May 25th.
- **Rick:** Review letter from Ms. Espinoza and forward it to Ken with attached requirements document.

Meeting Concluded at 7:30 pm

I, Rick Behrens, affirm and attest that the meeting documented above took place on Monday, May 18th at 6:59 pm via Zoom.



State of Kansas
County of Wyandotte

Signed and sworn to (or affirmed) before me on May 19, 2026
By Rick Behrens

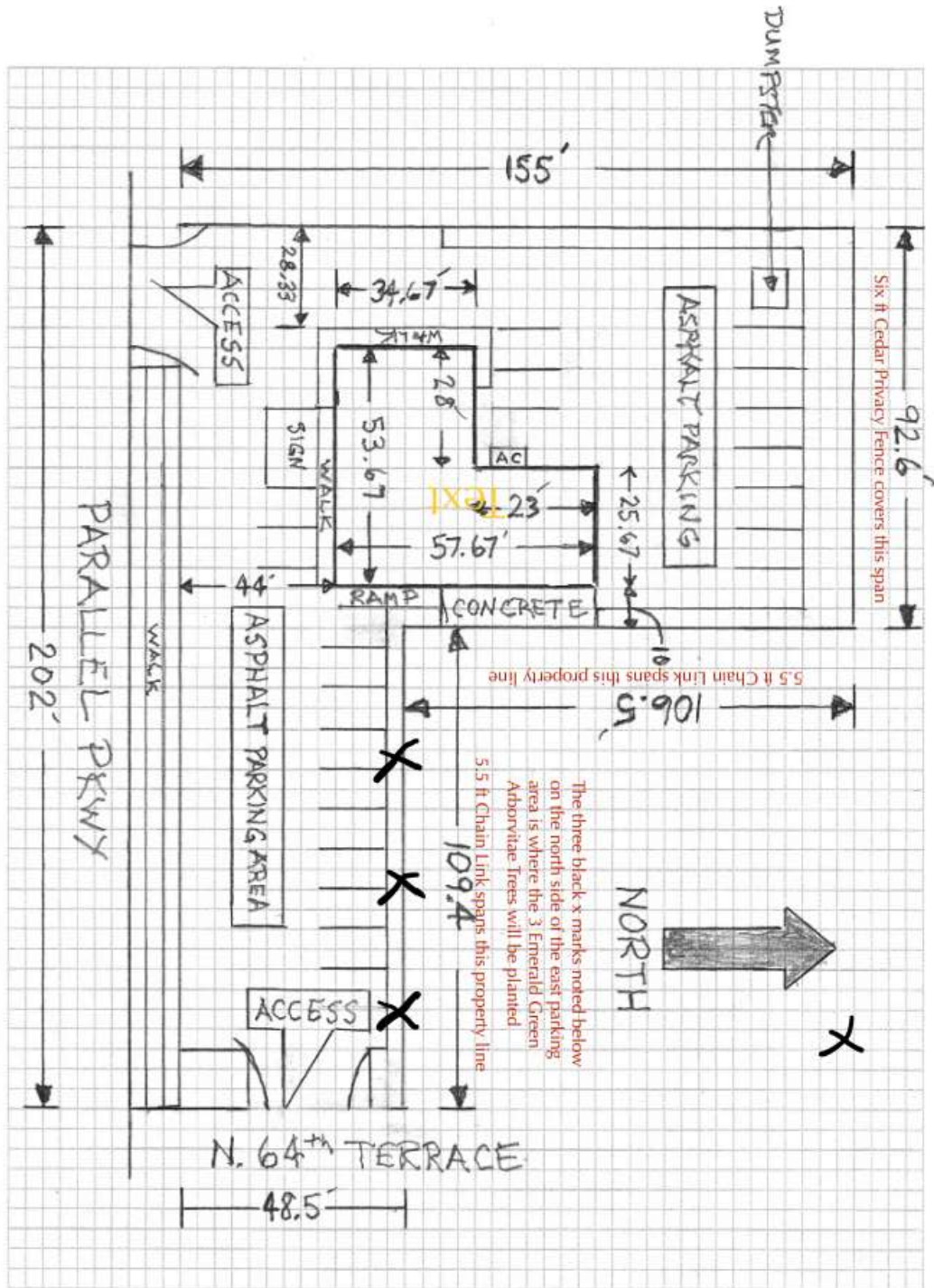


[Signature of Notarial Officer]

Title: Notary Public



My appointment expires: 05/01/2030



816-807-6931

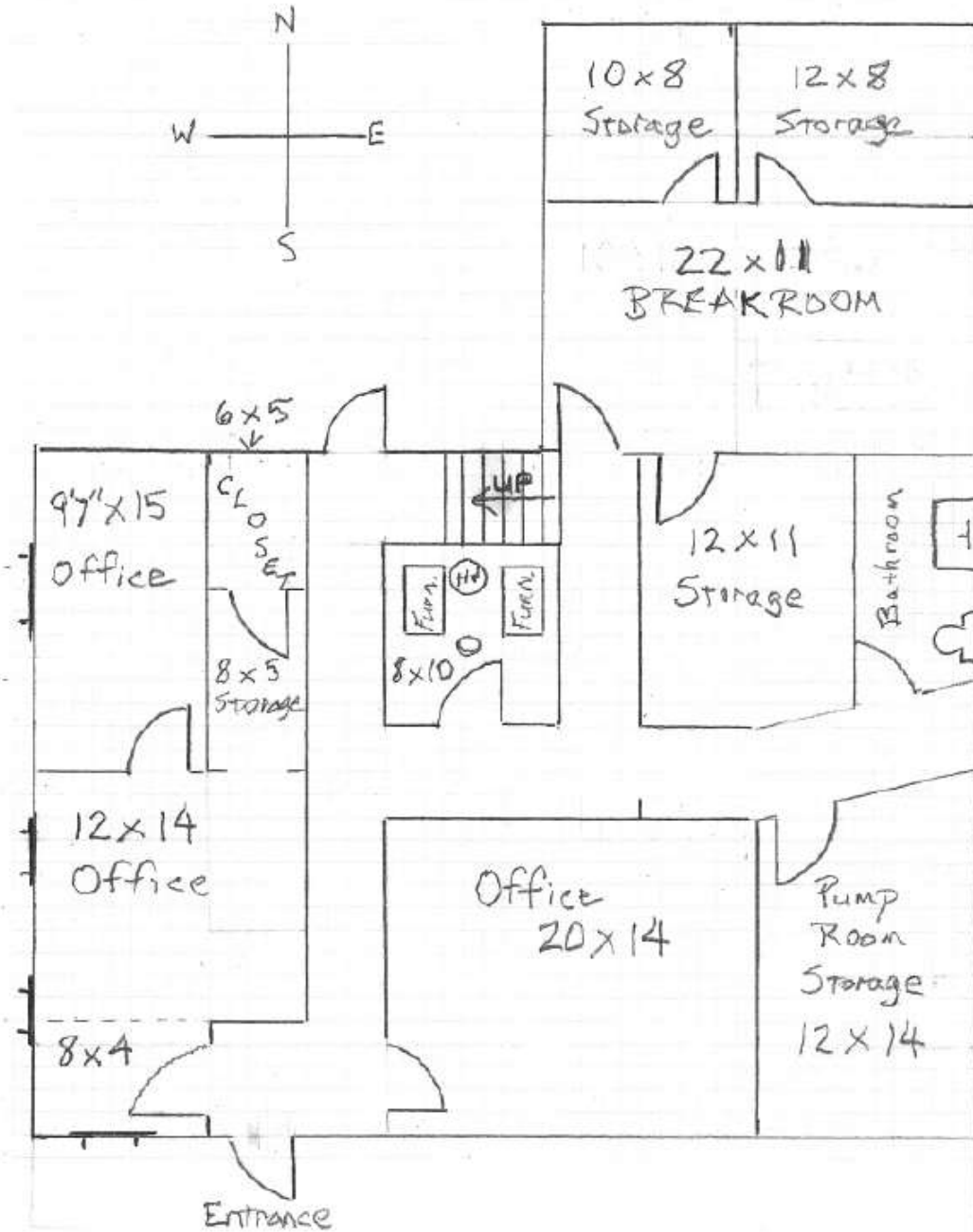
Owner: Rick Behrens / 4220 Bolding, LLC

6420 Building - 6420 Parallel Pkwy, KCKS 66102

Lower Level Floor Plan

Owner:
Rick Behrens - 816-807-6931
6420 Building, LLC

Scale: 1/8" = 1'0"









(First published _____)

COZ2026-007

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 6420 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of CP-0 Nonretail Business Planned District to CP-1 Limited Business Planned 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 April 17, 2026, by the owners of property to have the zoning of said property changed from its present zoning of CP-0 Nonretail Business Planned District to CP-1 Limited Business Planned 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:

GLARAVALE, S34, T10, R24, ACRES 0.45, PTS L1,L2 & VAC ST: BEG 10FT N & 20FT W OF SW COR L1; N 155FT, E 92.6FT, S 106.5FT, E 109.4FT, S 48.5FT TO POB CONTG 0.45AC M/L, located at 6420 Parallel Parkway, Kansas City, Kansas,

be changed from its present zoning of CP-0 Nonretail Business Planned District to CP-1 Limited Business Planned District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-464, 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-1 Limited Business Planned 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/Geo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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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: June 24, 2026

Re: **Change of Zone Petition COZ2026-010 and Preliminary Plat Turner View (PLAT2026-021)**

GENERAL INFORMATION

Applicant Information:

Jose Benitez
2600 South 53rd Street
Kansas City, Kansas 66106

Subject Property:

2600 South 53rd Street
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Change of Zone from A-G Agriculture District to R-1 Single Family District.

Commission Districts:

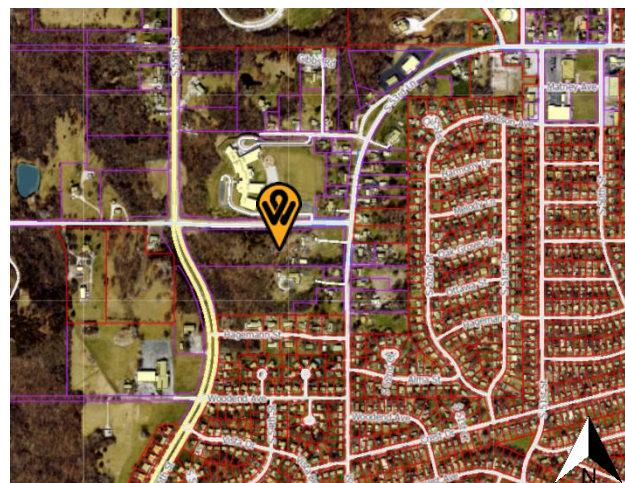
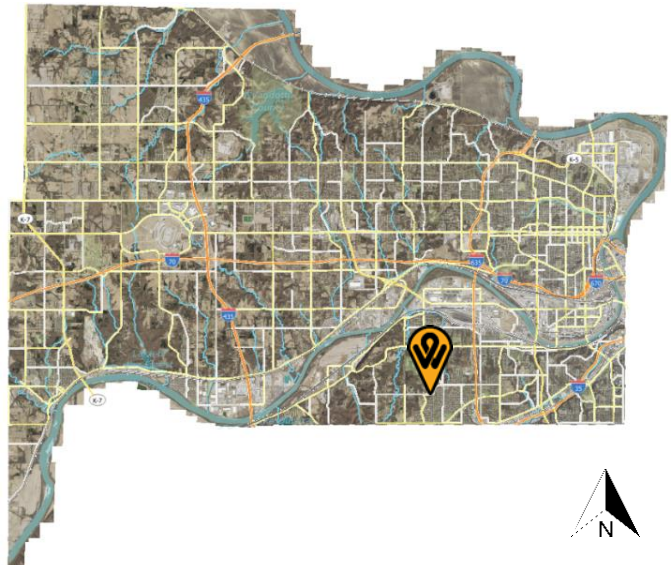
Commissioner At-Large, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):

A-G Agriculture District

Proposed Zoning District(s):

R-1 Single Family District



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Oak Grove Elementary School
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Single family homes
West	A-G Agriculture and R-1 Single Family Districts	Single-family homes

Total Tract Size: 7.68 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 53rd Street and Oak Grove Road as Minor Collectors.

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

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

Advertisement: The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026

Public Hearing: June 8 and June 24, 2026

Public Support: None to date.

Public Opposition: There were two (2) people present at the June 8, 2026 City Planning Commission meeting, with concerns of added traffic on Oak Grove Road

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jose Benitez, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District to build a 15 lot single-family subdivision at 2600 South 53rd Street on 7.68 acres.

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 permit and cases on the subject property.

Previous Planning Actions:

1. 2012 – COZ 3045 – Change of Zone from R-1 Single Family District to A-G Agriculture District to store hay and equipment.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Turner Statistical Neighborhood, South Turner Neighborhood Association, Inc. Neighborhood Group, Turner Community Connection Neighborhood Business Group and Census Block Group 0436001. The neighborhood consists of single-family homes along South 53rd Street with some smaller single-family lots further south along 53rd Street. Oak Grove Road is a Minor Collector, which intersects South 55th Street, which is a Major Collector.

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

The zoning and uses of properties nearby are set out above. The proposed use, single-family homes, is compatible with the adjacent uses as there are large lot single-family homes along South 53rd Street, Oak Grove Elementary School to the north, across Oak Grove Road and single-family homes to the south and west of the subject property.

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

The property is suitable for uses to which it has been restricted as A-G Agriculture District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than A-G Agriculture District.

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 development will provide housing that is reasonably necessary for the convenience and welfare of the public. Developing this land will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines, but it would convert a 7-acre, single-family, agricultural lot into a small, single-family subdivision.

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

The proposed development of 15 single-family homes will not increase traffic along South 53rd Street to a degree that will adversely affect the road capacity, safety, or create parking problems. A Traffic Impact Study may need to be provided and reviewed by the Public Works Department and the County's Traffic Engineer, subject to their comments.

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

The proposed use does conform to the PlanKCK Comprehensive Plan from the standpoint of its land use designation, which allows single-family detached

residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

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

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

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

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

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

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by South Patrol, District 334.

e. Fire

Fire service is provided by Station #16, located at South 55th Street and Douglas Avenue.

f. Transit

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

g. Schools

Public Education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

See item #6 above.

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

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

If the road is privatized, the UG will not have to maintain the infrastructure, but the UG will have to provide services (Police, Fire, Sheriff, school, etc.).

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

The project is capable of meeting applicable ordinance requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the intensity they originally sought to redevelop it as or keep as either agricultural or open space.

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

The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing development patterns of adjacent properties, primarily to the north, across South 53rd Street. There are lots similar in size to the proposed subdivision. Staff has not received the proposed square footages or the architectural design of the residences, so we cannot offer additional comments at this time and have asked that these documents be provided in *Staff Comments and Suggestions*.

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

The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system. Paving this area for houses, roads and driveways will increase stormwater runoff and the infrastructure necessary to manage it.

Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts.

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

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

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

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

The proposed subdivision does not encourage premature extension of public services, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along South 53rd Street is a mixture of rural and suburban context with large lot single-family homes on septic service to the west and established, single-family subdivisions on sanitary sewer service to the south.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

3:1 Lot Depth-to-Width Ratio
Pedestrian Connectivity and Sidewalks

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of application **COZ2026-010**, subject to:

- 1. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to**

submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

2. For the Final Plat: Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;
3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Oak Grove Road without variance from the Board of Zoning Appeals;
4. Per the Subdivision Code, build a five (5) foot sidewalk on one side street to connect to the existing sidewalk on South 53rd Street;
5. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
6. 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;
7. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
8. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
9. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
10. Regarding BPU transformer screening, the following applies:
11. Gate doors are required for all types of screening that are placed in front of the transformers.
 - a. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - b. Posts for gate doors must be installed at a minimum distance of 10

- feet apart in the front.
- c. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - d. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - e. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
17. Following the Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is

required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

18. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF 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

June 8, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	June 8, 2026 Approval	June 24, 2026
Preliminary Plat	June 8, 2026 Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-010** 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 **COZ2026-010**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 42:11:

COZ2026-010 - JOSE BENITEZ

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a 15-lot subdivision at 2600 South 53rd Street (in conjunction with PLAT2026-021).

PLAT2026-021 - JOSE BENITEZ

Synopsis: Preliminary Plat to plat 15 single-family residential lots at 2600 South 53rd Street (in conjunction with COZ2026-010). Detailed Outline of Requested Action: The applicant, Joe Benitez, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District and a Preliminary Plat to create 15 single-family residential lots to build a subdivision at 2600 South 53rd Street on 7.68 acres.

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, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- Eva Garcia Mendez, Nearby Resident
- Karen Schibi, Nearby Resident

Staff Recommendation starts at 49:53: Lead Planner Byron Toy stated that this project will come again to the Planning Commission as a Final Plat. During that review the Fire Department will ascertain the needs of parking for the area. Addressing residents' concerns about added traffic to Oak Grove, none of the lots have frontage on that street, they are facing the cul-de-sac off of Ottawa Drive. Staff recommends approval with conditions.

Chairman Carson asked about the lot size of the parcels, Toy replied that the lots are on average 65 feet wide with the minimum square footage being 7500. Commissioner Ernst asked about how to address the traffic concerns on Oak Grove, Toy recommended talking to Public Works to add on-street signage to prevent drivers from lining up on the street.

Motion starts at 54:17:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2026-021:**

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

Motion to APPROVE passed: 5 to 2

Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 55:24:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-010:**

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

Motion to recommend APPROVAL passed: 6 to 1

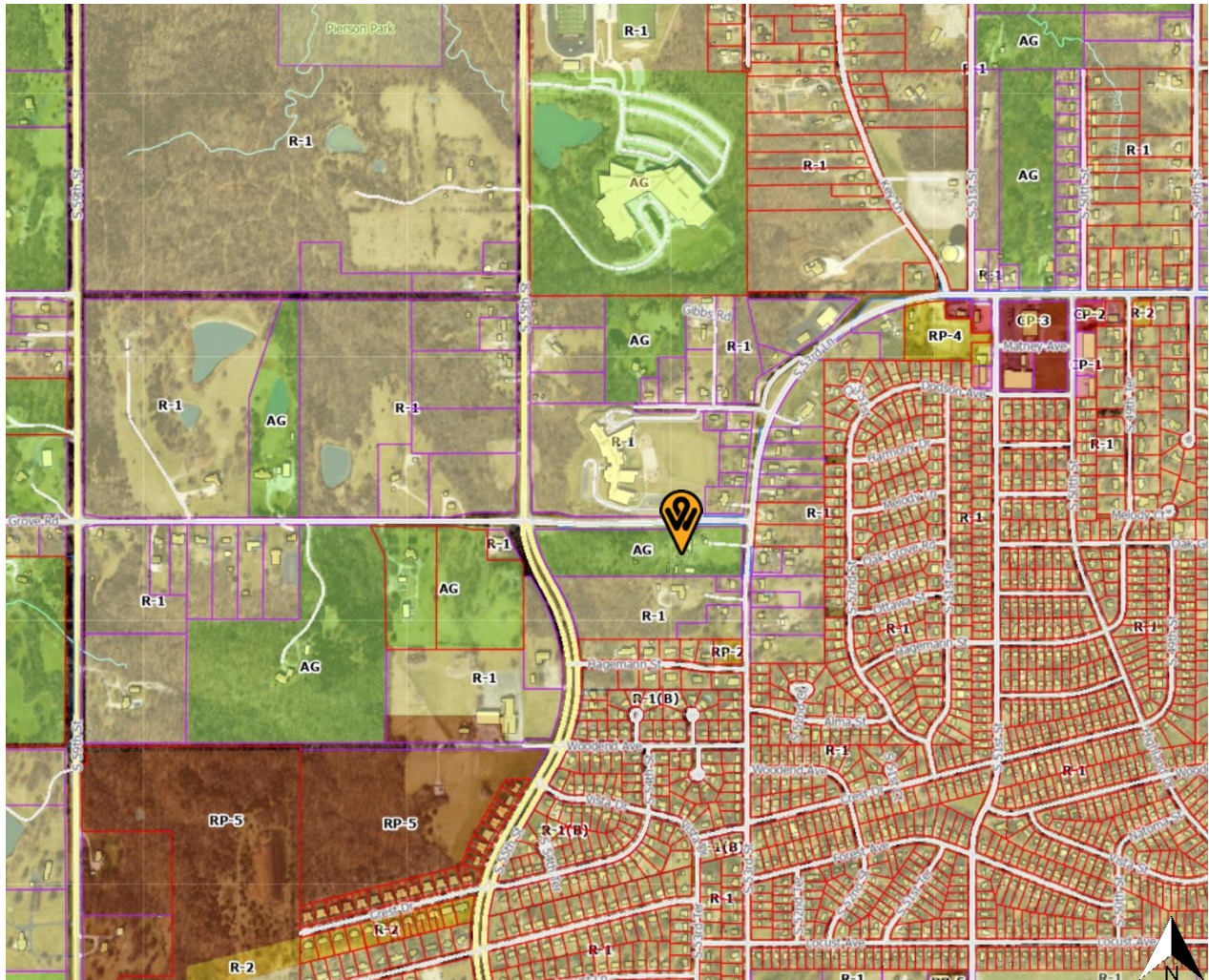
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



- 2) Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Acknowledged

- 3) Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

Acknowledged, will be provided with final.

- 4) Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Oak Grove Road without variance from the Board of Zoning Appeals.

Acknowledged.

- 5) Per the Subdivision Code, build a five (5) foot sidewalk on one side street to connect to the existing sidewalk on South 53rd Street.

Provided on north side of Ottawa St.

Standard Conditions:

- 1) All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361)

Acknowledged

- 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.

Acknowledged

14500 Parallel Road, Suite R, Basehor, Kansas 66007

- 3) All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Acknowledged

- 4) 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.

Acknowledged

- 5) All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Acknowledged

- 6) Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers.
 - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Acknowledged

- 7) 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.

14500 Parallel Road, Suite R, Basehor, Kansas 66007

Acknowledged

- 8) All existing and future driveways must feature curb cuts that are constructed to UG standards.

Acknowledged

- 9) 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.

Acknowledged

- 10) 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.

Acknowledged

- 11) 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.

Acknowledged

- 12) 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.

Acknowledged

- 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
14500 Parallel Road, Suite R, Basehor, Kansas 66007

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.

Acknowledged

- 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.

Acknowledged

Please let me know if you have any questions.

Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

14500 Parallel Road, Suite R, Basehor, Kansas 66007

NHM Minutes for COZ20206-010 2600 S 53rd Street

May 22, 2026

5:30-6:15PM

TEAMS Meeting

<https://teams.live.com/meet/9399045978663?p=GFJVhyEnNldfVzmzZE>

In attendance: Krystal Voth – Atlas Land Consulting

Applicant:

Members of the public; Alex Craddock, South Turner Neighborhood Homes Association
3009 South 53rd Street

Chandra Ward – 5124 Lakewood Street, Turner Community Connection

Discussion: The ladies asked about the proposed housing types. They also asked if there are dramatic changes if the applicant would have to go back through the process.

Representative explained the general process and what is and is not allowed in the R-1 zoning district.

NHM Minutes for COZ20206-010 2600 S 53rd Street

May 22, 2026

5:30-6:15PM

TEAMS Meeting

<https://teams.live.com/joinmeeting/9399045978663?p=GFJVhyEnNldfVzmzZE>

In attendance: Krystal Voth – Atlas Land Consulting

Applicant:

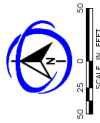
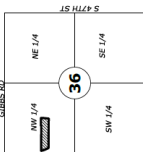
Members of the public; Alex Craddock, South Turner Neighborhood Homes Association
3009 South 53rd Street

Chandra Ward – 5124 Lakewood Street, Turner Community Connection

Discussion: The ladies asked about the proposed housing types. They also asked if there are dramatic changes if the applicant would have to go back through the process.

Representative explained the general process and what is and is not allowed in the R-1 zoning district.

TURNER VIEW
 2600 S 53RD STREET, KANSAS CITY, KANSAS 66106
 NW 1/4 OF SECTION 36, TOWNSHIP 11S, RANGE 24E IN
 KANSAS CITY, WYANDOTTE COUNTY, KANSAS
PRELIMINARY PLAT



SECTION 36
 TOWNSHIP 11S
 RANGE 24E
 SEC. 36, 11S-24E
 1"=2000'

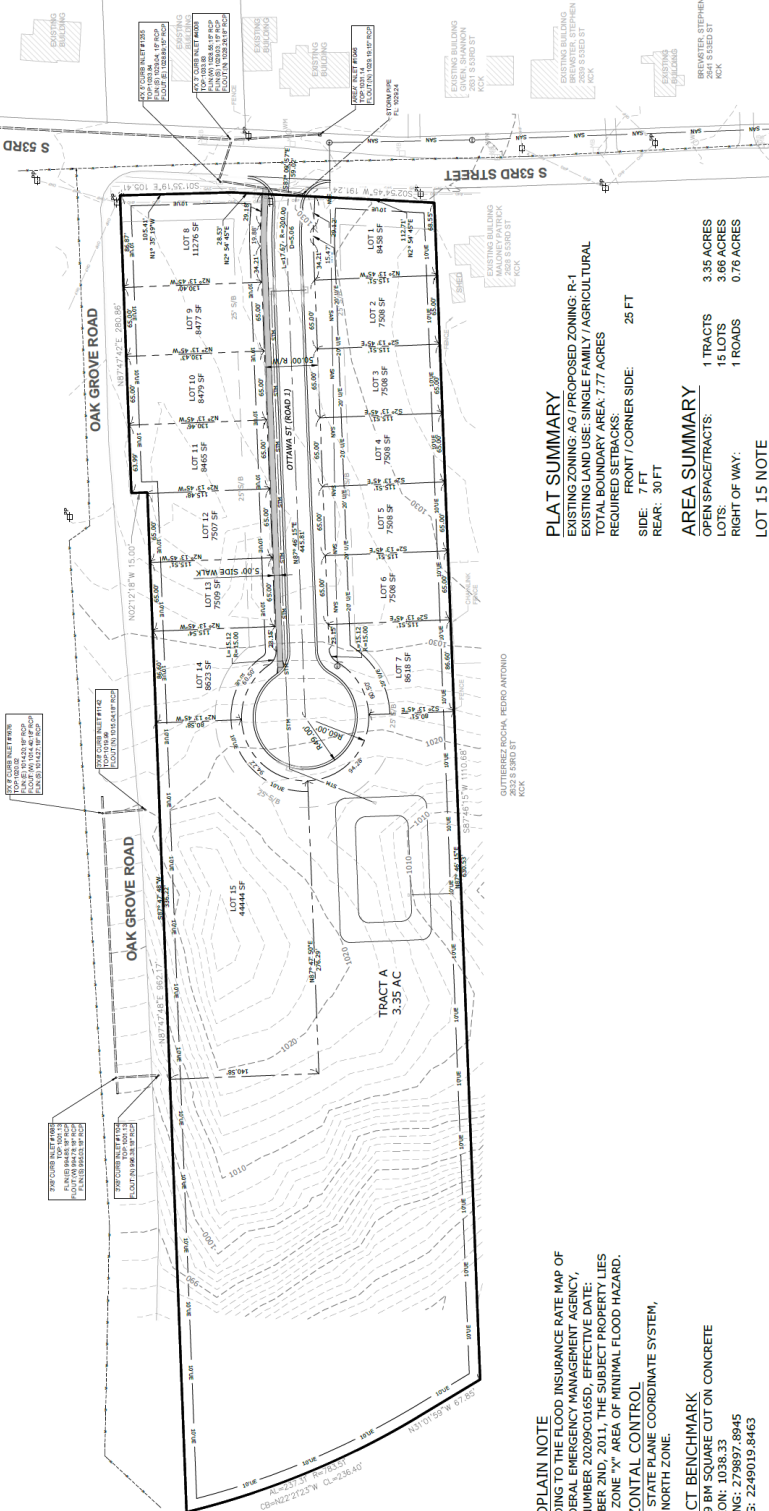


TURNER VIEW
PRELIMINARY PLAT
 2600 S 53RD ST
 KANSAS CITY, KANSAS 66106

FOR PERMIT	
NO.	DATE
01	
02	
03	
04	
05	
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07	
08	
09	
10	

PREPARED FOR:
 RA
 ENGINEERING
 PROJECT # 26-173
 ISSUE DATE: 05/22/2026

PRELIMINARY PLAT
P-100



PLAT SUMMARY
 EXISTING ZONING: AG / PROPOSED ZONING: R-1
 EXISTING LAND USE: SINGLE FAMILY / AGRICULTURAL
 REQUIRED SETBACKS: 7.77 ACRES
 SIDE: 25 FT
 REAR: 30 FT

AREA SUMMARY
 OPEN SPACETRACTS: 1 TRACTS 3.35 ACRES
 LOTS: 15 LOTS 3.66 ACRES
 RIGHT OF WAY: 1 ROADS 0.76 ACRES

LOT 15 NOTE
 LOT 15 IS UNABLE TO BE SERVED BY A PUBLIC SEWER
 AND WILL BE AN ON-SITE SEPTIC SEWER
 TREATMENT SYSTEM.

FLOODPLAIN NOTE
 ACCORDING TO THE FLOOD INSURANCE RATE MAP OF
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
 PANEL NUMBER 20209C0165D, EFFECTIVE DATE:
 SEPTEMBER 2ND, 2011, THE SUBJECT PROPERTY LIES
 WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
HORIZONTAL CONTROL
 KANSAS STATE PLANE COORDINATE SYSTEM,
 MAD 83 NORTH ZONE.

PROJECT BENCHMARK
 BM #109 BM SQUARE CUT ON CONCRETE
 ELEVATION: 1038.33
 NORTHING: 279897.8945
 EASTING: 2249019.8463

DESCRIPTION
 ALL OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST
 QUARTER, SECTION 36, TOWNSHIP 11S, RANGE 24E, LESS THAT PART IN ROADS, IF ANY, ALL IN
 WYANDOTTE COUNTY, KANSAS.



ATC
ATLAS LAND CONSULTING
1500 West 103rd Street, Suite 400
Overland Park, KS 66209
Tel: 913.666.1000
Fax: 913.666.1001
www.atc-ks.com



TIMOTHY A. ELIOTT, P.E.
Professional Engineer
Civil Engineering
No. 0015852
Kansas State Board of Engineering and Surveying

**PUBLIC STREET
AND STORM
IMPROVEMENT PLAN**
2600 S 53RD ST
KANSAS CITY, KANSAS 66106

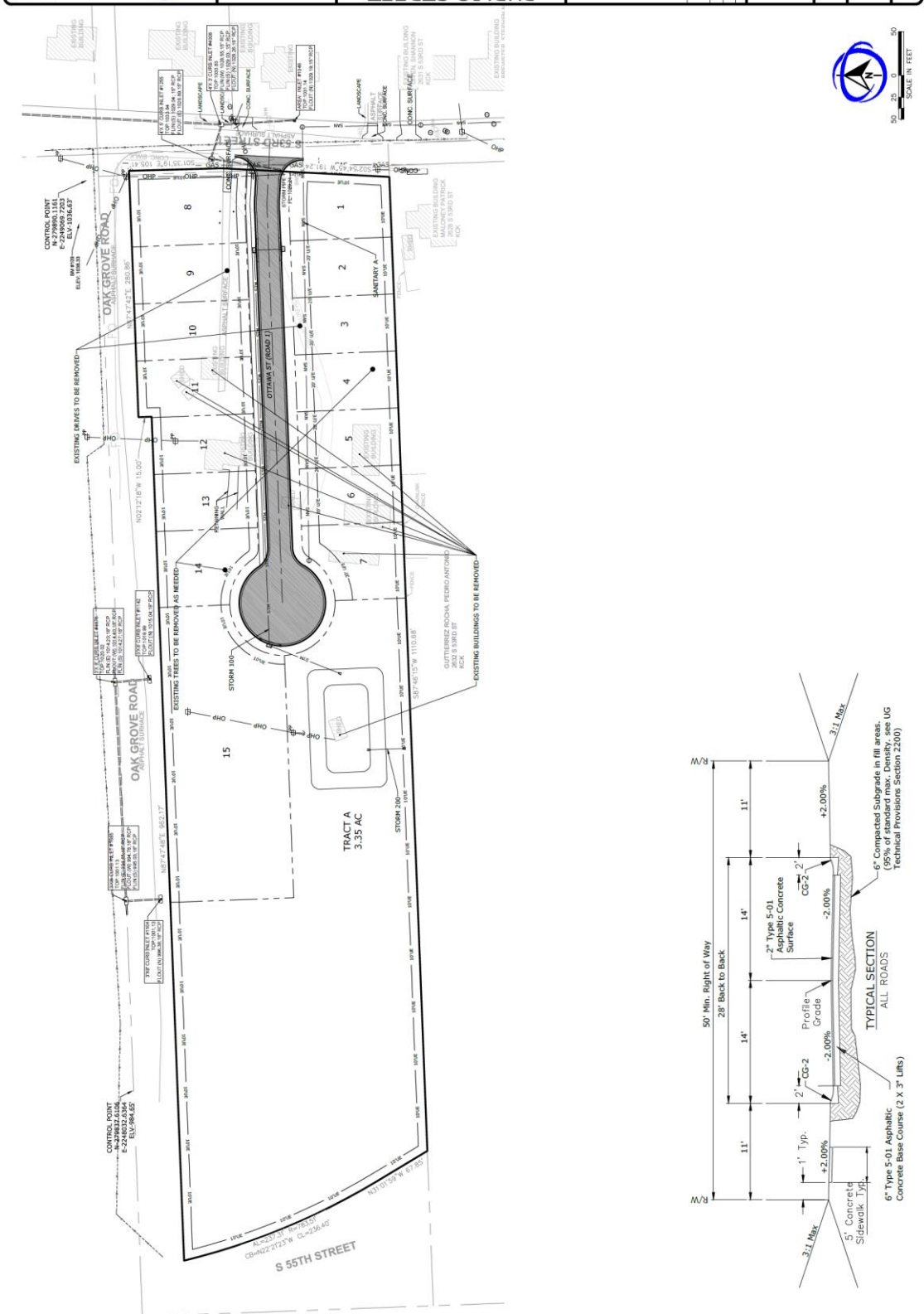
FOR PERMIT

NO.	DATE	REVISION

PREPARED FOR:
RA ENGINEERING

PROJECT #: 26-173
ISSUE DATE: 04/22/2026

OVERALL LAYOUT
C-200





TIMOTHY A. ELLIOTT PE

**PUBLIC STREET
AND STORM
IMPROVEMENT PLAN**
2600 S 53RD ST
KANSAS CITY, KANSAS 66106

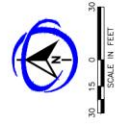
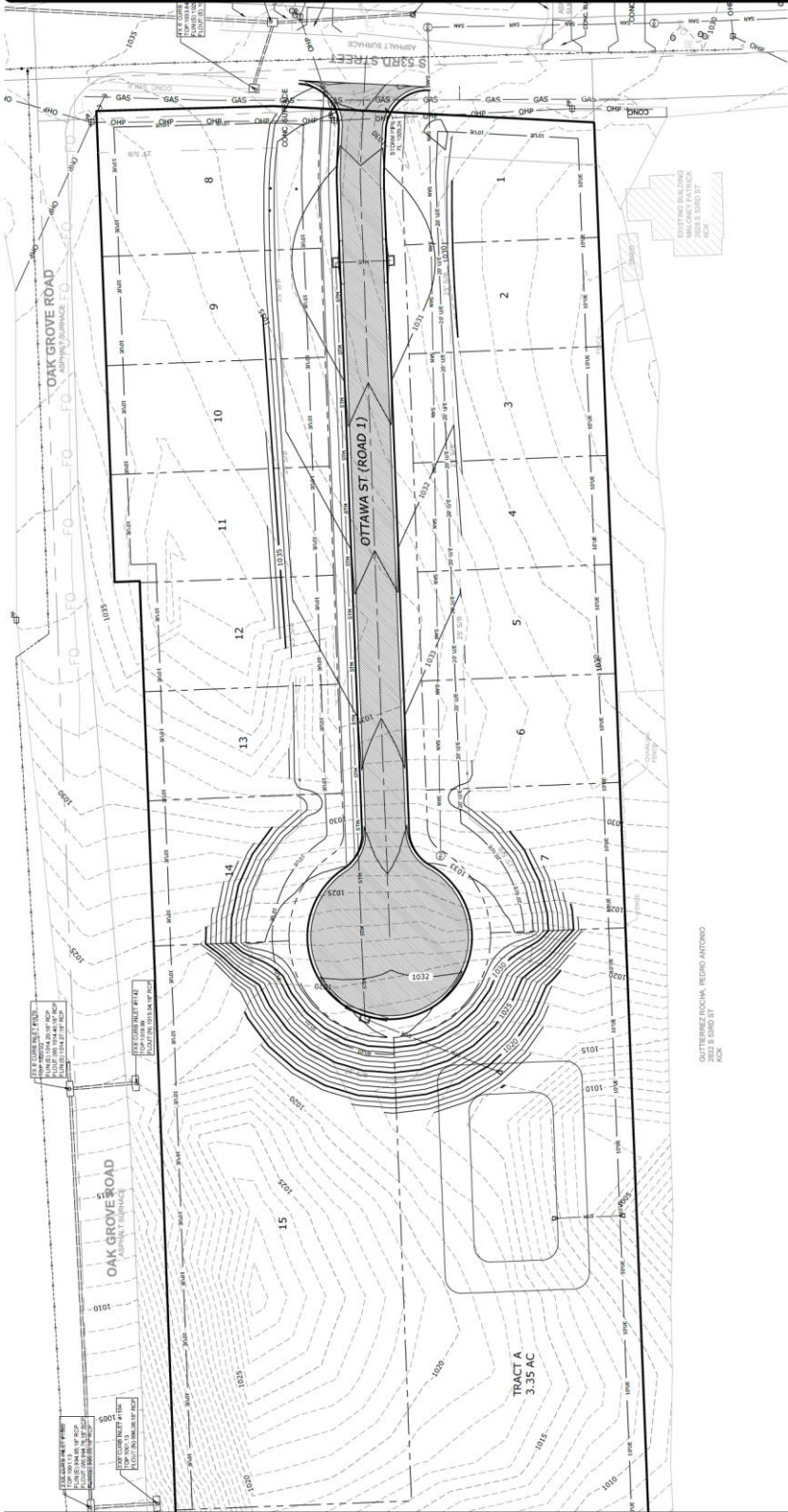
FOR PERMIT

NO.	REVISION	DATE

PREPARED FOR:
RA
ENGINEERING

PROJECT # 26-173
ISSUE DATE: 04/23/2026

GRADING PLAN
C-300



LEGEND
 --- EXISTING MINOR CONTOUR (F.T.P.)
 ——— EXISTING MAJOR CONTOUR (F.T.P.)
 PROPOSED MINOR CONTOUR (F.T.P.)
 - - - - - PROPOSED MAJOR CONTOUR (F.T.P.)

GUTTER TO BE PLACED ON THE RIGHT SIDE OF THE ROAD



(First published _____)

COZ2026-010

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 2600 South 53rd Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single Family District.

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

Section 1. It is hereby found and determined that a petition was filed on April 23, 2026, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single 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:

ALL OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 11, RANGE 24, LESS THAT PART IN ROADS, IF ANY, ALL IN WYANDOTTE COUNTY, KANSAS, located at 2600 South 53rd Street, Kansas City, Kansas,

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

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

Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: June 24, 2026

Re: **Special Use Permit Petition SP2026-033**

GENERAL INFORMATION

Applicant Information:

Daniel Flores with DFF Motors Group LLC
7521 Nebraska Avenue
Kansas City, Kansas 66112

Subject Property:

7521 Nebraska Avenue
Kansas City, Kansas 66112

Requested Action and Purpose:

Approval of a Special Use Permit allowing the sale of used automobiles and light repair services.

Commission Districts:

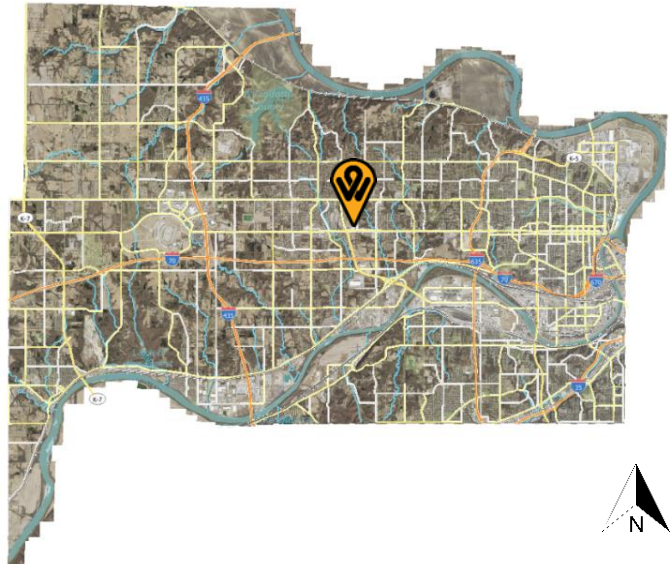
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Edward Pacheco III

Existing Zoning District(s):

CP-2 Planned General Business District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	CP-2 Planned General Business District	Undeveloped lot
South	CP-2 Planned General Business District	Aspen Dental
East	CP-1 Planned Limited Business District	Cardinal College
West	CP-1 Planned Limited Business District	Vacant property

Total Tract Size: 0.64 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Corridor Mixed Use, which allows up to five (5) story buildings that integrate complimentary land uses such as retail, office, small businesses and residential. Access to residential uses and their facilities is allowed at street level. These areas should be designed to support multi-modal connectivity with wide sidewalks and street trees. Buildings should be built up to the street for a consistent street frontage and transition to abutting residential uses. Live/work units with commercial/retail on the street level and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block.

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

Parking Requirement: Sec. 27-467(f) requires paved off-street parking at a ratio of not less than four (4) spaces per 1,000 square feet of floor area in the building.

There is 4,200 square feet of floor area, which requires 17 parking spaces to be provided. The Applicant is providing five (5) total parking spaces while one (1) parking space is ADA. Applicant meets the requirements.

Landscaping Requirement:	Section 27-467(g) states 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) states landscaping shall exceed the typical code requirements by at least 75 percent. The site is 27,878.4 square feet, which requires 7 trees to be planted on-site.
Advertisement:	<u>The Wyandotte Echo</u> – May 14, 2026 <u>Letters to Property Owners</u> – May 15, 2026
Public Hearing(s):	June 8 and June 24, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Daniel Flores, is requesting a Special Use Permit to operate a used automotive sales business in conjunction with a light repair shop at 7521 Nebraska 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. Numerous Property Maintenance Compliance Division violations between 2014 – 2023 for graffiti, junk, trash, debris, and work performed with permits – 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. COZ2024-029 – Change of Zone – September 27, 2024 – Denied – Change of Zone from CP-2 to CP-3 – Previous Property Owner.
2. SP2024-096 – Special Use Permit – September 27, 2026 – Approved – Special Use Permit for auto sales, auto repair, and auto rental – Previous Property Owner.
3. SP2021-027 – Special Use Permit (Renewal) – March 29, 2021 – Denied – Special Use Permit for auto sales, detailing, light maintenance, and repair – Previous Property Owner.
4. 18402-00072 – Special Use Permit – September 28, 2018 – Approved – Special Use Permit for auto sales, detailing, light maintenance, and repair – Previous Property Owner.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Victory Hills Statistical Neighborhood, Leavenworth Road Association Neighborhood Business Group, Census Block Group 0441041 and is not within any Neighborhood Group Boundary. The subject property is about one-half ($\frac{1}{2}$) block north of the State Avenue corridor, which is the major east/west artery through the city. There is a Kansas City Kansas Housing Authority high-rise apartment building to the northeast of the subject property. There are commercial businesses to the south, west and east.

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 properties nearby are set out above. The proposed use is considered to be compatible with the nearby uses if the development includes all of the required upgrades to the property and is managed properly. The proposed use has been on site previously from 2018-2019 and from 2024-2025.

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

The property is suitable for automotive uses given the existing surrounding commercial uses adjacent to a major thoroughfare. This building was a car wash prior to 2018 and towards the end of 2018 a Special Use Permit was approved for auto sales, detailing, light maintenance, and repair. Removal of the restrictions will not detrimentally affect nearby property if the site is properly managed and maintained.

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 Corridor Mixed Use, which allows up to five (5) story buildings that integrate complimentary land uses such as retail, office, small businesses and residential. Access to residential uses and their facilities is allowed at street level. These areas should be designed to support multi-modal connectivity with wide sidewalks and street trees. Buildings should be built up to the street for a consistent street frontage and transition to abutting residential uses. Live/work units with commercial/retail on the street level and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block. The proposed use designation does conform to the Area Plan although small businesses are not defined in the PlanKCK 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.*

The proposed use will inherently generate an increase in traffic on-site. It is not expected, however, that this increase in traffic will not exceed the capacity of North 75th Street or Nebraska Avenue, north Local Street, to accommodate it directly off State Avenue, a Major Arterial.

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 necessary for the convenience and welfare of the public as there are other properties nearby that provide a similar use as the proposed use. However, the applicant is bringing another option for the public. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use fits within the neighborhood and zoning regulations.

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 could potentially be expected to occur in durations or intensities to create issues with nearby properties. This could occur from vehicles being brought to the property at hours not normally associated with "typical" business hours from 8:00 AM to 6:00 PM.

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 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 property in an existing, built-out neighborhood.

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

The relative gain to public health, safety and welfare is minimal. If denied, the property owner may not use the property for an auto dealership, however, they can still propose a new use that fits within the CP-2 Planned General Business District.

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 should not result in the overcrowding of land if it is properly managed and operates within the required conditions. The parking of cars on site may become an issue if not managed properly. The proposed use will not cause undue concentrations of population as it is a commercial use.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Noise
Lights
Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-033**, for two (2) years, subject to:

1. **Parking lot shall be resurfaced and striped accordingly;**
2. **Section 27-467(g) states trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Applicant shall plant 7 trees on-site;**
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;**
5. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
6. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
7. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
8. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
9. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the**

- Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
10. 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;
 11. 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;
 12. 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;
 13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 14. 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

June 8, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Business Plan
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	June 8, 2026 Approval	June 24, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-033** 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 **SP2026-033**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 59:17:

SP2026-033 - DANIEL FLORES WITH DFF MOTORS GROUP LLC

Synopsis: Special Use Permit for used automotive sales and light repair at 7521 Nebraska Avenue. *Detailed Outline of Requested Action:* The applicant, Daniel Flores, is requesting a Special Use Permit to operate a used automotive sales business in conjunction with a light repair shop at 7521 Nebraska 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:

- Daniel Flores Applicant, 8927 Armstrong Avenue, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:00:49: Lead Planner Byron Toy stated that this property was previously an auto sales and light repair shop. A new owner has taken over and Special Use Permits are not transferable. The only new thing the applicant will have to do is restripe the parking lot. Staff recommends approval with conditions.

Motion starts at 1:01:24:

On motion by Commissioner Ward, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-033 for two (2) years:**

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

Motion to recommend APPROVAL passed: 7 to 0

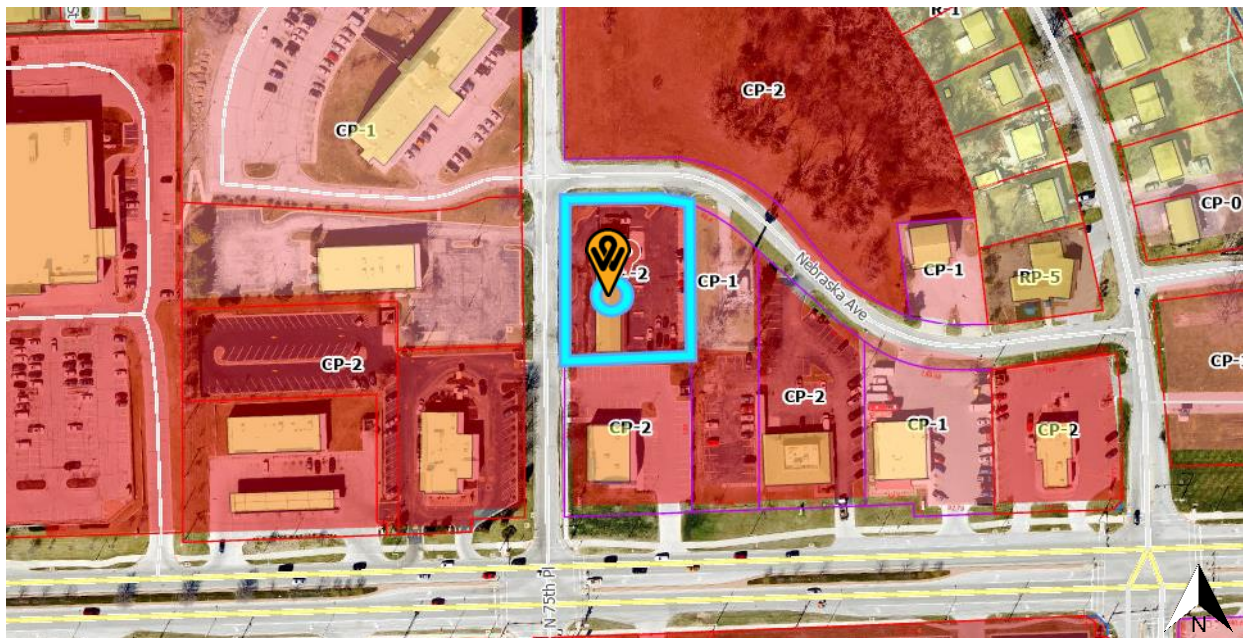
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

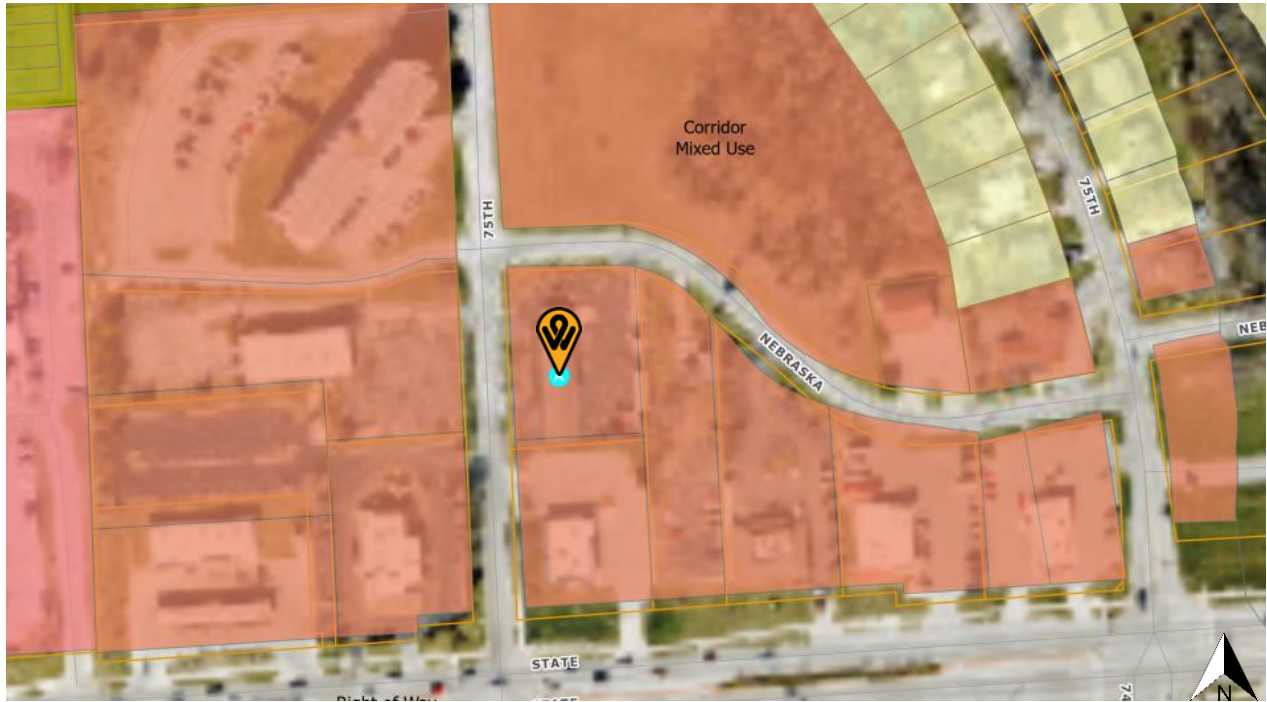
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Minutes

APPLICATION NUMBER: SP2026-033

DATE AND LOCATION:

May 19, 2026

Virtual Zoom Meeting

MEETING CALLED TO ORDER AT:

5:00 p.m.

NAMES OF PEOPLE IN ATTENDANCE:

- Daniel Flores – Applicant

INTRODUCTIONS:

Daniel Flores introduced himself as the applicant for Special Use Permit Application SP2026-033 regarding the property located at 7521 Nebraska Ave, Kansas City, KS 66112.

PRESENTATION BY APPLICANT:

The applicant was present and available to discuss the proposal at the property located at 7521 Nebraska Ave. The applicant was prepared to answer any questions or concerns regarding the application and business operations.

QUESTIONS AND ANSWERS:

No members of the public joined or attended the scheduled neighborhood meeting. Therefore, no questions or comments were received.

MEETING ADJOURNED AT:

5:30 p.m.

MINUTES TAKEN BY:

Daniel Flores

Screenshot of Zoom Sign in Sheet Attached Below one at 5pm and one at 5:30pm

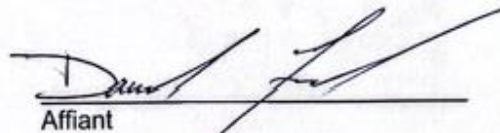
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wichita) SS:

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

1. That I am the petitioner for Petition # SP 2026 - 033.
2. That I conducted a neighborhood meeting on 05/19/2026 at 5pm.
3. The notice to nearby property owners was sent on 05/04/2026.
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 May, 2026.

My commission expires 12th of December, 2026²⁹₆.

GAVIN LANGE
Notary Public-State of Kansas
My Appl. Expires 12/12/29



Notary Public

DFF Motors Group LLC – Business Plan

Business Overview

DFF Motors Group LLC is a small, locally owned automotive business located at 7521 Nebraska Ave, Kansas City, KS. The business focuses on retail vehicle sales and light automotive services. Operations are conducted on-site within an existing commercial building and paved lot.

Purpose of Business

The purpose of DFF Motors Group is to provide reliable used vehicles to the local community along with basic automotive services to support vehicle maintenance and customer needs. The business intends to operate in a manner consistent with the property's prior use as an auto sales and light repair facility.

Operations

Retail sale of pre-owned vehicles. Light automotive service and maintenance. Vehicle inspections and minor repairs related to inventory. All work is performed indoors within designated service bays. No major reconstruction, heavy mechanical work, or high-impact operations are conducted on-site.

Property & Facilities

The property includes a fully paved parking lot with marked spaces, a commercial building with office space and service bays, and designated customer parking with accessible entry. The site is maintained in a clean and orderly condition.

Hours of Operation

Monday – Friday: 9:00 AM – 6:00 PM. Saturday: 9:00 AM – 4:00 PM. Sunday: Closed.

Traffic & Impact

The business operates on a small scale and generates minimal traffic consistent with typical retail and service use. Customer visits are staggered throughout the day. No large deliveries or heavy truck traffic are expected. No outdoor loud activity or excessive noise.

Compliance & Safety

DFF Motors Group is committed to maintaining a clean and professional property, following all local zoning and business regulations, and operating in a way that is safe and respectful to surrounding

properties. All operations are contained within the property boundaries.

Conclusion

DFF Motors Group LLC intends to continue operating the property in a responsible manner consistent with its established use for vehicle sales and light repair. The business aims to provide value to the community while maintaining compliance with all applicable regulations.

Here is updated Site Plan Image with labeled parking spaces.

Each parking space is labeled "PS" in red font, along with "Handicap PS"

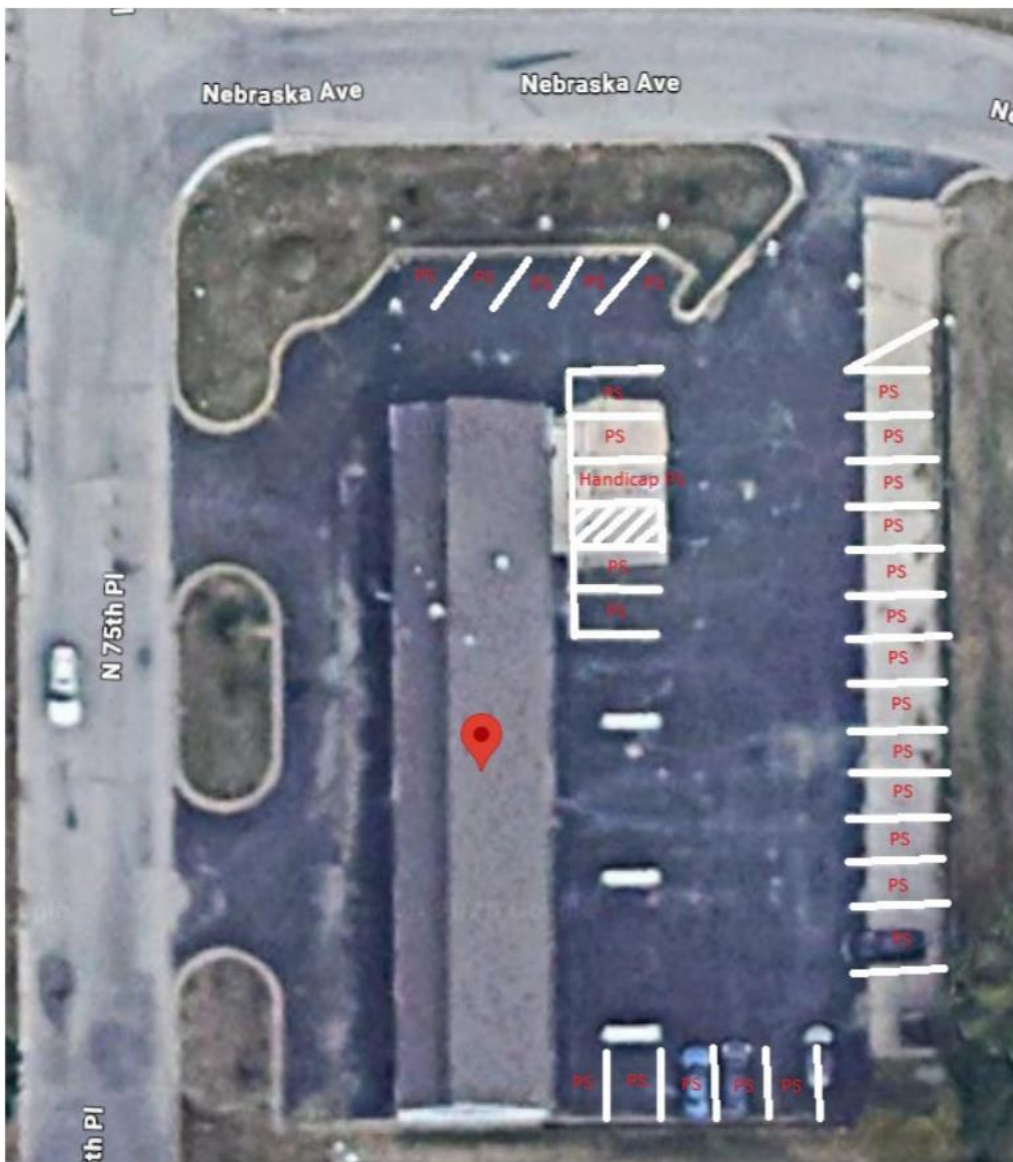
There are 5 spaces in front of the front door of the building

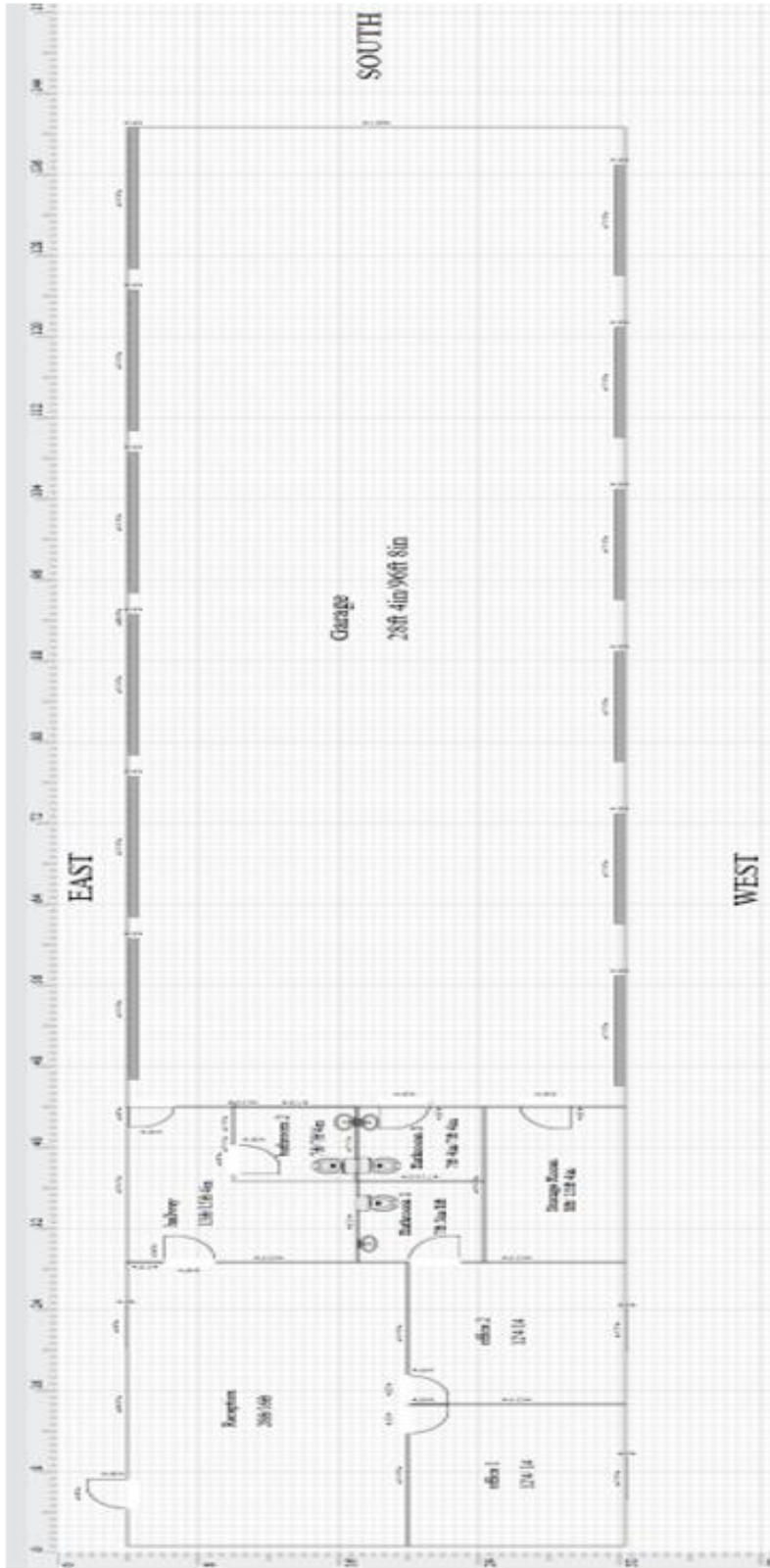
Another 5 spaces on the north side of the property next to Nebraska Ave

On the south side of the property 5 parking spaces

And on the east side of the property 13 parking spaces

For a grand total of 28 parking spaces









(Published _____)

SP2026-033

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 SP2026-033, commonly known as 7521 Nebraska Avenue, Kansas City, Kansas, legally described as:

9288, S4, T11, R24, ACRES 0.64, BEG 457FT E & 257.13FT N OF SW COR E1/2 SW1/4; N 192.13FT, E 110.67FT, ELY CUR RT-39.78FT, S 181.2FT, W 150FT TO POB CONTG 0.66AC M/L, located at approximately 7521 Nebraska Avenue, Kansas City, Kansas.

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

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. **Parking lot shall be resurfaced and striped accordingly;**
2. **Section 27-467(g) states trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Applicant shall plant 7 trees on-site;**
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;
5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
6. All existing and future driveways must feature curb cuts that are constructed to UG standards;
7. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
8. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
9. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
10. 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;

11. 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;
12. 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;
13. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
14. 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: June 24, 2026

Re: **Special Use Permit Petition SP2026-036**

GENERAL INFORMATION

Applicant Information:

Ichien (Zoe) Lee
Property Owner
2506 West 43rd Avenue
Kansas City, Kansas 66103

Subject Property:

2506 West 43rd Avenue
Kansas City, Kansas 66103

Requested Action and Purpose:

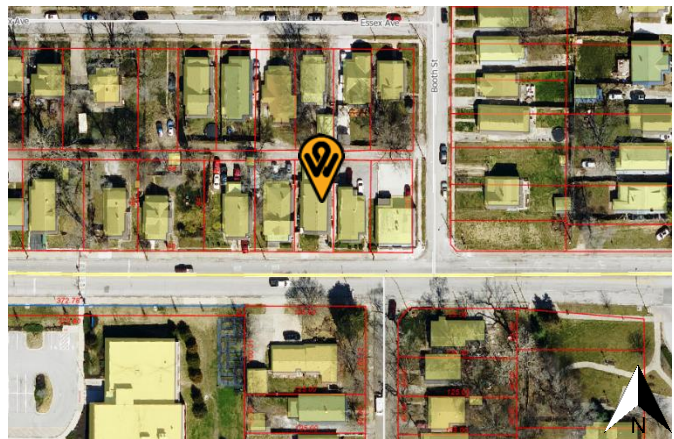
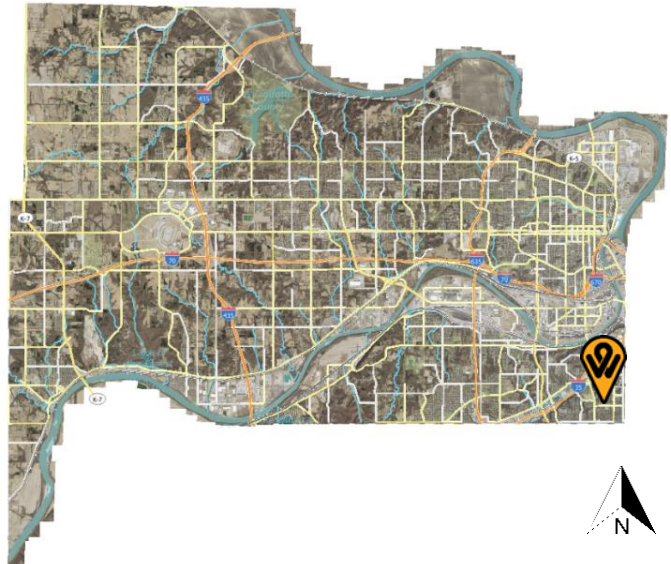
Approval of Special Use Permit
Renewal to operating a short-term
rental (SP2025-007 expired on May
15, 2026).

Commission Districts:

At-Large Commissioner, District #2:
Tom Burroughs
District #3 Commissioner:
Christian Ramirez

Existing Zoning District(s):

R-1(B) Single Family District



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residence
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.09 Acre

Comprehensive Plan Area: Rosedale Area Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates West 43rd Avenue as a Minor Collector Street.

Parking Requirement: Section 27-457(d) states one (1) parking space for each dwelling unit shall be provided on the premises. The subject property has two (2) covered parking spaces within a garage and one (1) uncovered parking space, for a total of three (3) parking spaces on the property.

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

Advertisement: The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026

Public Hearing: June 8 and June 24, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ichien (Zoe) Lee, is requesting a Special Use Permit Renewal to continue operating a non-owner-occupied short-term rental in both units of the duplex. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue.

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. 2022 – Domestic Battery.
2. 2018 – Theft.
3. 2016 – Criminal Damage and Theft.

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – CMP24-0225 – Enforcement Complaint – Junk and debris on driveway (Closed).
2. 2024 – ABT24-0125 – Abatement – Remove all junk and trash (Closed).

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – COZ2025-003 – Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex.
2. 2025 – SP2025-007 – Special Use Permit for a short-term rental. Approved for one (1) year.
3. 2025 – BOZA2025-003 – Variance for front-yard setback, rear yard setback, lot width, and lot area.
4. 2012 – 12409-00002 – Master Plan Amendment – To change from Commercial Mixed Use to Medium High Density Residential (withdrawn).
5. 2012 – 12401-00004 – Change of Zone – Change of zone from R-1(B) Single Family District to R-3 Townhouse District (withdrawn).
6. 2001 – NC -2001-7A - Certificate of Legal Non-Conformance for a triplex.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Neighborhood Group, the Hilltop Statistical Neighborhood, the Rosedale Development Association

Business Group, Census Block Group 0452004. The neighborhood consists of primarily single-family residential, commercial, and public space uses. The subject property is located along a mixed-use corridor with commercial uses located to the east of the property. There are also several other multi-family residential properties within the neighborhood. The intersection of 43rd Ave and Rainbow is two (2) blocks to the east.

- 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 Districts with some nearby commercial and multi-family uses. 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 corridor. 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 detrimentally 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 and/or the length of time the property has been actively marketed.***

The property is not vacant. The property has a rental license history dating back to 2000.

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

The Rosedale Area Plan designates the subject property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use as a duplex does conform to the Rosedale Area Plan. Special Use Permits are not addressed in the Rosedale Area Plan, however, the proposed use as a short-term rental conforms to the Rosedale Area 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 Minnesota Avenue, 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 four (4) per unit. The maximum number of vehicles parked off-street is three (3). These maximum numbers are set due to the limited off-street parking spaces that are available on the subject property. 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 May 2, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with Previous Conditions of Approval
Noise, Illumination, and Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-036, for two (2) years**, subject to:

- 1. Adhere to the previous conditions of approval from SP2025-007;**
- 2. Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2;**
- 3. All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. 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 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 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;
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 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;
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

June 8, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Welcome Book
Floor Plan
Home Inspection Report
Site Visit Photos, Taken by Staff – Dated January 31, 2025
Certificate of Legal Non-Conformance NC-2001-7A

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	June 8, 2026 Approval	June 25, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-036** 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 **SP2026-036**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 35:26:

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

CONSIDERATION OF THE MAY 11, 2026 CITY PLANNING COMMISSION MINUTES.

SP2026-036 - ICHIEN LEE

Synopsis: Special Use Permit (Renewal of SP2025-007, expired May 15, 2026) for a Non-Owner Occupied Short-Term Rental at 2506 West 43rd Avenue. *Detailed Outline of Requested Action:* The applicant, Ichien (Zoe) Lee, is requesting a Special Use Permit Renewal to continue operating a non-owner-occupied short-term rental in both units of the duplex. This would be the first and only permitted short-term rental on the 2500 and 2600 blocks of West 43rd Avenue.

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

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 36:41:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of the consent agenda:**

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

Motion to recommend APPROVAL passed: 7 to 0

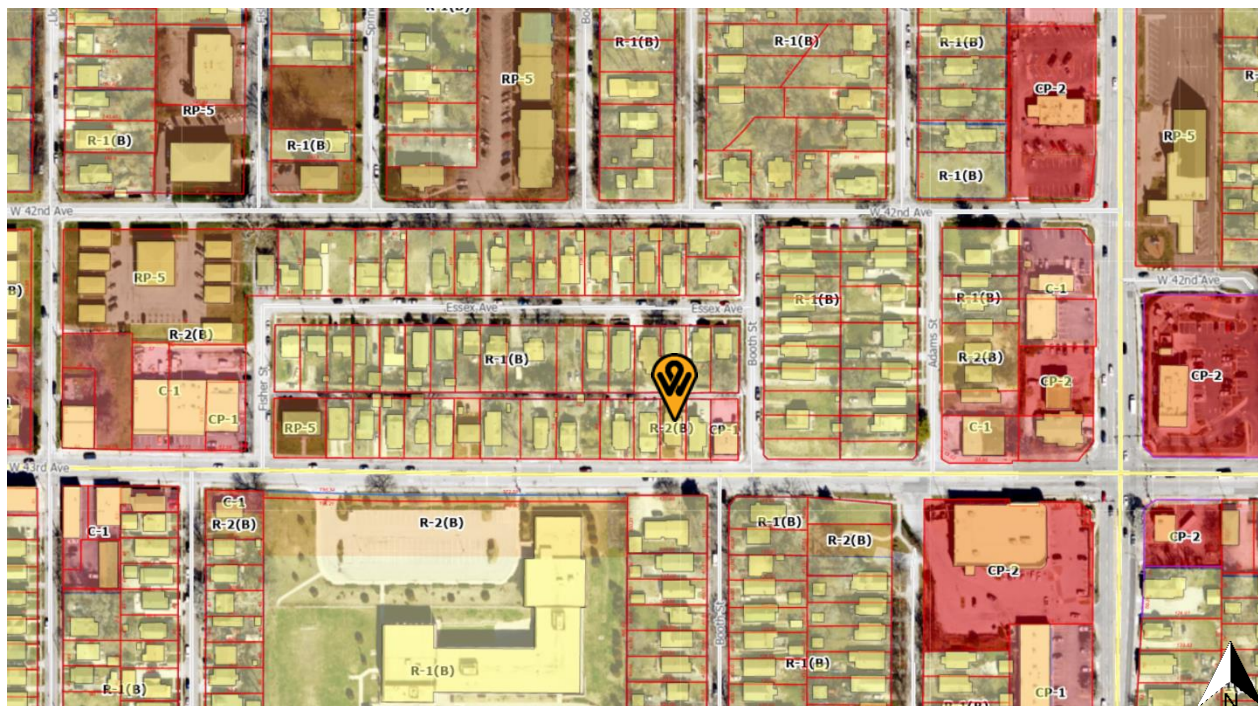
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

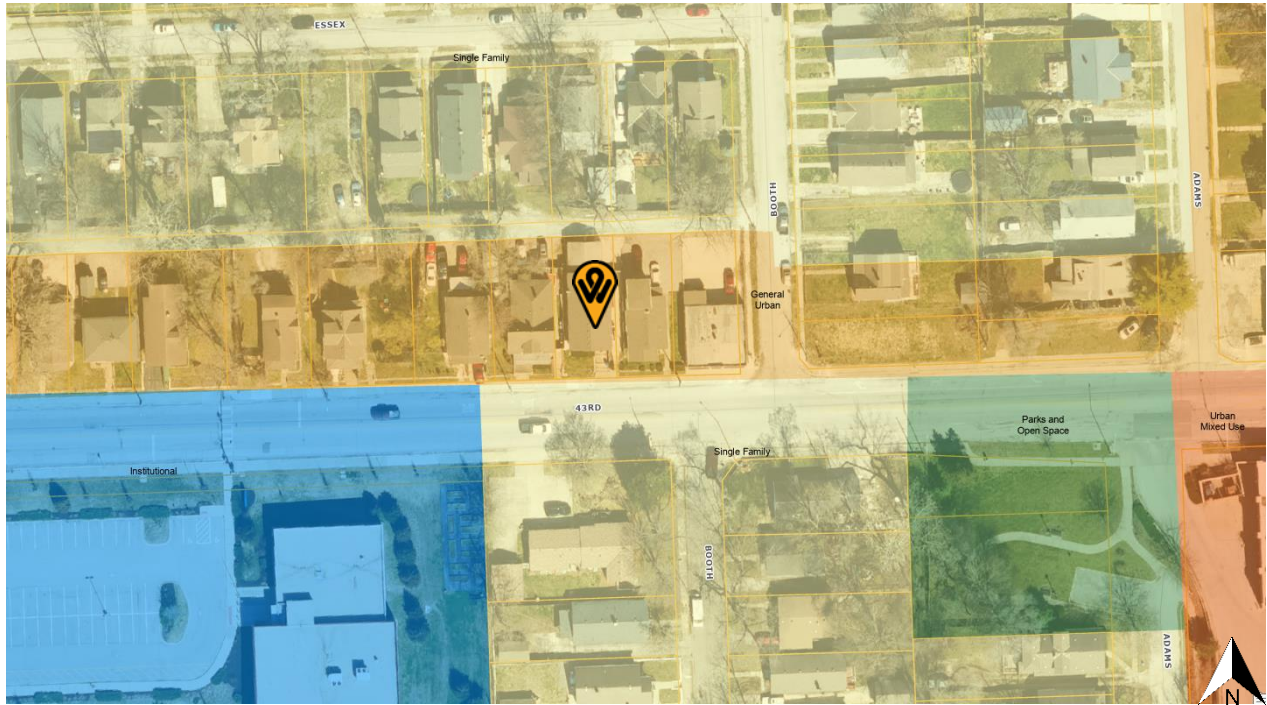
AERIAL IMAGERY



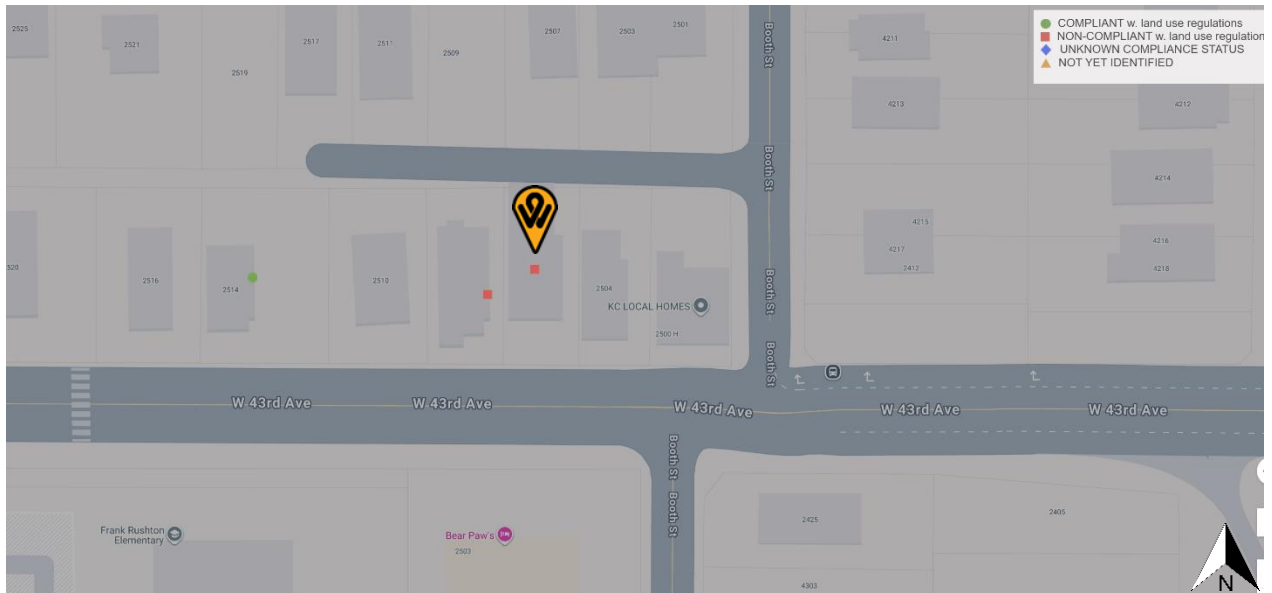
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

- t. 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;
- u. 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;
- v. 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,
- w. 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.

Applicant Response: Repairs have been completed and rules have been complied with

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

Applicant Response: 3 vehicles, 2 in parking garage and 1 on concrete slab parking spot

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

Applicant Response: 7 upstairs and 4 downstairs

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

Applicant Response: IChien Lee (owner operator), 573-639-8822 zoeli0516@gmail.com.

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

Applicant Response: Email/Door Knock

6. 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: 15 minutes

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

Applicant Response: 70%

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

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- 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 of the above

9. 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

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

Applicant Response: Yes

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

Applicant Response: Yes

Staff Response: Please inform guests that they must comply with local leash and vaccination laws per animal control ordinances.

MINUTES:

Application Number: SP2026-036

Date and Location:

05/25/2026

Google Meet (Virtual Meeting)

The link to join the meeting: meet.google.com/bbk-brbf-grt

Meeting called to order at: 5:00PM CST

Names of people in attendance: N/A – No Attendance

Introductions: N/A – No Attendance

Meeting adjourned at: 5:30PM CST

Minutes taken by: IChien (Zoe) Lee

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition #SP2026-036.
2. That I conducted a neighborhood meeting on 5/25/2026.
3. The notice to nearby property owners was sent on 5/11/2026.
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.



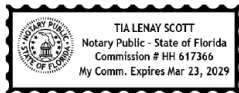
Affiant IChien Lee

State of Florida County of Broward

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

My commission expires 23 of March, 2029.

IChien Lee produced a Kansas license as identification. This notarial act was an online notarization.



Notary Public Tia Lenay Scott

Airbnb

Address: 2506 W 43RD AVE KANSAS CITY KS 66103

Welcome to our home! We hope you enjoy your stay. There are a few things you should know as you're getting settled in.

House Rules / What You'll Find In-Home

Internet

Network: [REDACTED]
Password: [REDACTED]

If for any reason it's not working, try unplugging the modem and plugging it back in. It's on top of the buffet.

Door Lock & Doors

Punch in the door code to open the door. Hit the Kwikset button to lock the door again.

Noise Warning

Please keep noise levels down outdoors after 9pm. That means no amplified music or loud voices late at night. If a neighbor calls to complain, you will lose your deposit. If we get a second call or the police show up, you will be asked to leave and you will not get a refund.

Water

Yes, the water is safe to drink.

AC/Central Heat

Thermostat is in the living room.

Exterior lights

Exterior light/camera will remain on in the evenings.

Laundry

Detergent and dryer sheets are provided.

Trash

Trash and Recycling bins are located at the front of the home. Pickup is every Thursday morning at 8am, please have all bins placed by the curb on Wednesday night.

Smoking

No smoking within the property. Smoking is allowed in outside areas that are not enclosed and are at least 10 feet from any doorway, open window or air intake of an enclosed area.

Need help?

Text or call us at 573-639-8822. We would rather you ask than have an unhappy stay.

Checking Out

Upon Departure

Checkout is at 11am.

Closing Up Checklist

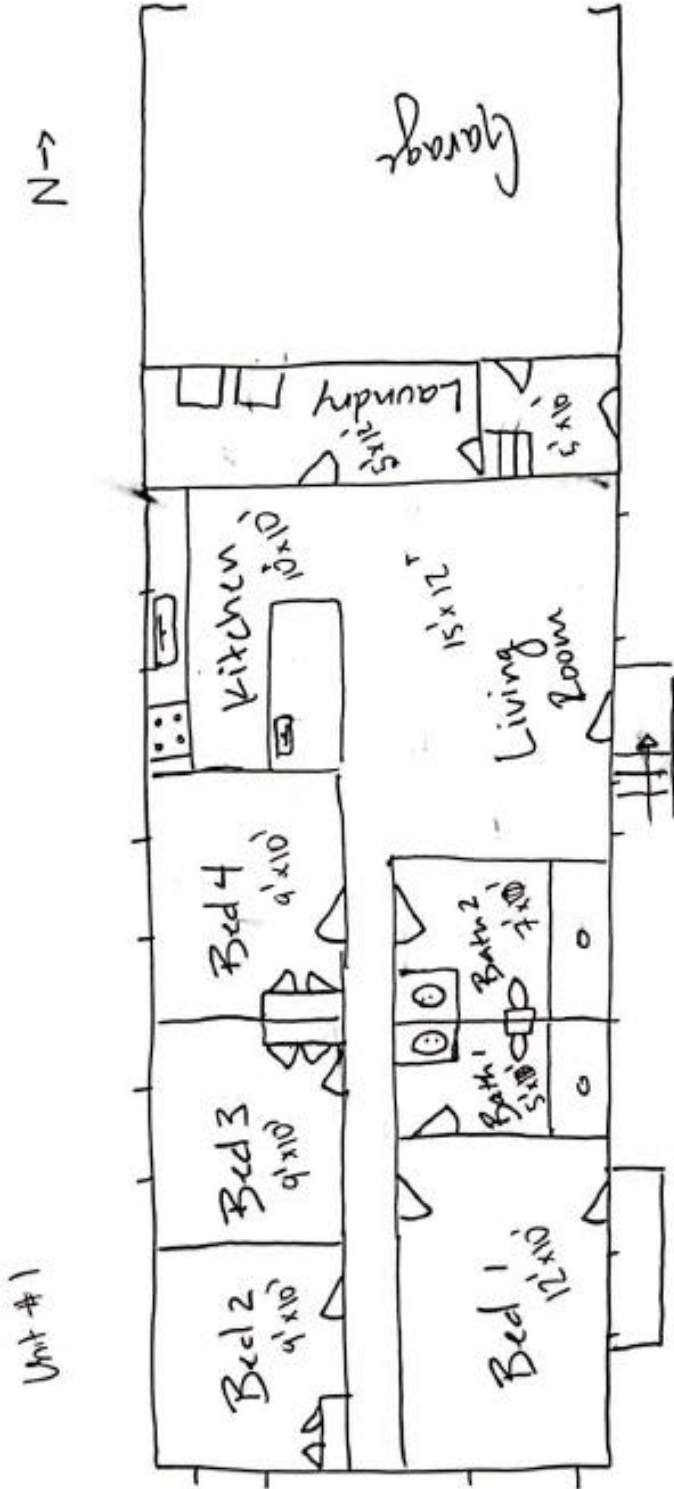
Check to make sure all the doors and gates are locked.

Make sure the oven, heater, and cooktop burners are off.

Take full bags of trash to the trash cans.

Pet owners, please do a sweep to make sure any pet waste has been picked up.

If you loved your stay, we'd certainly appreciate a good review!



Unit #2



HOME INSPECTION REPORT

potential child falling hazards exist at large openings around exterior guardrails

Page 7 of 25

File Number: 1132 - 011525
Address of Inspection: 2506 W 43rd Ave

Figure Number 9



Figure Number 10



The fence on the left side of the home is leaning and has decay

Figure Number 11



File Number: 1132 - 011525
Address of Inspection: 2506 W 43rd Ave

and is not visible from the interior of the shower or the subfloor below. We cannot verify the integrity of the shower pan or concealed portions of the drain. Additionally, our test of the unit cannot simulate an actual shower and therefore is not a guarantee that the unit is free of leaks. The cosmetic condition of the tile or grout is not considered during the inspection. The absence or presence of cracks in the tile or joints is not an indication of a leak free unit.

Upper level hall bath showerhead leaks at the stem

Figure Number 17



The upper level hall bath outlet is loose

Page 17 of 25

File Number: 1132 - 011525

Address of Inspection: 2506 W 43rd Ave

Figure Number 24



An extension cord is powering a light timer in the garage breezeway and is not in conduit

Figure Number 25



The stairs in the garage breezeway do not have handrails.

File Number: 1132 - 011525
Address of Inspection: 2506 W 43rd Ave

Figure Number 26



SITE VISIT PHOTOS, TAKEN BY STAFF – DATED JANUARY 31, 2025







Department of Development
Planning and Zoning

701 North 7th Street, 4th floor
Kansas City, Kansas 66101

Phone: (913) 573-5750
Fax: (913) 573-5745

December 18, 2001

Homestead Residential LLC
11130 Walnut
Kansas City, MO 64114

RE: *2506 AND 2508 WEST 43RD AVENUE*

This letter is sent to notify you that we did send letters to property owners within 200' of your properties at 2506 and 2508 West 43rd Avenue. We received no objections to the continuation of three (3) dwelling units at 2506 West 43rd Avenue and five (5) dwelling units at 2508 West 43rd Avenue.

Thus, under the zoning ordinance, these units can remain for a ten-year period (applicable to applicant property owner only), subject to:

Compliance with the rental housing code.

This requires that rental licensing inspect, and that you make any required improvements within 180 days of the date of this letter. Rental Licensing can be reached at 913-573-8649. Of course, if the property has already been inspected and approved by Rental Licensing, you do not need to take further action.

Sincerely,


Steve Speise
Director of Planning and Zoning

JLP
Rental Licensing

(Published _____)

SP2026-036

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 SP2026-036, commonly known as 2506 West 43rd Avenue, Kansas City, Kansas, legally described as:

Lot 3, Block 1, ORCHARD GROVE, a subdivision in the City of Kansas City, Wyandotte County, Kansas, located at approximately 2506 West 43rd Avenue, 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. **Adhere to the previous conditions of approval from SP2025-007;**
2. **Maximum number of guests shall be 7 for the upstairs Unit 1, and four (4) for downstairs Unit 2;**
3. **All parking must be off-street. The maximum number of vehicles for Unit 1 is two (2) and they must utilize the provided garage. The maximum cars for Unit 2 is limited to one (1) and they must utilized the provided parking pad. 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 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 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;
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 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;**
- 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/Geo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

(Published _____)

SP2026-004

ORDINANCE NO. _____

AN ORDINANCE authorizing a Special Use Permit pursuant to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-004, commonly known as 13380 Donahoo Road, Kansas City, Kansas, legally described as:

Lot 1, Family Tree Nursery Estates, a subdivision of land in the City of Kansas City, Wyandotte County, Kansas, located at approximately 13380 Donahoo Road, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an event space with live entertainment.

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

- 1. All entertainment must cease by 1:00AM;**
- 2. Doors and windows must stay closed during any entertainment performance;**
- 3. Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104,f), including:**
 - a. Must have at least one (1) security personnel stationed at the door at all times that is able to monitor any required parking area. Additional security guards may be required depending on the building capacity;**
 - b. Patrons are not allowed to loiter in their vehicles. If so determined, they will be asked to leave;**

- c. An I.D. scanner will be used at all times;
 - d. At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to their vehicles.
- 4. No amplified speakers or entertainment is allowed in outdoor spaces;
- 5. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;
- 6. Parking lot shall be paved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;
- 7. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
- 8. If approved, the applicant must file and maintained a current business occupation tax application and entertainment license with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
- 9. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
- 10. All existing and future driveways must feature curb cuts that are constructed to UG standards;
- 11. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
- 12. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
- 13. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any

- business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
14. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 15. The Special Use Permit shall be valid for 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;
 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 Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

RESOLUTION NO. R-_____ - _____

A RESOLUTION IN SUPPORT OF THE GRINTER CHAPEL AND CEMETERY SITE'S NOMINATION APPLICATION TO THE REGISTER OF HISTORIC KANSAS PLACES.

WHEREAS, the Grinter Chapel and Cemetery, located at 7819 Swartz Road, Kansas City, Kansas, and with a period of significance from 1871-1979, is due to be considered for nomination to the Kansas Register of Historic Places;

WHEREAS, the land that contains the Grinter Chapel and Cemetery first saw a chapel in 1868 when Annie Grinter, a member of the Delaware Tribe who chose to remain in Kansas, constructed a chapel on her 80-acre land allotment;

WHEREAS, Grinter later donated a 1.9-acre tract of land upon which the chapel sat to the Methodist Episcopal Church, and the original chapel building was dedicated as a Methodist church on November 13, 1870; and,

WHEREAS, the Grinter Cemetery to the east of the current chapel was in use by at least 1871, when the first recorded burial of Archibel De Fries occurred; and,

WHEREAS, the Grinter Cemetery was expanded to the south of the Grinter Chapel and original Grinter Cemetery in 1907;

WHEREAS, the original chapel building was demolished in the 1930s, and the current chapel building was completed in 1953; and,

WHEREAS, the Grinter Chapel and Cemetery will be considered for nomination to the Register of Historic Kansas Places (RHKP) by the Kansas Historic Sites Board of Review on June 27, 2026; and,

WHEREAS, the Unified Government is a Certified Local Government (CLG) through the State Historic Preservation Office (SHPO) of the Kansas Historical Society; and,

WHEREAS, a CLG may provide a response to the SHPO's nomination application of a historic site within the municipal boundaries of the CLG, specifically separate recommendations of support or of no support, from both the designated CLG Board and the Elected Chief Official, for placement of said historic site on the RHKP; and,

WHEREAS, the Kansas City, Kansas Landmarks Commission is the designated CLG Board for the Unified Government, recommended support for the nomination on June 1, 2026; and,

WHEREAS, Mayor/CEO Christal E. Watson is the designated Chief Elected Official Kansas City, Kansas Landmarks Commission is the designated CLG Board; and,

WHEREAS, a concurrent resolution by the Board of Commissioners demonstrates additional support for the Grinter Chapel and Cemetery KRHP nomination application by the Unified Government's elected officials and community.

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

Section 1. The Unified Government Board of Commissioners recommends support of the Grinter Chapel and Cemetery nomination application to be considered by Kansas Historic Sites Board of Review for placement on the Kansas Register of Historic Places.

Section 2. This Resolution shall take effect and be in full force immediately upon its adoption.

**RESOLVED 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, Chief Counsel



Certified Local Government (CLG) Program Response Sheet for National Register of Historic Places (NRHP) Nominations

CLG: Kansas City, Kansas

National Register Nomination(s): Grinter Chapel and Cemetery, 7819 Swartz Road

Please review the enclosed nomination materials for the above referenced resource(s) within your jurisdiction. On a separate sheet, please provide any comments your board/commission has regarding the: significance of the resources, its relationship to the proposed criteria or areas of significance, the merits of listing this resource in the NRHP, and any other issues that the State Historic Preservation Officer, Kansas Historic Sites Board of Review (HSBR), or National Park Service (NPS) should consider in their review of the nomination.

Following your board's review of the nomination, including any public meetings, please indicate whether the board/commission and chief elected official support or oppose the nomination. Return this form, along with any comments, to KS-SHPO National Register Coordinator before the HSBR meeting where this nomination is scheduled.

1. CLG Board/Commission Recommendation:

- Support the nomination of this property for listing in the National Register of Historic Places.
 Do not support the nomination of this property for listing in the National Register of Historic Places.

2. Chief Elected Official Recommendation:

- Support the nomination of this property for listing in the National Register of Historic Places.
 Do not support the nomination of this property for listing in the National Register of Historic Places.

3. Other recommendations: _____

4. Has any public comment been included with this form? Yes No Explain: _____

CLG Board/Commission Contact:

Name: Jim Schwede, Landmark Commission Chair Date: 1 July 2020

Return the form, additional report, and public comment to the National Register Coordinator within 60 days. If the SHPO does not received this report and recommendation within 60 calendar days, the SHPO will continue the nomination process. Questions can be submitted to the National Register Coordinator: Jamee Fiore Krivenko at Jamee.Fiore.Krivenko@ks.gov.

LANDMARKS COMMISSION

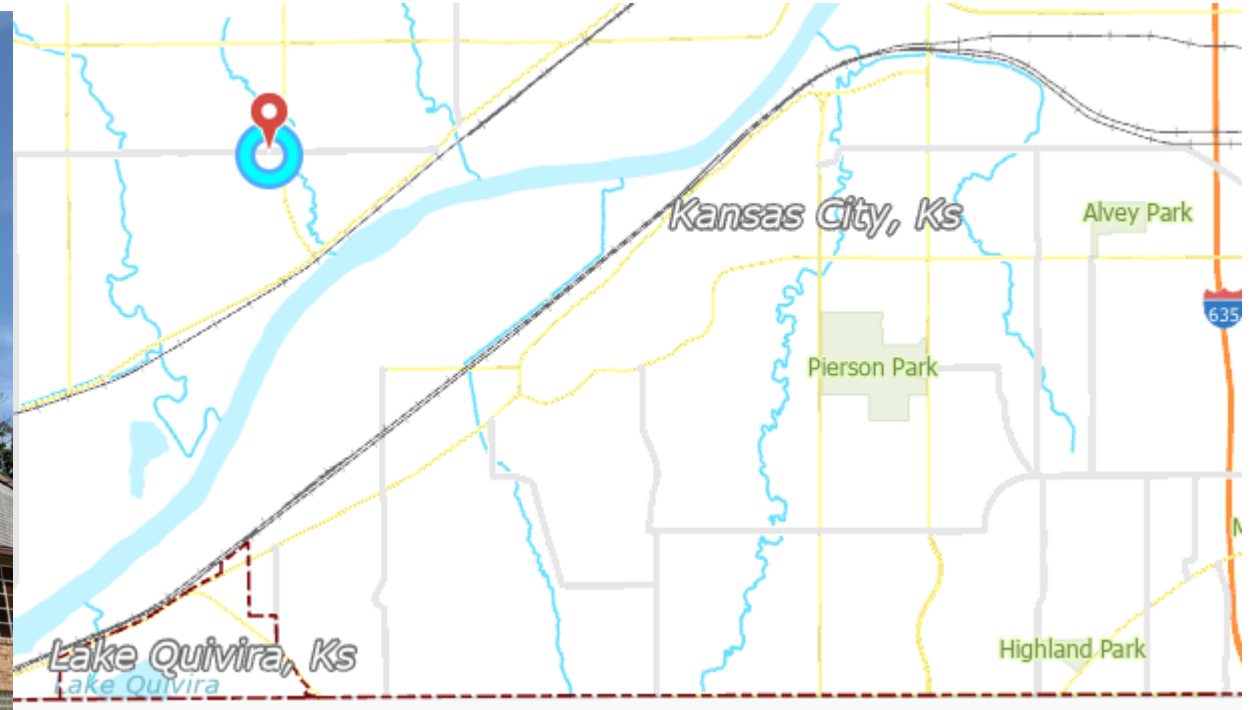
Grinter Chapel and Cemetery

LANDMARKS COMMISSION

JUNE 1, 2026



Grinter Chapel and Cemetery

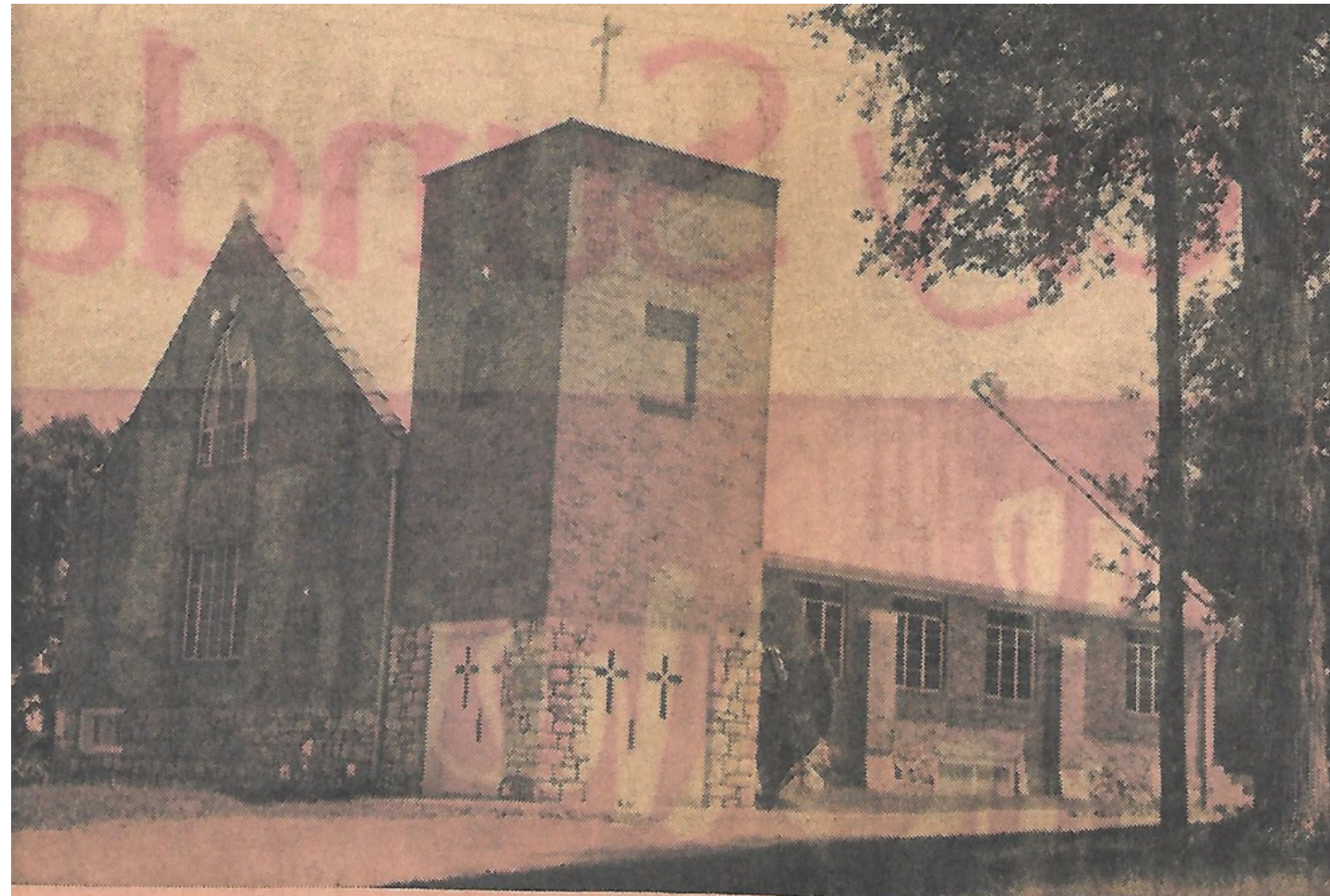


- 7819 Swartz Rd
- Applicant: Kansas Delaware Tribe of Indians



Nomination Details

- Property Category: building and site (2 resource)
- Mid-Century Modern religious architecture
- History of Annie (Anna) and Moses Grinter, Delaware Tribe
- 1907 Cemetery



The present Grinter Chapel Methodist church was erected in 1953. It replaced the original frame building.

Nomination Details

- **Applicable National Register Criteria:**
 - Associated with events that have made a significant contribution to the broad patterns of our history
 - Associated with the lives of persons significant in our past
- **Areas of Significance**
 - Ethnic heritage; architecture
- **Period of Significance**
 - 1871-1979
- **Significant Person**
 - Annie and Moses Grinter



Kansas Historic Sites Board Meeting

- When: Saturday, June 27 at 9:30am
- Where: <https://www.kansashistory.gov/1463>
- Your Role: Provide comment on the case and support or opposition



Reports

- **State Law Administrative Reviews:**
 - Six, four in Westheight
- **Other Administrative Reviews:**
 - Three Environs Reviews
 - Five Certificate of Appropriateness
- **Upcoming Cases:**
 - July 6: 625 Minnesota Avenue State Late Review
 - Seven administrative: SLR/CA/ER



Reports

- Downtown Commercial Historic District:
 - Listed in State Register since February 3, 2024
 - Review due from SHPO for federal listing in July 2026
- Downtown Historic Design Guidelines Consultant Selection
 - Designing Local; work to begin in next 30 days
 - Goal is to produce an easy-to-read illustrative guide
 - Example: [Toledo Historic Design Guidelines](#)
- Hiring
 - First round of interviews for Director of Planning ongoing
 - Moving to second interviews for Planners



SECTION III: REHABILITATION GUIDELINES



WOOD
SIMPLE CLAPBOARD PROFILE
SMOOTH & PAINTED
EASILY REPAIRED



FIBER CEMENT
SIMPLE CLAPBOARD PROFILE
SMOOTH & PAINTED LIKE WOOD
ABLE TO BE REPAIRED



VINYL
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Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, January 9, 2025

7:00 PM – 11:09 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Hill
- Commissioner Townsend
- Commissioner Ramirez

Commissioner's Absent:

- Commissioner Burns

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Jeff Conway (Legal Counsel)
- Gunnar Hand (Director of Planning & Urban Design)
- Shelley Kneuvean (Chief Financial Officer)
- Jeff Conway (Legal Counsel)

Call to Order

Mayor Garner called the meeting to order at 7:00 PM. The invocation was led by Chaplain George Kemper, Sr. from the Ebenezer Ministries, followed by the Pledge of Allegiance.

Commissioner Stites requested a moment of silence for California wildfire victims. Mayor Garner expanded the moment of silence to include former President Jimmy Carter and local Ethics Administrator Ruth Benin, who recently passed away. Clerk Monica L. Sparks read Ruth Benin's biographical information, noting her service as UG Ethics Administrator since 2008.

Revisions to Agenda

No revisions to the agenda were reported.

Mayor's Agenda

Item No. 6.1 - PRESENTATION: MAYORS OF BONNER SPRINGS, EDWARDSVILLE AND LAKE QUIVIRA (Discussion Begins 7:42)

Mayor Garner introduced presentations from the three other mayors in Wyandotte County, emphasizing the unified nature of the county.

Mayor Carolyn Caiharr of Edwardsville addressed three main issues:

- **PILOT Charge:** Requested removal of the PILOT charge from Edwardsville utility bills that funds Kansas City, Kansas general fund
- **PET Board:** Requested amendment to Library Board charter to remove non-paying members from voting on taxes they don't pay
- **CIFI Funding:** Requested restoration of the infrastructure funding program that was eliminated during budget cuts

Mayor Caiharr thanked the Commission for voting revenue neutral.

Mayor Tom Stephens of Bonner Springs presented comprehensive updates on Bonner Springs development:

2024 Accomplishments:

- New water treatment plant online (2-3 million gallons daily capacity)
- Full-time fire department providing mutual aid (234 calls to KCK, 181 received from KCK)

2025 Projects:

- 138th Street reconstruction (funding with SCI-FI contribution)
- Four multi-family housing developments totaling 392+ units
- Compass 70 Logistics Park with pharmaceutical company tenant
- Second QuikTrip location with diesel services (K-7 & Speaker Road)
- Country Stampede returning

Mayor Stephens also advocated for CIFI funding restoration, emphasizing its importance for infrastructure needs and community perception of county investment.

Mayor Dave McCullagh of Lake Quivira participated virtually, reporting on:

2024 Accomplishments:

- Holliday Drive cleanup and drainage improvements
- Class A dam spillway reconstruction (\$2+ million project)
- New ADA ramp at City Hall
- New Police Chief Manny Almos and hired second full-time police officer
- City-owned fuel station with ethanol-free gas

2025 Goals:

- Revenue diversification beyond property taxes
- Google Fiber expansion
- Personnel hires (building official, treasurer)
- Railroad quiet zone discussions
- Holliday Drive safety improvements

This item was for information only, and no commission action was required.

Item No. 6.2 - PROCLAMATION: PROVIDER APPRECIATION DAY (Discussion Begins 1:08:13)

A Proclamation proclaiming January 16, 2025, as Provider Appreciation Day

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

Item No. 6.3 - PROCLAMATION: GOLDEN ROYALTIES CHAPTER DAY (Discussion Begins 1:08:38)

A Proclamation proclaiming January 18, 2025, as Golden Royalties Chapter Day.

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

Clerk's Statement (Statement Read 1:09:15)

Planning and Zoning Consent Agenda (Discussion Begins 1:12:47)

A. CHANGE OF ZONE APPLICATIONS

1. COZ2024-031 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
3. COZ2024-034 - AMY GRANT WITH POLSINELLI PC
4. COZ2024-035 - DONNA AGEE

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-089 - DANIEL PARKER WITH ABOGADOS KC LLC
2. SP2024-102 - NEAL PALMER
3. SP2024-103 - JAMES SULLIVAN
4. SP2024-104 - DENISE TOMASIC
5. SP2024-106 - TRAVIS GUNTER WITH VERITAS ARCHITECTURE

C. MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-012 - AMY GRANT WITH POLSINELLI PC

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

1. AN ORDINANCE rezoning property at 601 Village West Parkway (COZ2024-014) from A-G Agriculture District to CP-3 Planned Commercial District.
2. AN ORDINANCE rezoning property at 9711 State Avenue (COZ2024-025) from A-G Agriculture District to MP-2 Planned General Industrial District.
3. AN AN ORDINANCE rezoning property at 313 North 10th Street (COZ2024-026) from R-1(B) Single-Family District to RP-5 Planned Apartment District.

4. AN ORDINANCE rezoning property at 7957 State Avenue (COZ2024-030) from C-1 Limited Business District and R-1 Single Family District to CP-1 Planned Limited Business District.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-005) for operation of an automotive repair business at 1101 Minnesota Avenue.
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-054) for continuation of the temporary use of land for a community garden and greenhouse at 1810 North 1st Street.
7. AN ORDINANCE authorizing a Special Use Permit (SP2024-055) for continuation of community garden, storage containers, coolers, and farm market training at 1900 North 1st Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2024-063) for continuation of live entertainment at a drinking establishment at 322 North 6th Street.
9. AN ORDINANCE authorizing a Special Use Permit (SP2024-065) for a daycare center at 3424 North 99th Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2024-070) for continuation of a Short-Term Rental at 408 Sandusky Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2024-071) for continuation of a Short-Term Rental at 2706 Espenlaub Lane.
12. AN ORDINANCE authorizing a Special Use Permit (SP2024-072) for continuation of a Short-Term Rental at 4138 Lloyd Street.
13. AN ORDINANCE authorizing a Special Use Permit (SP2024-079) for continuation of a Short-Term Rental at 3925 Springfield Street.
14. AN ORDINANCE authorizing a Special Use Permit (SP2024-080) for continuation of a Short-Term Rental at 4028 Booth Street.
15. AN ORDINANCE authorizing a Special Use Permit (SP2024-081) for continuation of a Short-Term Rental at 4456 Springfield Street.
16. AN ORDINANCE authorizing a Special Use Permit (SP2024-085) for used automotive sales at 49 South 7th Street.
17. AN ORDINANCE authorizing a Special Use Permit (SP2024-090) for continuation of a Short-Term Rental at 4110 South Minnie Street.
18. AN ORDINANCE authorizing a Special Use Permit (SP2024-091) for operation of a Short-Term Rental at 4516 Eaton Street.
19. AN ORDINANCE authorizing a Special Use Permit (SP2024-092) for operation of a Short-Term Rental at 2918 West 46th Avenue.
20. AN ORDINANCE authorizing a Special Use Permit (SP2024-093) for operation of a Short-Term Rental at 7146 Parallel Parkway.

21. AN ORDINANCE authorizing a Special Use Permit (SP2024-096) for operation of a used automotive sales lot with light repair at 7521 Nebraska Avenue.

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except Item No. 8.A.2. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/0

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

Set Aside:

A request was made by Commissioner Lopez to set aside Item No. 8.A.2. **(Discussion Begins 1:24:38)**

COZ2024-032 - LADENA WASHINGTON WITH ALTAR SUPPORT

Staff presented opening comments. The Applicant was present and provided no comments.

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

Commissioner Kane made a motion to approve Item 8.A.2. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Regular Consent Agenda (Discussion Begins 1:34:43)

Item No. 1 - PLAT: AMOURDALE BUSINESS PARK

Item No. 2 - MINUTES

Item No. 3 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

Standing Committees' Agenda

Item No. 1 - RESOLUTION: APPROVING THE WAIVING OF CERTAIN APPLICATION AND PERMIT FEES FOR RESIDENTIAL DEVELOPMENT EAST OF 55TH STREET IN KANSAS CITY, KANSAS (Discussion Begins 1:35:35)

The resolution waiving certain application and permit fees for residential development east of 55th Street was brought forward from the Economic Development and Finance Standing Committee by Chair Burroughs.

Commissioner Davis made a motion to adopt the resolution with one change, to add single family homes and duplexes as residential development. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 9/0

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

Item No. 2 - RESOLUTION: AUTHORIZING THE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW GROWTH REVENUES FOR THE PURPOSE OF RECOMMENDING BUDGETARY OPTIONS (Discussion Begins 1:41:05)

The resolution authorizing calculation of new growth revenues was taken up under the Economic Development and Finance Standing Committee section by Chair Burroughs. County Administrator David Johnston explained the concept addresses property tax relief by dedicating 25% of new revenues when economic development incentives expire (such as STAR bonds, TIFs, property tax abatements) to either debt reduction or direct mill levy reduction.

Commissioner Ramirez made a motion to adopt the resolution and to raise the percentage to 50% and add “and/or” language for flexibility between debt reduction and mill levy reduction options. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/1

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

Administrator’s Agenda

Item No. 1 - ORDINANCE: AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS FOR DEBT FINANCING (Discussion Begins 2:45:36)

Shelley Kneuvean, Chief Financial Officer, introduced the ordinance.

Key Points:

- This action completes projects already put in motion over several years, not part of the full debt strategy discussion planned for Spring
- Total project cost: \$89 million (including temporary notes, interest, and issuance costs)
- Original Commission approval was for about \$85 million in projects
- Temporary notes were issued for \$53 million as cash flow tool
- 36 projects were previously approved by Commission
- 19 projects needed updated debt authorization descriptions
- 15 projects had descriptions made more specific
- 4 projects had dollar amount amendments (all decreased)
- Sanitary sewer projects: \$61 million (paid through sewer rates, not general fund)
- City projects: \$28 million through City General Fund
- Debt payments factored into approved sewer rate increases (4% annually through 2029, then 3.5%)
- Temporary notes come due April 1 and must be refinanced into permanent debt

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

Vote: Motion carries 7/2

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

Item No. 2 - RESOLUTION: SALE OF GO BONDS (Discussion Begins 4:04:28)

Shelley Kneuvean, Chief Financial Officer, introduced the item, explaining that this item authorizes advertising and proceeding with the sale of the general obligation bonds. The UG would return to Commission on February 27 to present sale results and request approval of bid award.

Commissioner Davis made a motion to adopt the resolution. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/2

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

Mayor Garner stated, “Janet Parker was here earlier today, and just for the record, she served an outstanding long career here, longer than me, and I did 32 years. So, [she], she's been here for quite a while. She was here earlier. This will be her last meeting. Janet, if you're watching, or if you want to roll the tape back on behalf of all the people that love and call Wyandotte County home, we just want to say thank you for your dedication, your commitment, your service, not just to the Unified Government, but to people here in Wyandotte County. It's valued, it's appreciated, and we're wishing you continued blessings and success in all your future endeavors, and enjoy your retirement.”

Adjournment: (Discussion Begins 4:07:03)

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

Vote: Motion carries 9/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 11:09 P.M.
January 9, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, March 27, 2025

7:00 PM – 7:23 PM

Attendance:

Commissioner's Present:

- Commissioner Burroughs (Mayor Pro Tem)
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns

Commissioner's Absent:

- Commissioner Hill
- Commissioner Townsend
- Commissioner Ramirez
- Mayor Garner

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)

1. Call to Order

Mayor Pro Tem Burroughs called the meeting to order at 7:00 PM. Chaplain Stella Ruiz of Oak Grove Christian Church led the invocation, followed by the Pledge of Allegiance.

4. Revisions to Agenda (Discussion Begins 1:27:09)

The Clerk reported there was an agenda update issued, removing Item 5.1 and adding Item No. 5.4 to the Mayor's Agenda. Under the Planning & Zoning Non-Consent Agenda Item 8.2, Special Use Permit Application, the vote of the Planning Commission was corrected and an updated staff report was provided.

Angela Lawson, Acting Chief Counsel, addressed the impact of having only seven commissioners present. She explained that under the Unified Government Code of ordinances, a valid protest petition requires an affirmative vote of nine commissioners to approve requested zoning applications, and other actions require eight votes to override the Planning Commission. With only seven members present, such votes are impossible. Legal advised that the Board of Commissioners vote to continue the three items that are not on the Consent Agenda, with expectation that the May 1, 2025, meeting will have enough members for all possible actions to be available for consideration.

5. Mayor's Agenda

Item No. 5.1 - HONORARY KANSAS CITY KANSAS POLICE OFFICER AND WYANDOTTE COUNTY DEPUTY SHERIFF (REMOVED PER AGENDA UPDATE)

This item was removed from the agenda, and no commission action was taken.

Item No. 5.2 - PROCLAMATION: SEVENDAYS OF KINDNESS (Discussion Begins 1:32:13)

Proclamation proclaiming March 31 through April 8, 2025, as Seven Days of Kindness.

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

Item No. 5.3 - PROCLAMATION: YOUTH ART MONTH (Discussion Begins 1:32:52)

Proclamation proclaiming the month of March 2025 as Youth Art Month.

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

Item No. 5.4 - PROCLAMATION: NATIONAL TUSKEGEE AIRMEN DAY (ADDED PER AGENDA UPDATE) (Discussion Begins 1:33:10)

Proclamation proclaiming March 27, 2025, as National Tuskegee Airmen Day.

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

6. Clerk's Statement (Statement Read 1:33:48)

7. Planning and Zoning Consent Agenda (Discussion Begins 1:37:00)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2024-042 - AUTUMN KING
2. COZ2025-003 - ICHIEN LEE

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-111 - TATUM PHILLIP
2. SP2025-005 - DONNA BARNETT WITH DSB MANAGEMENT
3. SP2025-007 - ICHIEN LEE
4. SHERRIE GAYED WITH UNIVERSITY OF KANSAS HEALTH SYSTEM

7.3 VACATION APPLICATION

1. VAC2025-001 – KRYSTAL VOTH

7.4 MASTER PLAN AMENDMENT APPLICATION

1. MPL2024-015 KALIN CALLEWAERT

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

1. AN ORDINANCE rezoning property at 7301 State Avenue (COZ2024-036) from CP-2 Planned General Business District to CP-3 Planned Commercial District.
- 2.. AN ORDINANCE authorizing a Special Use Permit (SP2024-074) for a Short-Term Rental at 111 South 16th Street.
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-101) for the continuation of a youth nature center with a campground at 2640 Woodend Lane.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-105) for a Short-Term Rental at 6429 Leavenworth Road.
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-108) for an earthen fill at 732 North 57th Street.

6. AN ORDINANCE authorizing a Special Use Permit (SP2024-118) for continuation of the removal of earthen fill at 10702 Donahoo Road.

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

Vote: Motion carries 6/0

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

8. Planning & Zoning Non-consent Agenda)

8.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 1:29:53)

1. COZ2024-016 - STEVE SOBEK

Commissioner Kane made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

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

8.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS (**Discussion Begins 1:31:07**)

Commissioner Lopez made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/0

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

2. SP2025-003 - HENRY CALHOUN (**Discussion Begins 1:30:40**)

Commissioner Kane made a motion to hold the item over to the next Planning & Zoning meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 6/0

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

9. Regular Consent Agenda (Discussion Begins 1:42:30)

Item No. 1 - RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE

Item No. 2 - PLAT: STONY POINT MEADOWS

Item No. 3 - PLAT: BECHLER FARMS

Item No. 4 - PLAT: SPLITLOG ESTATES

Item No. 5 - PLAT: HOME2 SUITES - FIRST PLAT

Item No. 6 – MINUTES

Item No. 7 – WEEKLY BUSINESS

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

Vote: Motion carries 6/0

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

15. Adjournment: (Discussion Begins 1:43:03)

Commissioner Davis has moved to adjourn the meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

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

**MAYOR PRO TEM BURROUGHS
ADJOURNED THE MEETING AT 7:23 P.M.
MARCH 27, 2025**

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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Mayor Tyrone Garner

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Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, May 1, 2025

7:06 PM – 11:56 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill
- Commissioner Ramirez

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)

- Irene Caudillo (Chief of Staff in Mayor’s Office)
- Reginald Lindsey (Budget Director)
- Rodney Lucas (Interim Assistant County Administrator)
- Kallie McLaughlin (Planning)

Call to Order

Mayor Garner called the meeting to order at 7:06 PM. Sister Therese Bangert of Our Lady of Rose Catholic Church led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 15:32)

The Clerk reported there was an agenda update issued adding Item 5.1, Item 5.2 presentations and Item 5.4 proclamation to the Mayor’s Agenda, changing the order of items to the Mayor’s Agenda, and move Item 12.2 from the Administrator’s Agenda to the Mayor’s Agenda.

Mayor’s Agenda

**Item No. 5.1 - PRESENTATION: DOTTE TALK (ADDED PER AGENDA UPDATE)
(Discussion Begins 16:05)**

Budget Director Reginald Lindsay presented a comprehensive overview of the 2025 budget and upcoming 2026 budget process. The presentation covered:

Commission Priorities for 2025-2026:

1. Uphold fiscal sustainability
2. Foster economic development
3. Focus on service and communication
4. Improve infrastructure

2025 Budget Snapshot:

- Total UG budget: \$471 million
- City General Fund: \$359 million (balanced)
- County General Fund: \$112 million (balanced)

Revenue Sources (City):

- Sales tax: largest revenue source
- Charges for services
- Property tax: 18%

Expenses (City):

- Public safety: 42%
- Infrastructure: 29%

County Budget:

- Property tax: 62% of revenue
- Public safety: 44% of expenses
- Constitutional offices: 55% of county budget

This item was for information only, and no commission action was required.

Item No. 5.2 - RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR’S AGENDA AND ADDED PER AGENDA UPDATE (ADDED PER AGENDA UPDATE) (Discussion Begins 33:01)

County Administrator David Johnston introduced Ryan Murray, Assistant Director of Community Research with ETC Institute, who presented the 2025 Community Survey results:

Survey Details:

- Over 1,200 complete surveys
- Margin of error: 2.8% at 95% confidence level
- 150 surveys completed per commission district
- Random sampling methodology used

Key Findings:

- Results consistent with prior years despite national trends
- 15-point increase in satisfaction with public involvement in local decision making
- Top priorities: economic development, property maintenance, police services, street maintenance
- 44 areas directly comparable to past results: 20 showed increase or no decrease in satisfaction

Public Safety & Services:

- Strong satisfaction with elections services
- High customer service ratings (63% contacted county in past 2 years)
- Motor vehicle services well-rated
- Public safety results remain strong

World Cup Impact:

- Positive economic outlook from residents
- Expected benefits for local small businesses
- Transportation/congestion concerns noted

This item was for information only, and no commission action was required.

Item No. 5.3 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 52:40)

Commissioner Townsend recognized Presidents of active neighborhood groups in District 1:

- Elnora Jefferson, Oak Grove Neighborhood Association **(Discussion Begins 56:10)**
- Vanessa Robinson, Caring Neighborhood Association **(Discussion Begins 59:07)**
- Candie Leonard Caldwell, Organization for Community Preservation (OCP) **(Discussion Begins 1:00:51)**
- Marlene Bouray, Neighbors Who Care Neighborhood Group **(Discussion Begins 1:03:00)**
- Marcia Rupp, Forty Sixers Neighborhood Watch Group **(Discussion Begins 1:05:07)**
- Lou Braswell, Leavenworth Road Association **(Discussion Begins 1:06:51)**
- John Cantwell, Leavenworth Road Association **(Discussion Begins 1:08:37)**
- Deniese Davis, North Welborn **(Discussion Begins 1:09:50)**
- Sandy Ziolo, The Block Hawks **(Discussion Begins 1:11:51)**
- Dorthy McField, Parkwood Colony, Inc. **(Discussion Begins 1:13:59)**

This item was for information only, and no commission action was required.

Item No. 5.4 - PROCLAMATION: DRINKING WATER WEEK (ADDED PER AGENDA UPDATE) (Discussion Begins 1:27:50)

A Proclamation proclaiming May 4th-10th, 2025 as Drinking Water Week.

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

Item No. 5.5 - GLOBAL LOVE DAY (Discussion Begins 1:30:06)

A Proclamation proclaiming May 1, 2025, as Global Love Day.

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

Item No. 5.6 - KANSAS CITY, KANSAS POLICE DEPARTMENT WEEK (Discussion Begins 1:30:21)

A Proclamation proclaiming May 11 through 17, 2025, as Kansas City, Kansas Police Department Week.

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

Item No. 5.7 – COMMUNITY INPUT AND RECOMMENDATIONS: (Comments Begin 1:30:44)

Multiple residents spoke during the public forum. Public comments:

- **Neal Palmer (Kansas City, KS) (Comment Begins 1:32:52)**
- **Shirley Walton (Kansas City, KS) (Comment Begins 1:36:32)**
- **Rochelle Donald (Kansas City, KS) (Comment Begins 1:40:02)**
- **Linda Sullivan (Kansas City, KS) (Comment Begins 1:43:23)**
- **Carol White (Kansas City, KS) (Comment Begins 1:46:45)**
- **America B. Patten (Kansas City, KS) (Comment Begins 1:49:01)**
- **Ty Gorman (Kansas City, KS) (Comment Begins 1:52:45)**
- **Mary Theiss (Kansas City, KS) (Comment Begins 1:55:48)**
- **Victor Harris (Kansas City, KS) (Comment Begins 1:56:17)**
- **Robert Ewing (Kansas City, KS) (Comment Begins 2:00:25)**
- **Reece Towers (Kansas City, KS) (Comment Begins 2:05:45)**
- **Carrie Van Meveren (Kansas City, KS) (Comment Begins 2:07:18)**
- **Karen Schibi (Kansas City, KS) (Comment Begins 2:10:43)**

This item was for information only, and no commission action was required.

The commission went into recess at 9:30 p.m. and returned at 9:35 p.m. All members present.

6. Clerk's Statement (Statement Read 2:35:00)

7. Planning and Zoning Consent Agenda (Discussion Begins 2:40:00)

7.1. CHANGE OF ZONE APPLICATIONS

1. **COZ2024-033 - LYNNE BEAVER**

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-004 - ADAM AND LAURA JOHNSON
2. SP2025-008 - TIM GIEFER WITH KANSAS HEAVY CONSTRUCTION
3. SP2025-010 - SHERRI BAILEY SCOTT
4. SP2025-012 - CYNTHIA NIELSEN
5. SP2025-013 - PREMIER RE 1801 LLC
6. SP2025-015 - BRIAN GLASSER

7.3. MASTER PLAN AMENDMENT APPLICATIONS

1. MPL2025-002 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING

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

1. AN ORDINANCE rezoning property at 6909 State Avenue (COZ2024-034) from No Zoning to RP-5 Planned Apartment District
- 2.. AN ORDINANCE rezoning property at 9700 State Avenue (COZ2024-042) from A-G Agriculture District to CP-2 Planned General Business District
3. AN ORDINANCE rezoning property at 2506 West 43rd Avenue (COZ2025-003) from R-1(B) Single Family District to R-2(B) Two Family District
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-113) for continuation of a short-term rental at 4211 South Thompson Street
5. AN ORDINANCE authorizing a Special Use Permit (SP2024-114) for continuation of a short-term rental at 508 Ohio Avenue
6. AN ORDINANCE authorizing a Special Use Permit (SP2024-115) for continuation of an automotive body shop at 3151 Fiberglass Road
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-005) for continuation of a short-term rental at 2311 North 104th Terrace
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-007) for operation of a short-term rental at 2506 West 43rd Avenue
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-016) for operation of an 18-unit hotel at 4325 Rainbow Boulevard
10. AN ORDINANCE vacating property (VAC2025-001) at 4555 North 97th Street,

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

Vote: Motion carries 10/0

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

Planning & Zoning Non-consent Agenda

8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 2:46:14)

1. SP2024-057 - BRAD WILLITS WITH DYNASTY HOLDINGS

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

Public Comments in Support of the Item:

- **Steve Redmond (Kansas City, Missouri) (Comment Begins 3:00:25)**
- **Alania Brantley (Kansas City, Kansas) (Comment Begins 3:03:12)**
- **Johnny Hodge (Kansas City, Kansas) (Comment Begins 3:04:25)**
- **Zion Jones (Kansas City, Kansas) (Comment Begins 3:06:06)**
- **De Montes Pendleton (Kansas City, Kansas) (Comment Begins 3:08:22)**
- **Simona (Kansas City, Kansas) (Comment Begins 3:10:40)**

Public Comments in Opposition to Item:

- **Beth Wyatt (Kansas City, Kansas) (Comment Begins 3:13:43)**
- **Kathy West (Kansas City, Kansas) (Comment Begins 3:17:21)**
- **Jim Seals (Kansas City, Kansas) (Comment Begins 3:20:23)**
- **Karen Schibi (Kansas City, Kansas) (Comment Begins 3:22:47)**
- **Tim Messer (Kansas City, Kansas) (Comment Begins 3:24:17)**

The public hearing was closed.

Commissioner Lopez made a motion to deny the application. The motion failed due to lack of a second.

Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/1

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

8.2. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 4:17:30)

2. SP2025-003 – HENRY CALHOUN

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

Public Comments in Support of the Item:

- **Chuck Colbert (Kansas City, Missouri) (Comment Begins 4:23:26)**
- **Eileen Colbert (Kansas City, Kansas) (Comment Begins 4:25:23)**

Public Comments in Opposition to Item:

- **Matthew Revell (Kansas City, Kansas) (Comment Begins 4:27:28)**

The public hearing was closed.

Commissioner Townsend made a motion to approve the application. The motion was seconded by Commissioner Kane.

Vote: Motion carries 10/0

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

Regular Consent Agenda (Discussion Begins 4:42:14)

Item No. 1 – RESOLUTION: FISCAL YEAR 2026-2027 KANSAS DEPARTMENT OF CORRECTIONS JUVENILE EVIDENCE-BASED PROGRAM

Item No. 2 – RESOLUTION: SOLID WASTE MANAGEMENT PLAN ANNUAL REVIEW

Item No. 3 – RESOLUTION: FEMA HAZARD MITIGATION ASSISTANCE PROGRAM GRANT APPLICATION

Item No. 4 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 5 – PLAT: MT. CARMEL CIRCLE

Item No. 6 – PLAT: PREMIER FARMS

Item No. 7 - MINUTES

Item No. 8 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

Mayor Garner made a motion to suspend meeting time beyond 12:00 a.m. The motion was seconded by Commissioner Bynum.

Vote: Motion failed 3/7

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

Standing Committee's Agenda

Item No. 1 - RESOLUTION: APPROVAL OF OPTION/PURCHASE FOR QUINDARO PLANT SITE (Discussion Begins 4:46:11)

Chelsee Chism presented the Buc-ee's industrial revenue bonds (IRB). She explained that the IRB is \$43 million, covering land acquisition, construction costs, and machinery and equipment expenses. The total project cost is closer to \$95 million.

Commissioner Bynum made a motion to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carries 10/0

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

Administrator's Agenda

Item No. 1 - PRESENTATION: RESULTS OF THE 2025 COMMUNITY SURVEY (MOVE FROM ADMINISTRATOR'S AGENDA AND ADDED TO MAYOR'S AGENDA PER AGENDA UPDATE)

This item was heard under the Mayor's Agenda.

The Mayor addressed the length of commission meetings and announced plans to propose returning to three or four meetings per month to reduce individual meeting duration. He requested commissioners provide recommendations through his Chief of Staff for legal to draft a resolution.

Adjournment: (Discussion Begins 4:49:35)

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

Vote: Motion carries 10/0

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

**MAYOR GARNER
ADJOURNED THE MEETING AT 11:56 P.M.
May 1, 2025**

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, May 29, 2025

7:19 PM – 10:06 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill

Commissioner's Absent:

- Commissioner Ramirez

Staff Present:

- Alan Howze (Acting County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Interim Chief Legal Counsel)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Rodney Lucas (Interim Assistant County Administrator)

Call to Order

Mayor Garner called the meeting to order at 7:19 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 2:06:48)

The Clerk reported there was an agenda update issued adding Item No. 14.3, removing Item No. 9.1 and updating Item No. 10.2.

Mayor's Agenda**Item No. 6.1 - PRESENTATION: FUTURE LEADER OUTREACH NETWORK
(Discussion Begins 2:07:22)**

Dr. Diana Clemons, Future Leader Outreach Network (FLON) presented an overview of the program. The presentation covered:

- Explained FLON's role as the contractor selected to mentor the Mayor's Youth Leadership Council (MYLC).
- Described the Council's purpose: empowering Wyandotte County youth to address community challenges, celebrate the community's strengths, and support neighborhood revitalization by amplifying youth voices.
- Introduced the MYLC student officers and members by name and role, and shared their reflections on:
 - How MYLC impacted their personal growth and leadership skills
 - Their experience developing and presenting a proposal (including the "What For Citizens Needs in Wyandotte County" concept)
 - Advice for future MYLC participants
- Noted that several members are graduating and plan to return to Wyandotte County after college to "pay it forward."

- The presentation concluded with thanks to Mayor Garner, staff, and others who supported the program.

This item was for information only, and no commission action was required.

Item No. 6.2 - PRESENTATION: YOUTH LEADERSHIP COUNCIL (Discussion Begins 2:15:35)

Chief of Staff Irene Caudillo presented certificates of participation to the graduating members:

- Makayla Clark (University of St. Mary)
- Caleb Harris (UMKC)
- Torrance Portley (DePaul University)
- Anjel Robinson (Lincoln University)
- Chau Tran (UMKC)

This item was for information only, and no commission action was required.

Item No. 6.3 - PROCLAMATION: NATIONAL CORRECTIONAL OFFICERS AND EMPLOYEES WEEK (Discussion Begins 2:20:15)

A Proclamation proclaiming May 4-10, 2025, as National Correctional Officers and Employees Week.

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

Item No. 6.4 - PROCLAMATION: PROVIDER APPRECIATION DAY (Discussion Begins 2:20:37)

A Proclamation proclaiming May 9, 2025, as Provider Appreciation Day.

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

Item No. 6.5 - OLDER AMERICANS DAY (Discussion Begins 2:20:50)

A Proclamation proclaiming May 22, 2025, as Older Americans Day.

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

Item No. 6.6 - RUTH BENIEN DAY (Discussion Begins 2:21:04)

A Proclamation proclaiming May 25, 2025, as Ruth Benien Day.

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

Item No. 6.7 - NATIONAL SALVATION ARMY WEEK (Discussion Begins 2:21:19)

A Proclamation proclaiming the week of May 12-18, 2025, as National Salvation Army Week.

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

Clerk's Statement (Statement Read 2:22:00)

Planning and Zoning Consent Agenda (Discussion Begins 2:25:23)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-004 - MIKE MCCOWN

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-006 - TIFFANY CLARK WITH ROSEDALE ROADHOUSE LLC
2. SP2025-014 - DAVID SWANSON WITH SWANSON HOLDINGS
3. SP2025-017 - ELI SCHWINN
4. SP2025-018 - RYAN DENK WITH MCANANY, VAN CLEAVE, & PHILLIPS P.A.
5. SP2025-019 - TYLER SHIRK WITH BEAR B&B
7. SP2025-022 - HASAN ABDULATEEF WITH HM SEMI TRUCK REPAIR

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

1. AN ORDINANCE rezoning property at 2951 South 34th Street (COZ2024-033) from A-G Agriculture District to R-1 Single Family District
3. AN ORDINANCE authorizing a Special Use Permit (SP2024-111) for continuation of a short-term rental at 809 Central Avenue
4. AN ORDINANCE authorizing a Special Use Permit (SP2025-008) for continuation of stockpiling and movement of materials for a rock crushing and gravel operation at 7241 Kaw Drive
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-010) for the continuation of a Chiropractic Office at 5331 Miami Avenue, RECOMMENDED FOR APPROVAL

6. AN ORDINANCE authorizing a Special Use Permit (SP2025-012) for a short-term rental at 3030 North 64th Street
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-015) for a short-term rental at 616 Elizabeth Avenue

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside items. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Set Aside Items:

7.2.8: SP2025-033 - ORACIO PEREZ (Discussion Begins 2:33:42)

Applicant, Horacio Perez requested to set aside 7.2.8 (SP2025-033).

Applicant requested to withdraw the application to work with staff on agricultural zoning instead.

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

Commissioner Townsend made a motion to return the matter to the Planning Commission for additional clarification. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

7.2.6: SP2025-020 - KATHERYN DUMOVICH (Discussion Begins 2:44:41)

Commissioner Lopez requested to set aside 7.2.6 (SP2025-020).

Staff and the Applicant presented opening comments.

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

Commissioner Lopez made a motion to return the matter to the Planning Commission for further investigation including police and highway reports from 2023 forward. The motion was seconded by Commissioner Stites.

Vote: Motion carries 9/0

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

**7.3.2: ORDINANCE: AUTHORIZING A SPECIAL USE PERMIT (SP2024-057)
(Discussion Begins 3:13:08)**

Commissioner Lopez requested to set aside 7.3.2 (SP2024-057).

Commissioner Kane made a motion to approve the ordinance. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Planning & Zoning Non-consent Agenda (Discussion Begins 3:16:56)

8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 3:17:07)

1. SP2024-088 - JESUS SANTOYO

Staff and the Applicant presented opening comments. Brian Santoyo translated for his dad, Jesus Santoyo.

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

Commissioner Bynum made a motion to approve the application with added conditions. The motion was withdrawn by Commissioner Bynum and noted for the record requested by Mayor Garner.

Commissioner Kane made a motion to approve the application as written. The motion was seconded by Commissioner Stites.

Vote: Motion carries 7/2

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

Regular Consent Agenda (Discussion Begins 3:35:47)

Item No. 1 RESOLUTION: TWO-YEAR EXTENSION OF COUNTY ADMINISTRATOR CONTRACT (REMOVED PER AGENDA UPDATE)

Item No. 2 – RESOLUTION: ADOPTING FOURTH AMENDMENT TO KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT

Item No. 3 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 4 – MINUTES

Item No. 5 – WEEKLY BUSINESS

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

Vote: Motion carries 8/1

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

Mayor Garner left the meeting at 8:53 p.m. and returned at 8:55 p.m. Commissioner Burroughs acted as Mayor Pro Tem in his absence.

Public Hearing Agenda

Item No. 1 - PUBLIC HEARING/ORDINANCE: CREATION OF AMERICAN ROYAL COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 3:36:37)

Chelsee Chism, Director of Economic Development, presented the public hearing for creating the American Royal Community Improvement District with 1% sales tax for 22 years.

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

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

Vote: Motion carries 9/0

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

Standing Committee's Agenda

Item No. 1 - RESOLUTION: AUTHORIZING SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR LEGENDS WEST LAWN (Discussion Begins 3:42:38)

Commissioner Burroughs, Economic Development and Finance Standing Committee Chair, reported the committee voted 4-2 to approve extending completion dates for paving improvements and establishing a \$500,000 escrow account.

Commissioner Burns made a motion to adopt the resolution. The motion was seconded by Commissioner Kane.

Vote: Motion carries 6/4

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

Administrator's Agenda

Item No. 1 - RESOLUTION: APPOINTMENT OF COUNTY APPRAISER PER (Discussion Begins: 3:46:37)

Acting County Administrator Alan Howze recommended reappointing Matthew Willard as Wyandotte County Appraiser for July 1, 2025, through June 30, 2029.

Commissioner Bynum made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

**Item No. 2 - RESOLUTION: AGREEMENT WITH DOWNTOWN SHAREHOLDERS
(Discussion Begins: 3:50:02)**

Casey Meyer explained this is an MOU between the Unified Government and Downtown Shareholders for a six-month agreement from June 16 through December 31, 2025. The agreement provides:

- One on-duty police officer with marked patrol unit Monday-Friday, 10:30 AM to 2:30 PM (as staffing allows)
- One on-duty police officer with marked patrol unit Monday-Friday, 5:30 PM to 10:30 PM (as staffing allows)
- On-duty police officer for special events/weekends with 72-hour notice (as staffing allows)
- Reimbursement rate of \$50 per hour per officer
- Payment within 30 days
- This involves the UG police department (a municipal entity), commission approval is required under KSA 12-29-08, unlike previous private security arrangements.

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 9/0

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

Item No. 3 - ORDINANCE: TERMINATING SPEEDWAY PLAZA REDEVELOPMENT DISTRICT AND TAX INCREMENT FINANCING (Discussion Begins: 4:23:58)

Chelsee Chism, Director of Economic Development, introduced Todd LaSala to explain the ordinance. Mr. LaSala explained this terminates the TIF district for Plaza at the Speedway shopping center, formed in 2006. The bonds were paid off, and the development agreement allows termination when this occurs. The shopping center is also in the American Royal STAR bond district with recently approved project plan

Commissioner Kane made a motion to approve the ordinance. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Item No. 4 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL NO. 64 (Discussion Begins: 4:35:30)

Acting County Administrator Alan Howze presented three union contracts for ratification, all approved by memberships for three-year periods from January 1, 2025, through December 31, 2027.

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Item No. 5 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH CONSTRUCTION AND GENERAL LABORERS LOCAL NO. 1290 (Discussion Begins: 4:37:56)

Commissioner Burns made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

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

Item No. 6 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH TEAMSTERS LOCAL NO. 955 (Discussion Begins: 4:38:50)

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Commissioner Davis made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Bynum. (Discussion Begins 4:39:43)

Vote: Motion carries 9/0

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

Land Bank Board of Trustees Consent Agenda: (Discussion Begins 4:40:08)

Item No. 1: RESOLUTION: ADOPTING REVISION TO THE LAND BANK POLICY

Item No. 2: RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT

Item No. 3: LAND BANK OPTION APPLICATIONS (ADDED PER AGENDA UPDATE)

Commissioner Townsend made a motion to approve all items, except Item No. A.12. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Commissioner Townsend made a motion to set Item No. A.12 to the next meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

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

Adjournment: (Discussion Begins 4:50:28)

Commissioner Davis moved to adjourn the meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 10:06 P.M.
May 29, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

Thursday, June 26, 2025

7:29 PM – 1:02 AM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Ramirez
- Commissioner Townsend
- Commissioner Hill

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Interim Chief Legal Counsel)
- Michael Abbott (Election Commissioner)
- Irene Caudillo (Chief of Staff, Mayor's Office)
- Angel Ferrara (Director, Parks and Recreation)
- Rodney Lucas (Interim Director, Urban Planning & Design)
- Alan Howze (Assistant County Administrator)
- Rose Morris (Planning)
- Mike Farley (Legal)
- Shelley Kneuvean (Chief Financial Officer)

Call to Order

Mayor Garner called the meeting to order at 7:29 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 1:31:35)

The Clerk reported that two revisions were made to the agenda. Both Buccée's items were removed from the Administrator's Agenda. In addition, a change in order was made to the P&Z non-consent agenda.

Mayor's Agenda**Item No. 1 - PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER (Discussion Begins 1:32:06)**

Irene Caudillo, Chief of Staff, introduced Michael Abbott, Wyandotte County Election Commissioner, who presented information about the first annual "I Voted" sticker contest. The contest was open to high school students in Wyandotte County for two months to design unique stickers for 2025 elections.

Michael Abbott announced Haley Mortal of Piper High School as the winner and presented her with the award. Mayor Garner congratulated the winner and reminded residents about upcoming local elections and the importance of voting. The presentation concluded with thanks to Mayor Garner, staff, and others who supported the program.

This item was for information only, and no commission action was required.

**Item No. 2 - PROCLAMATION: CENTRAL SOLUTIONS 100TH ANNIVERSARY DAY
(Discussion Begins 1:35:17)**

A Proclamation proclaiming June 19, 2025, as Central Solutions 100th Anniversary Day.

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

Item No. 3 - PROCLAMATION: JUNETEENTH FREEDOM DAY (Discussion Begins 1:35:42)

A Proclamation proclaiming June 19, 2025, as Juneteenth Freedom Day.

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

Item No. 4 - PRIDE MONTH (Discussion Begins 1:35:55)

A Proclamation proclaiming June 2025, as Pride Month.

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

Item No. 5 - PARKS AND RECREATION MONTH (Discussion Begins 1:36:09)

A Proclamation proclaiming July 2025 as Parks and Recreation Month.

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

Commissioners' Agenda

**Item No. 1 - RESOLUTION: APPROVING 2025 HOLLYWOOD CASINO GRANT
AWARD RECOMMENDATIONS (Discussion Begins 1:36:32)**

David Johnston, County Administrator, introduced Angel Ferrara, Parks and Recreation Director, who presented the annual Hollywood Casino grant awards with assistance from Sarah Forge and Terrell Brown from the Greater Kansas City Community Foundation.

Key Details:

- 97 requests for funding received by April 21 deadline
- Total funding requested: approximately \$20 million
- 71 requests recommended for support
- Each commissioner allocated \$43,000 (Commissioner Burroughs had \$44,000 due to rollover)
- Average grant amount: \$2,857

Commissioner Kane made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Clerk's Statement (Statement Read 1:42:27)

Planning and Zoning Consent Agenda (Discussion Begins 1:48:28)

8.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-009 - MICHAEL HEITMANN
2. COZ2025-010 - BOB LAYTON
3. COZ2025-013 - PROPERTIES BY TRACY & WILMA HAYWARD

8.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2024-116 - NADIA GRIFFITT WITH LATIN QUARTERS
2. SP2025-024 - TODD GEARHEART
3. SP2025-025 - DAVID DIAL
4. SP2025-027 - WHITNEY PRESTON
5. SP2025-028 - KELLY SPENCER WITH CREATIVE TOTS CHILD CARE
6. SP2025-029 - JESSICA MORENO
7. SP2025-031 - MICHAEL HEITMANN

8.3. MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-006 - MICHAEL HEITMANN

8.4. MISCELLANEOUS -

2. AN ORDINANCE rezoning property at 144 North 61st Street (COZ2024-041) from R-1 Single-Family District to A-G Agriculture District.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-088) for the keeping of pigeons at 2542 South 12th Terrace.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-004) for the keeping of a maximum of 25 fowl at 3030 South 63rd Street.

6. AN ORDINANCE authorizing a Special Use Permit (SP2025-006) for operation of a short-term rental at 1127 Southwest Boulevard.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-014) for operation of a short-term rental at 2629 South 49th Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-017) for storage of motor and recreational vehicles and equipment at 8440 Gibbs Road.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-018) for continuation of material and clean rubble excavation and stockpiling at 1500 South 73rd Drive and 7751 South 73rd Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-019) for operation of a short-term rental at 2105 West 43rd Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-022) for operation of a semi and heavy truck repair and maintenance facility at 451 South 14th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-asides: Item Nos. 8.4.1 and 8.4.3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

Set Aside Items:

David Wilson, Kansas City, Kansas, requested to set aside Item No. 8.4.3, Ordinance rezoning property at 13100 and 13130 State Avenue. **(Discussion Begins 1:56:25)**

8.4.3: ORDINANCE: REZONING PROPERTY (COZ2025-004)

Staff presented opening comments. The applicant was not present.

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

The public hearing was closed

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

Vote: Motion carries 10/0

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

Commissioner Townsend requested to set aside Item No. 8.4.1.

8.4.1: RESOLUTION FOR MORATORIUM ON PARKING REQUIREMENTS EAST OF I-635 (Discussion Begins 2:07:57)

The Mayor opened the public hearing. The following comments were received in favor of the item:

- Joseph Welch (Comments Begin: 2:12:32)
- Mindy Rocha (Comments Begin: 2:13:25)
- Greg Kindle (Comments Begin: 2:13:51)

The public hearing was closed.

Commissioner Stites made a motion to adopt the resolution. The motion was seconded by Commissioner Burroughs.

Vote: Motion carries 10/0

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

Planning & Zoning Non-consent Agenda

9.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 2:30:11)

2. COZ2025-006 - AARON WOLOFSKY

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following comments were received:

Mayor Garner asked the Clerk to tally the comments for the record. 11 in favor, 2 in opposition confirmed by Monica L. Sparks, UG Clerk. (Discussion Begins 2:58:14)

Comments received and read into the record in favor of the item:

- **Ralph Oropeza (Comments Begin: 2:59:12)**
- **Capital Electric (Comments Begin: 3:01:43)**

- **Pro Electric LC (Comments Begin: 3:04:55)**
- **Kansas City Area Development Council (Comments Begin: 3:08:00)**
- **Hermes Landscaping (Comments Begin: 3:09:05)**
- **Arista Networks (Comments Begin: 3:11:36)**
- **Kansas City Chamber (Comments Begin: 3:14:05)**
- **US Engineering Construction (Comments Begin: 3:16:28)**
- **KC Tech Council (Comments Begin: 3:18:48)**
- **KCK Chamber (Comments Begin: 3:21:00)**
- **Jessica Dain (Comments Begin: 3:23:10)**
- **Greg Kindle (Comments Begin: 3:25:57)**
- **Eric Soriano (Comments Begin: 3:29:20)**
- **Greg Moser (Comments Begin: 3:30:54)**
- **Chad Shafer (Comments Begin: 3:33:46)**
- **Wade Kiefer (Comments Begin: 3:34:56)**
- **Mindy Rocha Comments Begin: 3:36:49)**
- **Matt Watkins (Comments Begin: 3:38:09)**
- **Kevin Hendrickson (Comments Begin: 3:40:50)**
- **Max Galloway (Comments Begin: 3:43:23)**
- **Lisa Walker-Yeager (Comments Begin: 3:47:07)**
- **Darron Ammann (Comments Begin: 3:52:01)**

Comments received and read into the record in opposition to the item:

- **Scott Harding (Comments Begin: 3:53:30)**
- **Deasiray Bush (Comments Begin: 3:55:00)**
- **Neil Palmer (Comments Begin: 3:57:12)**
- **Richard Lavin (Comments Begin: 4:00:42)**
- **Alex Sanchez (Comments Begin: 4:04:43)**
- **David Wilson (Comments Begin: 4:08:10)**
- **Michael Mills (Comments Begin: 4:10:16)**
- **Jacqueline Escalante (Comments Begin: 4:13:33)**
- **Darren Welsh (Comments Begin: 4:17:50)**

- **Mike Yoritza (Comments Begin: 4:20:20)**
- **Stephanie Barton (Comments Begin: 4:23:00)**

The public hearing was closed.

Mayor Garner left the meeting at 9:50 p.m. and returned at 9:56 p.m. Commissioner Burroughs acted as Mayor Pro Tem in his absence.

Commissioner Kane made a motion to approve the application. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/2

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

Mayor Garner called the meeting into recess at 11:30 p.m. The meeting was called back to order at 11:39 p.m. All members were present.

1. COZ2025-005 - AARON WOLOFSKY (Discussion Begins 5:49:00)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following comments were received:

Comments received and read into the record in favor of the item:

- **Curt Peterson (Comments Begin: 5:50:49)**
- **James Guy (Comments Begin: 5:51:50)**
- **Matt Watkins (Comments Begin: 5:55:00)**
- **Kim Brown (Comments Begin: 5:56:50)**

Comments received and read into the record in opposition to the item:

- **Neil Palmer (Comments Begin: 6:01:07)**
- **Dave Wilson (Comments Begin: 6:04:38)**
- **Mike Mills (Comments Begin: 6:08:14)**

The public hearing was closed.

Commissioner Kane made a motion to approve the application. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/2

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

9.2. MASTER PLAN AMENDMENT APPLICATIONS (Discussion Begins 5:29:35)

1. MPL2025-003 – AARON WOLOFSKY

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following comments were received:

The following comments were received in opposition:

- **Neil Palmer (Comments Begin: 5:34:25)**
- **Scott Harding (Comments Begin: 5:36:05)**
- **Mike Burrell (Comments Begin: 5:39:24)**

The public hearing was closed.

Commissioner Kane made a motion to approve the application. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/2

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

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

Vote: Motion carries 10/0

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

2. MPL2025-004 - AARON WOLOFSKY (Discussion Begins 6:32:33)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. The following comments were received:

- **Neil Palmer (Comments Begin: 6:34:14)**

The public hearing was closed.

Commissioner Kane made a motion to approve the application. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/2

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

Commissioners Stites and Kane left the meeting at 12:53 a.m.

Regular Consent Agenda (Discussion Begins 6:39:25)

Item No. 1 RESOLUTION: SAUER CASTLE INDUSTRIAL REVENUE BONDS)

Item No. 2 – RESOLUTION: SAUER CASTLE NRA SPECIAL PROJECT

Item No. 3 – RESOLUTION: BUDGETARY AND FINANCIAL POLICIES OF THE UNIFIED GOVERNMENT

Item No. 4 - NOMINATIONS: BOARDS & COMMISSIONS

Item No. 5 – MINUTES

Item No. 6 – WEEKLY BUSINESS

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

Vote: Motion carries 8/0

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

Public Hearing Agenda

Item No. 1 - PUBLIC HEARING RESOLUTION/ORDINANCE: ISSUANCE OF TAXABLE INDUSTRIAL REVENUE BONDS FOR THE HOMEFIELD ATLAS 9 PROJECT (Discussion Begins 6:40:02)

There are 3 items related to this topic and requires a public hearing, action on number two and number three.

Chelsee Chism, Director of Economic Development, provided important corrections:

- This is not a 100% property tax abatement
- Property tax payments will total \$1.2 million over 10-year period
- Valuation based on AMC theater comparison (AMC pays \$365,000 annually for 112,000 sq ft facility)
- Atlas Nine is 28,000 sq ft (approximately quarter size of AMC)
- Structure provides tax payment certainty due to lack of comparable properties

The Mayor opened the public hearing. The following comments were received:

- **Greg Kindle (Comments Begin: 6:43:08)**

The public hearing was closed.

Commissioner Davis made a motion to adopt the resolution amending the previous resolution authorizing issuance of industrial revenue bonds. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/1

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

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Davis made a motion to approve the ordinance issuing industrial revenue bonds. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 7/1

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

Administrator's Agenda

Item No. 1 - RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)

This item was removed from the agenda.

Item No. 2 - RESOLUTION: SETTING PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

This item was removed from the agenda

Adjournment: (Discussion Begins 6:49:04)

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

Vote: Motion carries 8/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 1:02 A.M.
June 26, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

1:51:51 Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, July 31, 2025

7:05 PM – 10:33 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill
- Commissioner Ramirez

Commissioner's Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Shelley Kneuvean (Chief Financial Officer)
- Wendy Green (Chief Deputy Legal Counsel)
- Michael Sutton (Economic Development Coordinator)
- Chelsee Chism (Economic Development Director)
- Alyssa Marcy (Long Range Planner)

Call to Order

Mayor Garner called the meeting to order at 7:05 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Moment of Silence (Silence Begins 1:50:41)

Mayor Garner called for a moment of silence to honor:

- Wyandotte County Sheriff Deputy Elijah Ming, who was killed in the line of duty
- A young construction worker who died tragically in a work accident
- Retired Under Sheriff Larry Rowland, who passed away this week

Revisions to Agenda (Discussion Begins 1:51:25)

The Clerk reported there was an agenda update moving Item Nos. 8.3.3 and 8.3.4 from the Planning and Zoning Consent Agent to the Planning and Zoning Non-Consent Agenda.

Mayor's Agenda**Item No. 1 - PRESENTATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AUDIT REPORT FOR FY 2024 (Discussion Begins 1:51:51)**

County Administrator David Johnston introduced the presentation, noting this was the first time in recent years that the audit was being presented in a timely manner, meeting best practices by completing the audit by mid-year.

Dr. Shelley Kneuvean, Chief Financial Officer, introduced Jacob Holman from Forvis Mazars, the UG's independent auditor selected through an RFP process.

Key Points:

Audit Overview Presented by Jacob Holman:

- 2,600 hours of audit work completed
- Clean, unmodified opinion to be issued (highest level of audit opinion)
- Significant improvement in timing: audit completed in 7 months vs. previous 13 months
- Areas for consideration identified including inventory tracking, grant drawdown requests, and financial close processes

Key Financial Highlights:

- Net position increased by \$79.5 million to \$847.9 million
- Strong revenue growth from sales tax, property tax, and utilities
- Debt capacity utilization at 12% of limit
- Reserve policy compliance issues: City at 20%, County at 8% versus 25% policy target

Shelley Kneuvean, Chief Financial Officer, clarified that her presentation contained an error regarding quarterly profits. She noted that the statement indicating profits increased by 3% in the last quarter was incorrect and that the necessary corrections have been made.

This item was for information only, and no commission action was required.

6. Clerk's Statement (Statement Read 3:17:10)

7. Planning and Zoning Consent Agenda (Discussion Begins 3:25:49)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2024-040 - CURTIS HOLLAND WITH POLSINELLI PC
2. COZ2025-011 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
3. COZ2025-012 - GUY TINER
4. COZ2025-016 - JUSTIN DIXON WITH CASE VENTURES, INC.
5. COZ2025-017 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-020 - KATHERYN DUMOVICH
2. SP2025-023 - DOUG AND CARRIE TREE
3. SP2025-030 - GREGG FORYS WITH STRYTEN ENERGY

4. SP2025-034 - MITCHELL BROWN WITH POPULOUS
5. SP2025-035 - JOSEPH AAKER
6. SP2025-038 - LESLEE DUMMERMUTH

7.3 VACATION APPLICATION

1. VAC2025-002 - STEVE SOBEK

7.4 MASTER PLAN AMENDMENT APPLICATIONS

1. MPL2024-013 - CURTIS HOLLAND WITH POLSINELLI PC
2. MPL2025-007 - TYE ZEHNER WITH STRICKLAND CONSTRUCTION
3. MPL2025-009 - JUSTIN DIXON WITH CASE VENTURES, INC.

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

1. AN ORDINANCE rezoning property at 935, 945, and 911 Shawnee Road (COZ2025-009) from R-1 Single-Family and R-2 Two-Family to RP-1 Planned Single-Family District.
- 2.. AN ORDINANCE rezoning property at 2623 South 69th Street (COZ2025-010) from A-G Agriculture District to R-1 Single-Family District.
3. AN ORDINANCE rezoning property at 9630 Nelson Lane and 4321 North 97th Street (COZ2025-013) from A-G Agriculture District to R Rural Residential District.
4. AN ORDINANCE authorizing a Special Use Permit (SP2024-116) for a drinking establishment with live entertainment and events at 508 Kansas Avenue.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-003) for operation of a landscaping business at 11525 Parkview Avenue.
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-024) for short-term rental at 7832 Kansas Avenue.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-025) for a short-term rental at 4509 Garfield Avenue.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-027) for keeping three (3) goats at a residential property at 3644 North 59th Street.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-028) for a daycare at 2515 Haskell Avenue.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-029) for the continuation of a short-term rental at 611 Douglas Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-031) for a wedding and event venue with lodging, live entertainment, short-term rental, and alcohol in excess of food sales at 935, 945, and 911 Shawnee Road.

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

Vote: Motion carries 10/0

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

Planning & Zoning Non-Consent Agenda

8.1. CHANGE OF ZONE APPLICATIONS (Discussion Begins 3:34:32)

1. COZ2024-016 - STEVE SOBEK

Staff and the Applicant presented opening comments.

Applicant requested withdrawal of the application.

Commissioner Bynum made a motion to accept the withdrawal of the application. The motion was seconded by Commissioner Kane.

Vote: Motion carries 10/0

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

2. COZ2025-014 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT (Discussion Begins 3:39:18)

Staff and the Applicant presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

- **Lisa Walker Yeager (Comments Begins 3:50:08)**

The public hearing was closed.

Commissioner Stites made a motion to approve the change of zone application. The motion was seconded by Mayor Garner.

Vote: Motion carries 10/0

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

3. COZ2025-018 - MICHAEL RHODES (Discussion Begins 4:04:00)

Staff presented opening comments. The applicant was not present.

Applicant requested withdrawal of the application.

Commissioner Stites made a motion to accept the withdrawal of the application. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

8.2. MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-008 - JENNY NIELSON WITH LONE TREE LAND & DEVELOPMENT (Discussion Begins 3:39:18)

The item relates to Item No. 8.1.2 and was discussed with the item.

Mayor Garner made a motion to approve the application. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

8.3. MISCELLANEOUS

1. ORDINANCE REGARDING THE DISCRETION OF THE PLANNING DIRECTOR IN CERTAIN PLANNING MATTERS (Discussion Begins 4:10:49)

County Administrator David Johnston explained the ordinance addresses issues with planning director's use of discretion that changed policy passed by the commission, citing examples including Planet Fitness, Bethel Center, Camping World, and Bucky's where administrative decisions stifled development.

Commissioner Stites made a motion to send the item back to the Planning Commission for further clarification. The motion was withdrawn.

Commissioner Townsend made a motion to override the determination of the Planning Commission. The motion was seconded by Commissioner Stites.

Vote: Motion carries 8/3

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

2. ORDINANCE ELIMINATING THE REQUIREMENT THAT LOWER-MEDIUM DENSITY RESIDENTIAL AREAS COMPLY WITH NARROW LOT DESIGN GUIDELINES IN THE NORTHEAST AREA (Discussion Begins 4:37:37)

Staff and the Applicant presented opening comments.

Michael Sutton, Economic Development Coordinator explained the amendment would provide developers more flexibility while maintaining narrow lot design guidelines in certain situations.

Commissioner Kane made a motion to approve the application. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 10/0

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

3. ORDINANCE: REZONING PROPERTY (COZ2025-006) (MOVED PER AGENDA UPDATE) (Discussion Begins 4:40:24)

Wendy Green, Deputy Chief Legal Counsel, clarified voting requirements due to protest petitions. Item 8.3.3 (southern parcels) had no valid protest petition requiring simple majority.

Commissioner Kane made a motion to approve the item. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 9/2

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

4. ORDINANCE: REZONING PROPERTY (COZ2025-005) (MOVED PER AGENDA UPDATE) (Discussion Begins 4:43:51)

Wendy Green, Deputy Chief Legal Counsel, clarified voting requirements due to protest petitions. Item 8.3.4 (northern parcels) had valid protest petition requiring nine votes.

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

Vote: Motion fails 7/3

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

Regular Consent Agenda (Discussion Begins 5:03:28)

Item No. 1 – RESOLUTION: SETTING A PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE’S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

Item No. 2 – RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE’S PROJECT)

Item No. 3 – MINUTES

Item No. 4 – WEEKLY BUSINESS

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

Vote: Motion carries 10/0

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

Administrator’s Agenda

Item No. 1 - RESOLUTION: MEMORANDUM OF UNDERSTANDING WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL #1 (Discussion Begins 5:04:11)

Wendy Green, Deputy Chief Legal Counsel, noted title page error in dates - should be January 1, 2025, through December 31, 2027 (not 2028).

Commissioner Bynum made a motion to approve the Memorandum of Understanding with Employees International Union Local 1, with the corrected dates. The motion was seconded by Commissioner Davis.

Vote: Motion carries 10/0

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

Item No. 2 - RESOLUTION: ADOPTING THE AMENDMENT TO THE DEVELOPMENT AGREEMENT (BUC-EE'S FAMILY TRAVEL CENTER) 1 (Discussion Begins 5:06:24)

Todd LaSala from Stinson explained three main changes:

- 1) Moving construction commencement date to October 1, 2025.
- 2) Lender-requested detail changes.
- 3) Modified legal descriptions for Village West Parkway land swap.

Commissioner Burroughs made a motion to adopt the resolution. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 10/0

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

Item No. 3 - ORDINANCE: KANSAS DEVELOPMENT FINANCE AUTHORITY FOR CHALET MANOR APARTMENTS PROJECT (Discussion Begins 5:08:42)

Chelsee Chism, Economic Development Director, explained this is notification from K DFA allowing 15 days to approve or deny low-income housing tax credits request.

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

Vote: Motion carries 10/0

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

Adjournment: (Discussion Begins 5:11:12)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

**MAYOR GARNER
ADJOURNED THE MEETING AT 10:33 P.M.
July 31, 2025**

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, August 28, 2025

6:02 PM – 6:49 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill
- Commissioner Ramirez (Arrived virtually at 6:08 p.m.)

Commissioners Absent:

- Commissioner Davis

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela J. Lawson (Acting Chief Counsel)
- Wendy Green (Legal)
- Randy Greeves (Planning)

Call to Order

Mayor Garner called the meeting to order at 6:02 p.m. Chaplain Lamar Martin of the Fellowship Christian Church led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda (Discussion Begins 4:04)

The Clerk reported there was an agenda update changing the start time of the meeting to 6:00 p.m.; removing Items from Section 5- Mayors Agenda, Section 9 - Consent Agenda, and Section 12-Administrator's Agenda.

Mayor Garner requested a moment of silence in honor of Kansas City, Kansas Police Officer Hunter Simoncic, who was killed in the line of duty.

Mayor's Agenda**Item No. 1 – PROCLAMATION: CHARLIE YARDBIRD PARKER DAY (Discussion Begins 5:01)**

A Proclamation proclaiming August 4, 2025, as Charlie Yardbird Parker Day.

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

Item No. 3 – PROCLAMATION: BOSTON DANIELS PARK DAY (Discussion Begins 5:17)

A Proclamation proclaiming August 20, 2025, as Boston Daniels Park Day.

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

Clerk's Statement (Statement Read 5:52)

Planning and Zoning Consent Agenda (Discussion Begins 10:50)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-007 - KATHERYN MEYER
2. COZ2025-015 - JUAN HARRIGAN

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-026 - CHRIS HANE
2. SP2025-037 - RODERICK SIMMONS JR
3. SP2025-039 - JYAN HARRIS
4. SP2025-040 - NOOSHIN AND SIMEON BOWMAN
5. SP2025-042 - FARIS FARASSATI
6. SP2025-044 - MITCH LICHTERMAN
7. SP2025-045 - ARIN WOODSON
8. SP2025-046 - WILLIAM HOLT
9. SP2025-047 - MARIBEL SANTA ANNA
10. SP2025-048 - KEVIN SCHAMBERGER

7.3 MASTER PLAN AMENDMENT APPLICATION

1. MPL2025-005 - KATHERYN MEYER

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

2. AN ORDINANCE rezoning property at 9611 State Avenue (COZ2024-040) from A-G Agriculture District to CP-2 Planned General Business District.
3. AN ORDINANCE rezoning property at 11319 Parallel Parkway (COZ2025-011) from A-G Agriculture District to CP-3 Planned Commercial District.
4. AN ORDINANCE rezoning property at 10800 Hollingsworth Road and 4950 Hutton Road (COZ2025-012) from A-G Agriculture District to R-1 Single-Family District,.
5. AN ORDINANCE rezoning property at 1216 North 86th Street (COZ2025-014) from of R-1 Single Family District to RP-3 Planned Townhouse District.
6. AN ORDINANCE rezoning property at 1698 North 98th Terrace and 1501 North 98th Street (COZ2025-016) from A-G Agriculture District to RP-5 Planned Apartment District.
7. AN ORDINANCE rezoning property at 2712 and 2740 North 103rd Terrace (COZ2025-017) from CP-0 Planned Nonretail Business District to CP-3 Planned Commercial District.

8. AN ORDINANCE authorizing a Special Use Permit (SP2025-020) for continuation of heavy truck parking at 7949 Splitlog Avenue.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-023) for a Short-Term Rental at 347 North 118th Street.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-030) for a battery storage facility at 1 Kansas Avenue.
11. AN ORDINANCE authorizing a Special Use Permit (SP2025-034) for an event space with live entertainment at 1600 Village West Parkway.
12. AN ORDINANCE authorizing a Special Use Permit (SP2025-035) for continuation of a Short-Term Rental at 3063 and 3065 Francis Street.
13. AN ORDINANCE authorizing a Special Use Permit (SP2025-038) for a Short-Term Rental at 120 South Cherokee Street.
14. AN ORDINANCE vacating property (VAC2025-002) at 912 North 86th Street.

Commissioner Kane made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted, except the set-aside item 7.4.1. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 9/0

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

Set Aside Item:

7.4.1: ORDINANCE AMENDING BOARD OF ZONING APPEALS MEMBERSHIP FROM BOARD OF COMMISSIONERS APPOINTEES TO A LIMITED NUMBER OF BOARD OF COMMISSION MEMBERS (Discussion Begins 22:31)

Mayor Garner requested to set aside Item No. 7.4.1.

Mayor Garner explained that there was an error in the ordinance and asked legal counsel to address the issue. Angela Lawson, Interim Chief Counsel, explained that the proposed change would not comply with state law regarding term lengths and membership limits. Counsel Lawson clarified the changes.

Commissioner Ramirez made a motion to approve the denial as recommended by the Planning Commission. The motion was seconded by Mayor Garner.

Vote: Motion carries 9/0

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

Planning & Zoning Non-Consent Agenda

8.1. SPECIAL USE PERMIT APPLICATIONS (Discussion Begins 31:28)

1. SP2025-036 - YASWANTH MYLAVARAPU

Staff and the Applicant presented opening comments.

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

Commissioner Kane made a motion to approve the item. The motion was seconded by Mayor Gardner.

Vote: Motion carries 9/0

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

8.2. MISCELLANEOUS

1. **ORDINANCE AMENDING SHORT-TERM RENTAL REGULATIONS INCLUDING PROHIBITING SPECIAL USE PERMITS FOR SHARED DRIVEWAYS (Discussion Begins 36:27)**

Staff presented opening comments.

The Mayor opened the public hearing. Comments were received as noted.

- **Gilbert Pinter (Comments Begin: 40:16)**

The public hearing was closed.

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

Vote: Motion carries 9/0

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

2. **ORDINANCE: REZONING PROPERTY (COZ2025-005) (Discussion Begins 45:39)**

Clerk read a continuance request from Jack Maya of Polsinelli Law Firm on behalf of the Red Wolf Project for the final agenda item, requesting postponement out of respect for the candlelight vigil for Officer Hunter Simoncic.

Commissioner Bynum made a motion to continue the item over to the next Planning and Zoning meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carries 9/0

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

Adjournment: (Discussion Begins 46:56)

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

Vote: Motion carries 9/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 6:49 P.M.
August 28, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

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

Mayor Tyrone Garner

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –
Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, September 25, 2025

7:02 PM – 8:49 PM

Attendance:

Commissioner's Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Davis
- Commissioner Stites
- Commissioner Lopez
- Commissioner Kane
- Commissioner Burns
- Commissioner Townsend
- Commissioner Hill

Commissioners Absent:

- Commissioner Ramirez

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Irene Caudillo (Chief of Staff in Mayor's Office)
- Randy Greeves (Planning)
- Debbie Jonscher (Deputy Chief Financial Officer)
- Reginald Lindsey (Budget Director)
- Shelley Kneuvean (Chief Financial Officer)

Call to Order

Mayor Garner called the meeting to order at 7:02 p.m. Chaplain George Kempfer, Ebenezer Ministries, led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda

No revisions to the agenda were reported.

Mayor's Agenda**Item No. 1 - PRESENTATION: DOTTE PROUD RECOGNITION (Discussion Begins 5:40)**

Mayor Garner recognized the following individuals:

- **Gilbert Chacon (Discussion Begins 8:32)**
- **Maximilian R. Mendoza (Discussion Begins 11:27)**
- **Brenda Mortell (Discussion Begins 14:02)**
- **Gabe Munoz (Discussion Begins 16:50)**
- **Sandra Olivas (Discussion Begins 19:05)**
- **Flaco Ramirez Boxing Gym (Discussion Begins 24:08)**
- **Daniel Silva (Discussion Begins 27:44)**

This item was for information only, and no commission action was required.

Mayor Garner called the meeting into a recess at 7:32 PM. The meeting was called back to order at 7:36 PM. All members were present.

**Item No. 2 – PROCLAMATION: PROSTATE CANCER AWARENESS MONTH
(Discussion Begins 34:10)**

A Proclamation proclaiming the month of September 2025 as Prostate Cancer Awareness Month.
This item was read into the record of the meeting, and no commission action was required.

**Item No. 3 – PROCLAMATION: SUICIDE PREVENTION MONTH (Discussion Begins
34:33)**

A Proclamation proclaiming the month of September 2025 as Suicide Prevention Month.
This item was read into the record of the meeting, and no commission action was required.

Item No. 4 – PROCLAMATION: 913 WEEK (Discussion Begins 34:45)

A Proclamation proclaiming September 8th-14th, 2025, as 913 Week.
This item was read into the record of the meeting, and no commission action was required.

**Item No. 5 – PROCLAMATION: ERNESTINE B. SMITH'S 100TH BIRTHDAY
(Discussion Begins 35:05)**

A Proclamation proclaiming September 22, 2025, as Ernestine B. Smith's 100th Birthday.
This item was read into the record of the meeting, and no commission action was required.

Mayor Garner called the meeting into recess at 7:32 p.m. The meeting was called back to order at 7:35 p.m. All members were present.

Clerk's Statement (Statement Read 35:50)

Planning and Zoning Consent Agenda (Discussion Begins 39:55)

7.1. CHANGE OF ZONE APPLICATIONS

1. COZ2025-019 - LINDA HOUSTON FOUNDATION
2. COZ2025-020 - KATRINA GERBER

7.2. SPECIAL USE PERMIT APPLICATIONS

1. SP2025-050 - JOSEPH COLLINS
2. SP2025-052 - RXR HOUSING SOLUTIONS LLC
3. SP2025-053- VENKATESWARE CHADALAWADA WITH LEGENDS LIQUORS

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

1. AN ORDINANCE rezoning property at 430 North 86th Street (COZ2025-007) from R-1 Single Family to A-G Agriculture District.
2. AN ORDINANCE authorizing a Special Use Permit (SP2025-013) for a building expansion on a used automotive dealership to provide vehicle maintenance and repair services at 1801 North 100th Terrace.
3. AN ORDINANCE authorizing a Special Use Permit (SP2025-026) for maintenance of fleet vehicles at 1625 South 45th Street.
4. AN ORDINANCE authorizing a Special Use Permit (SP2025-037) for continuation of a Short-Term Rental at 2614 South 27th Street.
5. AN ORDINANCE authorizing a Special Use Permit (SP2025-039) for a liquor store at 1863 North 18th Street.
6. AN ORDINANCE authorizing a Special Use Permit (SP2025-040) for a Short-Term Rental at 4448 Rainbow Boulevard.
7. AN ORDINANCE authorizing a Special Use Permit (SP2025-044) for a kitchen and event space at 1017 North 9th Street.
8. AN ORDINANCE authorizing a Special Use Permit (SP2025-045) for continuation of a Short-Term Rental at 7917 Tauromee Avenue.
9. AN ORDINANCE authorizing a Special Use Permit (SP2025-047) for the continuation of an event space at 6300 Parallel Parkway.
10. AN ORDINANCE authorizing a Special Use Permit (SP2025-048) for a Short-Term Rental at 13143 Nebraska Court.

Commissioner Davis made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted except for Item No. 7.1.3. The motion was seconded by Commissioner Burns.

Vote: Motion carries 9/0

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

Set Aside Items:

7.1.3: COZ2025-021 - PMG ASSET SERVICES LLC (Discussion Begins 46:40)

Tim Lewis, Kansas City, Kansas requested to set aside Item No. 7.1.3., expressing opposition to giving the casino money back and stating citizens should not fund the project.

Staff and the Applicant presented opening comments.

The mayor opened the public hearing. The following comments were received in opposition:

- **Tim Lewis (Comments Begin 50:38)**

The public hearing was closed.

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

Vote: Motion carries 9/0

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

Planning & Zoning Non-Consent Agenda

8.1. MISCELLANEOUS (Discussion Begins 1:03:55)

1. ORDINANCE: REZONING PROPERTY (COZ2025-005)

Commissioner Kane noted this had been discussed multiple times over several months in meetings on July 31 and August 28. He described it as a \$12 billion project, the largest in Kansas state history.

Angela Lawson, Interim Chief Counsel, explained this is simply the ordinance that codifies the action the Commission previously took in approving the rezoning. This is a ministerial function for ordinance publication and does not touch on any development agreement.

Commissioner Kane made a motion to approve the item. The motion was seconded by Commissioner Townsend.

Vote: Motion fails 7/2 (The motion requires 9 votes to pass)

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

Regular Consent Agenda (Discussion Begins 1:08:57)

Item No. 1 – RESOLUTION: AREA AGENCY ON AGING AREA PLAN

Item No. 2 – MINUTES

Item No. 3 – WEEKLY BUSINESS

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

Vote: Motion carries 9/0

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

Administrator’s Agenda

Item No. 1 - ORDINANCE: APPROVING SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT BUDGET (Discussion Begins 1:09:36)

David Johnston, County Administrator, explained this involves a separate taxing district seeking approval of its tax levy rate. They submitted a revenue neutral rate as agreed earlier in the year.

Commissioner Bynum questioned whether the \$127,000 contribution from the Unified Government general fund was included in the budget supporting the mill levy rate. Clerk Monica Sparks clarified that the mill levy is based on ad valorem tax in the district, so contributions from other entities are not factored into setting the levy.

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/1

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

Item No. 2 - RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET (Discussion Begins 1:17:26)

Angela Lawson, Interim Chief Counsel, explained that state law grants the Library Board the ability to set the mill levy. The commission vote simply codifies what the board has already set under their right under state law. Mayor Garner clarified that state law does not allow this body to change the decision of the library board, and the commission is just recognizing and codifying their action.

Commissioner Burns made a motion to adopt the resolution at a rate of 4.881 mill. The motion was seconded by Commissioner Davis.

Vote: Motion carries 7/2

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

Adjournment: (Discussion Begins 1:45:52)

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

Vote: Motion carries 9/0

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

MAYOR GARNER
ADJOURNED THE MEETING AT 8:49 P.M.
September 25, 2025

Monica L. Sparks, CMC
Unified Government Clerk

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

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

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

**Thursday, May 28, 2026
5:30 PM – 8:43 PM**

Attendance:

Commissioners Present:

- Mayor CEO Crystal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Phil Lopez
- Commissioner Chuck Stites
- Commissioner Melissa Bynum

Commissioners Absent:

- Commissioner Bill Burns
- Commissioner Andrew Davis

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Wendy Green (Deputy Chief Counsel)
- Shelley Kneuvean (Chief Financial Officer)
- Mari Mongil (Planning)
- Osiris Espinoza (Planning)
- Reginald Lindsey (Budget Director)
- Mike Grimm (Research Manager)
- Adrian Alemifar (Budget Analyst)

Call to Order

Mayor Watson called the meeting to order at 5:30 PM. Commissioner Hill led the invocation, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Public Announcements: (Discussion 3:09)

Mayor Watson made several announcements:

- **Wyandotte Is Naturally Strong” / WINS Campaign:** highlighting positive energy across the county.
- **Recognition of Angel Ferrara (Parks & Recreation):** Angel Ferrara, Director of Parks & Recreation, received the Robert W. Crawford Young Professional Award from the National Recreation and Park Association.
- **Neighborhoods Rising Funds Awardees:** Announcement of 17 total awardees of Neighborhoods Rising Funds. List of awardees available in the Mayor’s office.
- **Constituent Letter – Street & Neighborhood Improvements:** Letter from a constituent thanking UG staff, who noticed more city activity and care in neighborhood streets than in past years.
- **Constituent Letter – Downtown Beautification (Flower Pots):** Letter praising whoever did the flower pots in front of City Hall and Memorial Hall. Building and Logistics staff credited and applauded.

- **WYCO Loves Local / Small Business & World Cup Activities:**
 - A. One World Wyandotte Event features 10 vendors and 8 food trucks, all small businesses. Event scheduled Friday at 3 PM in the courtyard. Tied to sister city programs and a prelude to the World Cup.
 - B. 5 Trainings with local businesses on: Psychological preparedness, & Business well-being
 - a. Featuring collaboration: Central Avenue Business Association, Hispanic Chamber of Commerce, Heartland Black Chamber of Commerce, Strawberry Hill Business Association, The Toolbox Small Resource Center
- **World Cup Watch Party Circulator:** A circulator bus will operate around World Cup watch parties at Visit KCK / Memorial Hall. Designed to support 10–12 local businesses, help visitors and residents access small businesses.
 - A. Includes: Strawberry Hill businesses, Central Avenue businesses, Minnesota Avenue businesses, John’s Java and Jazz, Total of 14 stops.
- **Faces of Entrepreneurs Campaign:** 10 KCK local businesses to be featured in a collaboration campaign in partnership with Kansas City, Missouri.

Linked to the “WYCO loves local” program, highlighting and supporting local small businesses.

Mayor’s Agenda:

Item No. 1 – PROCLAMATION: HONORING THE WORK OF DAVID WARM, EXECUTIVE DIRECTOR (ED), MID-AMERICA REGIONAL COUNCIL (MARC) (Discussion Begins 9:15)

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

Item No. 2 – PROCLAMATION: JALISCO RESTAURANT AND THE HERNANDEZ FAMILY (Discussion Begins 17:00)

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

Clerk’s Statement (Statement Read 19:32)

Planning and Zoning Consent Agenda (Discussion Begins 23:25)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

8.1. CHANGE OF ZONE APPLICATIONS

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

8.1.B: COZ2026-001 - OMAR VELA

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

8.1.D: COZ2026-006 - HEM GHATANNEY WITH ABC REAL ESTATE INVESTING

8.2. SPECIAL USE PERMIT APPLICATIONS

8.2.A: SP2026-001 - ARIN WOODSON

8.2.B: SP2026-009 - JUAN URENDA

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

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

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

8.2.F: SP2026-022 - GUY HOLBERT

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

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

8.2.I: SP2026-025 - KATHERINE MCENDREE

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

8.2.K: SP2026-027 - JENNIFER COBB

8.2.L: SP2026-028 - JEFFREY HOLLINSHED

8.3. MASTER PLAN AMENDMENTS

8.3.A: MPL2026-001 - OMAR VELA

8.3.B: MPL2026-003 - HEM GHATENNEY WITH ABC REAL ESTATE INVESTING

8.4. MISCELLANEOUS

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

8.5. MINUTES

8.5.A: MINUTES

Commissioner Ramirez made a motion to approve all items on the Planning and Zoning Consent Agenda as submitted except set aside Item No. 8.4.A. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Hill, Bynum
- Nays: None
- Absent: Davis, Burns

Set Aside Item:

8.4.A: ORDINANCE CLARIFYING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR THE PLANNING COMMISSION (Discussion Begins 32:09)

A request was made by Commissioner Kump to set aside Item No. 8.4.A.

Wendy Green, Deputy Chief Counsel, explained the ordinance was brought forward because the current ordinance conflicts with state statute. State law prohibits compensating planning commission members but allows reimbursement for actual expenses. The current practice of paying \$100 monthly without requiring documentation constitutes compensation, not reimbursement.

The proposed ordinance would require planning commission members to provide proof of mileage and be reimbursed at the federal rate, capped at \$100 monthly.

Commissioner Pacheco made a motion to keep the denial from the Planning Commission and keep it the way it was voted.

Commissioner Pacheco made a motion to amend the prior motion.

Commissioner Pacheco made a motion to send the item back to the Planning Commission to review the costs and reimbursements to comply with state laws. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 8/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Hill, Bynum
- Nays: None
- Absent: Davis, Burns

Standing Committees' Agenda:

Item No. 1 – ORDINANCE: TEMPORARILY ALLOWING FOR THE SALE OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGES (Discussion Begins 1:20:40)

This item was heard by the Economic Development Finance Standing Committee, chaired by Commissioner Bynum, on May 14, 2026. The committee voted 6-1 to forward the item to the full commission. Commissioner Bynum explained the ordinance would allow bars and restaurants only (not retail liquor stores) to sell alcoholic beverages from 6 AM to 5 AM the following day during the World Cup period, reverting back on July 19.

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

Vote: Motion carries 7/1

- Ayes: Pacheco, Stites, Kump, Howard, Ramirez, Hill, Bynum
- Nays: Lopez
- Absent: Davis, Burns

Administrator’s Agenda:

Item No. 1 – BUDGET: REVENUE ESTIMATES WORKSHOP (Discussion Begins 1:36:35)

County Administrator David Johnston introduced the budget presentation focused on revenue estimates, led by Budget Director Reginald Lindsey and Research Manager Mike Grimm.

The presentation covered the Unified Government's major revenue sources including property taxes, BPU payment in lieu of taxes, and sales and use taxes.

Property Taxes:

- City side: 28% of revenues from two levy funds (city bond interest and general fund)
- County side: 62% of revenues from eight levy funds, requires more support
- Preliminary 4% appraisal increase estimate for 2026
- Estimated additional revenue: \$6.3 million (\$3 million city, \$3.3 million county)

BPU Payment in Lieu of Taxes:

- Supports Kansas City general fund at \$37-38 million (30% of fund revenues)
- Residential rate decreased from 11.9% to 10.9% in 2025, to 9.9% in 2026
- Goal to reduce residential rate to 5.9%
- 2025 actuals down \$1.8 million due to various factors

Kansas City Sales and Use Taxes: Multiple fund structures with various tax rates, including dedicated sales taxes for public safety, neighborhood infrastructure, and emergency medical services.

Wyandotte County Sales and Use Taxes: Support Sheriff, Emergency Management, Emergency Dispatch, and other services

New Revenue Options Discussed:

- Additional dedicated sales tax
- Franchise fee on non-residential solid waste collection
- Motor vehicle fee adjustment (increase from \$5 to up to \$10 per transaction)

Revenue Neutral Rate Discussion: Staff explained the revenue neutral rate requirements, calendar deadlines, and the option to exceed revenue neutral while still reducing mill levy rates.

COMMISSIONER QUESTIONS AND DISCUSSION

Several commissioners discussed the municipal cost index and inflation impacts.

Commissioner Bynum: Emphasized that just because valuations go up 4% does not mean UG must take all that growth. She stressed desire to talk seriously about property tax reduction, not automatically capturing all new valuations. She asked for clear timing on audit availability and spending-reduction discussions.

Mayor Watson: Questioned the lack of revenue replacement planning when reducing BPU pilot rates. She asked if staff has ever shown a budget that reflects what it truly costs to run the city well, without pre-cutting to fit expected revenues. She requested that staff replicate last year's "no cuts needed" scenario so commissioners and the public can see how far off current revenues are from actual needs. She asked if staff have ever shown a budget that reflects what it truly costs to run the city well.

Commissioner Ramirez: Asked about the disconnect between Attorney General opinion timing and ordinance passage. He raised a fundamental concern: by charter, the PILOT is supposed to be a percentage of BPU's gross revenues, but in practice it is treated as a pass-through on ratepayers' bills. He suggested this may not match original intent and should be revisited in a deeper policy/charter discussion with BPU. Suggest an exercise to help with PBB.

Commissioner Stites: Requested information about other jurisdictions' practices. Agreed PILOT is not a pass-through and requested more discussion on it.

Commissioner Hill: Asked for clarification on one-time impacts

Commissioner Kump: Questioned revenue neutral procedures for clarity.

Commissioner Pacheco: Gave a long explanation aimed at the public: exceeding revenue-neutral does not automatically mean a tax hike; it mainly preserves flexibility. Even if the mill levy stays the same or goes down, service levels can still drop because costs (inflation, infrastructure, personnel) are rising faster than revenues. Get UG financials in order and then find relief.

Commissioner Lopez: Questioned whether, once American Royal opens, increased sales tax will mostly go to bond repayment, meaning UG “sees” the revenue but doesn’t fully keep it. Floated broader structural ideas (would require state action), like eliminating certain overlapping special districts (e.g., “pet district,” community college levy) using that room to raise UG mill levy as needed while still reducing total property tax.

Commissioner Bynum and Commissioner Ramirez: Concerned that the state “modernization fee” motor vehicle registration fees are not coming back to counties as originally intended; reportedly being diverted (e.g., to highways). They are committed to taking this issue back to the legislative delegation.

This item was for information only, and no commission action was required.

Adjournment: (Discussion Begins 3:12:24)

Commissioner Kump made a motion to adjourn. The motion was seconded by Commissioner Ramirez.

Vote: Motion carries 8/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Hill, Bynum
- Nays: None
- Absent: Davis, Burns

MAYOR WATSON

ADJOURNED THE MEETING AT 8:43 P.M.

May 28, 2026

Monica L. Sparks, CMC
Unified Government Clerk

ML



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: June 24, 2026

Re: **Change of Zone Petition COZ2026-010**

GENERAL INFORMATION

Applicant Information:

Jose Benitez
2600 South 53rd Street
Kansas City, Kansas 66106

Subject Property:

2600 South 53rd Street
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of a Change of Zone from
A-G Agriculture District to R-1 Single
Family District.

Commission Districts:

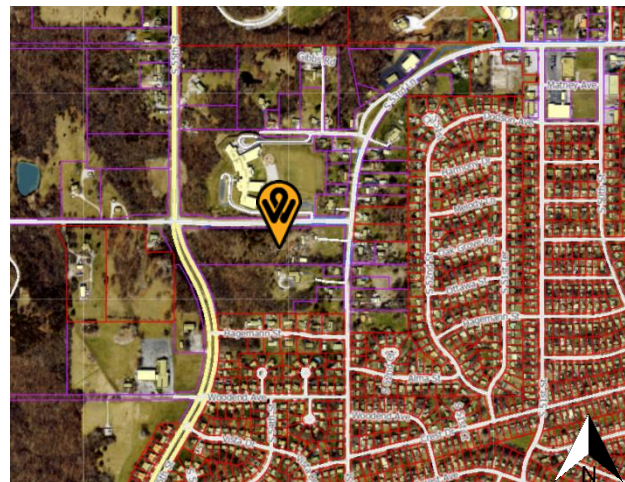
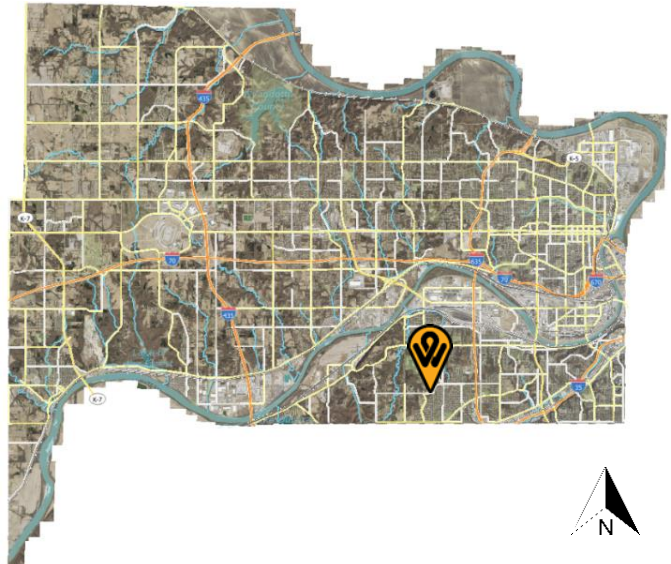
Commissioner At-Large, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):

A-G Agriculture District

Proposed Zoning District(s):

R-1 Single Family District



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Oak Grove Elementary School
South	R-1 Single Family District	Single-family homes
East	R-1 Single Family District	Single family homes
West	A-G Agriculture and R-1 Single Family Districts	Single-family homes

Total Tract Size: 7.68 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 53rd Street and Oak Grove Road as Minor Collectors.

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

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

Advertisement: The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026

Public Hearing: June 8 and June 24, 2026

Public Support: None to date.

Public Opposition: There were two (2) people present at the June 8, 2026 City Planning Commission meeting, with concerns of added traffic on Oak Grove Road

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jose Benitez, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District to build a 15 lot single-family subdivision at 2600 South 53rd Street on 7.68 acres.

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 permit and cases on the subject property.

Previous Planning Actions:

1. 2012 – COZ 3045 – Change of Zone from R-1 Single Family District to A-G Agriculture District to store hay and equipment.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Turner Statistical Neighborhood, South Turner Neighborhood Association, Inc. Neighborhood Group, Turner Community Connection Neighborhood Business Group and Census Block Group 0436001. The neighborhood consists of single-family homes along South 53rd Street with some smaller single-family lots further south along 53rd Street. Oak Grove Road is a Minor Collector, which intersects South 55th Street, which is a Major Collector.

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

The zoning and uses of properties nearby are set out above. The proposed use, single-family homes, is compatible with the adjacent uses as there are large lot single-family homes along South 53rd Street, Oak Grove Elementary School to the north, across Oak Grove Road and single-family homes to the south and west of the subject property.

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

The property is suitable for uses to which it has been restricted as A-G Agriculture District allows large agricultural, farming activities and single-family homes. Removal of these restrictions for R-1 Single Family District will not detrimentally affect nearby property as R-1 uses by-right are more restrictive than A-G Agriculture District.

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 development will provide housing that is reasonably necessary for the convenience and welfare of the public. Developing this land will not substantially injure the visual quality or marketability of nearby property as it will be built to UG standards and design guidelines, but it would convert a 7-acre, single-family, agricultural lot into a small, single-family subdivision.

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

The proposed development of 15 single-family homes will not increase traffic along South 53rd Street to a degree that will adversely affect the road capacity, safety, or create parking problems. A Traffic Impact Study may need to be provided and reviewed by the Public Works Department and the County's Traffic Engineer, subject to their comments.

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

The proposed use does conform to the PlanKCK Comprehensive Plan from the standpoint of its land use designation, which allows single-family detached

residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods.

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

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

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

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

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

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by South Patrol, District 334.

e. Fire

Fire service is provided by Station #16, located at South 55th Street and Douglas Avenue.

f. Transit

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

g. Schools

Public Education is provided by Oak Grove Elementary School, Turner Middle School, and Turner High School, under Turner USD 202.

h. Streets

See item #6 above.

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

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

If the road is privatized, the UG will not have to maintain the infrastructure, but the UG will have to provide services (Police, Fire, Sheriff, school, etc.).

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

The project is capable of meeting applicable ordinance requirements.

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

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the owners will still have property that is able to be developed, however, not in the intensity they originally sought to redevelop it as or keep as either agricultural or open space.

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

The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing development patterns of adjacent properties, primarily to the north, across South 53rd Street. There are lots similar in size to the proposed subdivision. Staff has not received the proposed square footages or the architectural design of the residences, so we cannot offer additional comments at this time and have asked that these documents be provided in *Staff Comments and Suggestions*.

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

The proposed subdivision will develop a natural, open field that is home to various wildlife, but also serves as a natural stormwater infiltration system. Paving this area for houses, roads and driveways will increase stormwater runoff and the infrastructure necessary to manage it.

Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts.

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

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

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

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

The proposed subdivision does not encourage premature extension of public services, premature development based upon the location of surrounding development and the availability of public services and facilities. This block along South 53rd Street is a mixture of rural and suburban context with large lot single-family homes on septic service to the west and established, single-family subdivisions on sanitary sewer service to the south.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Microsoft Teams on May 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

3:1 Lot Depth-to-Width Ratio
Pedestrian Connectivity and Sidewalks

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend **APPROVAL** of application **COZ2026-010**, subject to:

- 1. For the Final Plat: Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to**

submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein;

2. For the Final Plat: Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot;
3. Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Oak Grove Road without variance from the Board of Zoning Appeals;
4. Per the Subdivision Code, build a five (5) foot sidewalk on one side street to connect to the existing sidewalk on South 53rd Street;
5. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);
6. 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;
7. All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers);
8. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line;
9. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building;
10. Regarding BPU transformer screening, the following applies:
11. Gate doors are required for all types of screening that are placed in front of the transformers.
 - a. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - b. Posts for gate doors must be installed at a minimum distance of 10

- feet apart in the front.
- c. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - d. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - e. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
17. Following the Final Plat: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is

required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting;

18. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,
19. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

STAFF 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

June 8, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Grading Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	June 8, 2026 Approval	June 24, 2026
Preliminary Plat	June 8, 2026 Approved	Not Required

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-010** 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 **COZ2026-010**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 42:11:

COZ2026-010 - JOSE BENITEZ

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a 15-lot subdivision at 2600 South 53rd Street (in conjunction with PLAT2026-021).

PLAT2026-021 - JOSE BENITEZ

Synopsis: Preliminary Plat to plat 15 single-family residential lots at 2600 South 53rd Street (in conjunction with COZ2026-010). Detailed Outline of Requested Action: The applicant, Joe Benitez, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District and a Preliminary Plat to create 15 single-family residential lots to build a subdivision at 2600 South 53rd Street on 7.68 acres.

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, 14500 Parallel Road, Basehor, Kansas 66007

Present in Opposition:

- Eva Garcia Mendez, Nearby Resident
- Karen Schibi, Nearby Resident

Staff Recommendation starts at 49:53: Lead Planner Byron Toy stated that this project will come again to the Planning Commission as a Final Plat. During that review the Fire Department will ascertain the needs of parking for the area. Addressing residents' concerns about added traffic to Oak Grove, none of the lots have frontage on that street, they are facing the cul-de-sac off of Ottawa Drive. Staff recommends approval with conditions.

Chairman Carson asked about the lot size of the parcels, Toy replied that the lots are on average 65 feet wide with the minimum square footage being 7500. Commissioner Ernst asked about how to address the traffic concerns on Oak Grove, Toy recommended talking to Public Works to add on-street signage to prevent drivers from lining up on the street.

Motion starts at 54:17:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **APPROVE PLAT2026-021:**

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

Motion to APPROVE passed: 5 to 2

Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 55:24:

On motion by Commissioner Ward, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-010:**

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

Motion to recommend APPROVAL passed: 6 to 1

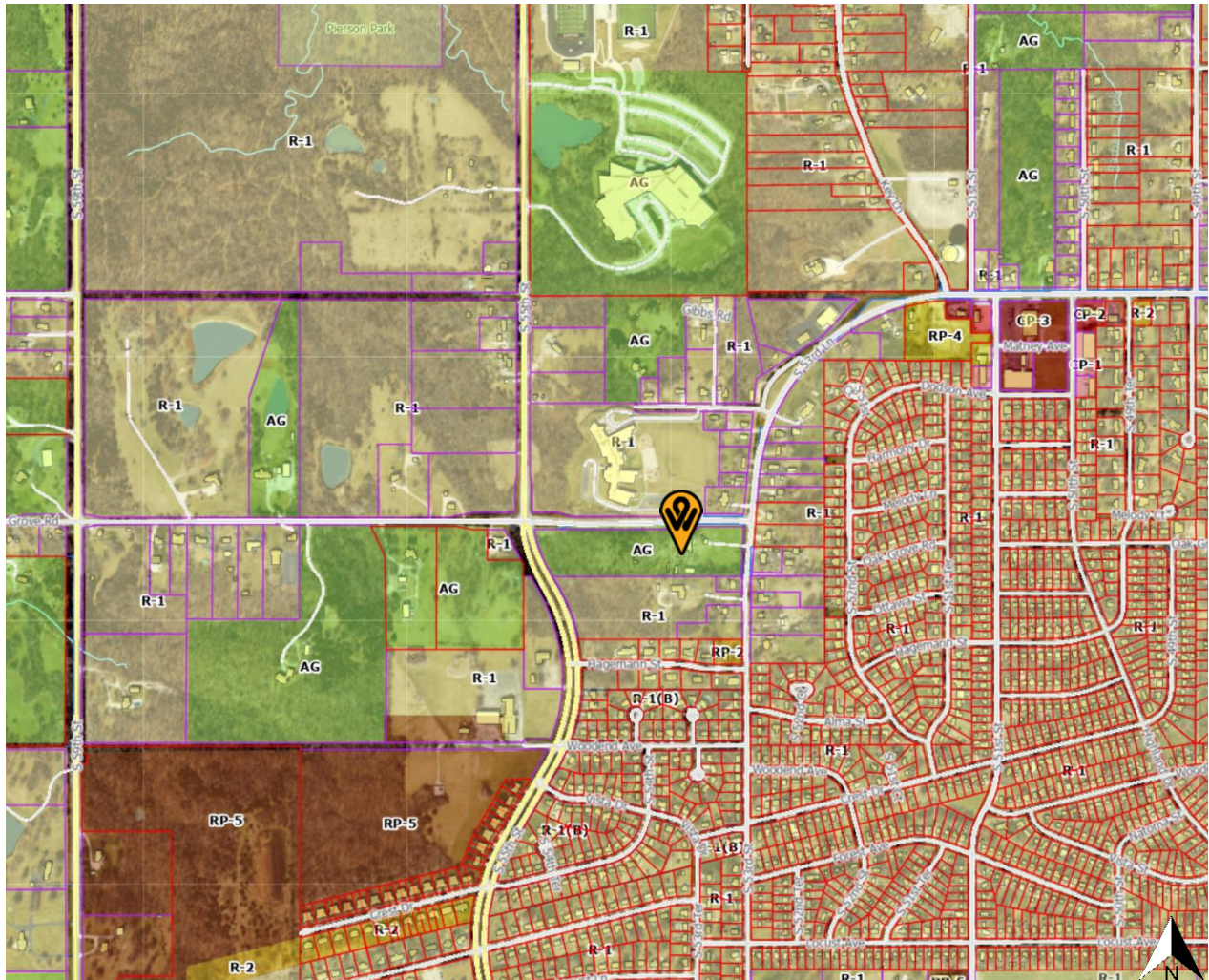
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

- 12) Consider connecting sewer manhole A2 to manhole 189-073-MH 150 feet south in 53rd Street.

We would like to avoid cutting across the street to get to this manhole. There is also a storm sewer near that manhole that would add complications.

- 13) Provide peak hourly traffic estimate to Kristofer Finger Public Works Traffic Engineer, 913-573-5422, Kfinger@WyCoKCK.org. Refer to Section 5 of Transportation Management Plan.

Per ITE manual, 11th Ed. 15 single-family homes would produce 176 trips per day, with 18 trips in the peak hour (both AM and PM the same). This is far below the UG's 100-trip benchmark for TIS requirements.

- 14) Provide O&M plan(s) for BMPs.

Plans are Preliminary in nature. Will be provided with final plat and plans.

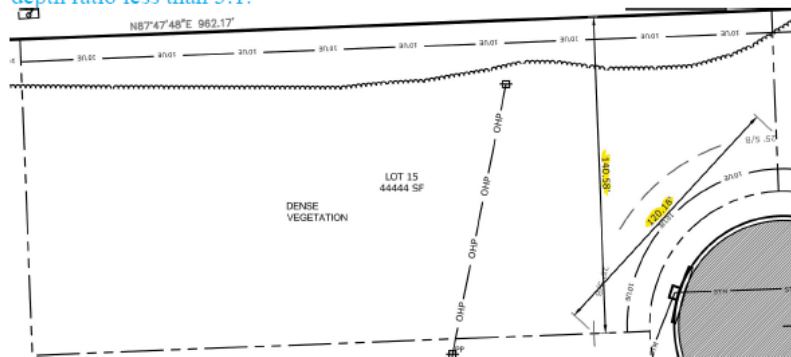
- 15) County Surveyor may have additional comments.

County surveyor reviewed the preliminary plat and did not have any comments.

Planning and Urban Design Comments:

- 1) Lot 15 must be reconfigured as it currently violates the 3:1 lot depth-to-width ratio per Section 27-280(b)(3). The lot is 94.22 feet wide, so the maximum depth may be 282.66 feet. Staff may measure 60 feet into the lot to establish the horizontal average width of a lot.

Measured at the 25' building setback, the lot is 120' wide. Measured at the setback, perpendicular to the lot's depth, the lot is 140' wide. Both of which provide a width-to-depth ratio less than 3:1.



14500 Parallel Road, Suite R, Basehor, Kansas 66007

- 2) Section 27-215h(4)a Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing prior to submission that any need water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.

Acknowledged

- 3) Section 27-215(h)(2)c.13(iii) A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain: floor area requirements and a provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

Acknowledged, will be provided with final.

- 4) Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street. No lot may have direct access to Oak Grove Road without variance from the Board of Zoning Appeals.

Acknowledged.

- 5) Per the Subdivision Code, build a five (5) foot sidewalk on one side street to connect to the existing sidewalk on South 53rd Street.

Provided on north side of Ottawa St.

Standard Conditions:

- 1) All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361)

Acknowledged

- 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.

Acknowledged

14500 Parallel Road, Suite R, Basehor, Kansas 66007

- 3) All deciduous and shade trees shall be at least two (2) inch caliper when planted. Evergreens shall be at least six (6) feet in height when planted. Shrubs shall be at least five (5) gallons when planted. Throughout the development, there shall be a variety of deciduous and evergreen trees in addition to native grasses and plants (wildflowers).

Acknowledged

- 4) 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.

Acknowledged

- 5) All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Acknowledged

- 6) Regarding BPU transformer screening, the following applies:
 - a. Gate doors are required for all types of screening that are placed in front of the transformers.
 - b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
 - c. Posts for gate doors must be installed at a minimum distance of 10 feet apart in the front.
 - d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
 - e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
 - f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.

Acknowledged

- 7) 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.

14500 Parallel Road, Suite R, Basehor, Kansas 66007

Acknowledged

- 8) All existing and future driveways must feature curb cuts that are constructed to UG standards.

Acknowledged

- 9) 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.

Acknowledged

- 10) 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.

Acknowledged

- 11) 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.

Acknowledged

- 12) 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.

Acknowledged

- 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
14500 Parallel Road, Suite R, Basehor, Kansas 66007

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.

Acknowledged

- 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.

Acknowledged

Please let me know if you have any questions.

Alex Elliott, PE
alex@alconsult-llc.com
913.702.2936

14500 Parallel Road, Suite R, Basehor, Kansas 66007

NHM Minutes for COZ20206-010 2600 S 53rd Street

May 22, 2026

5:30-6:15PM

TEAMS Meeting

<https://teams.live.com/joinmeeting/9399045978663?p=GFJVhyEnNldfVzmzZE>

In attendance: Krystal Voth – Atlas Land Consulting

Applicant:

Members of the public; Alex Craddock, South Turner Neighborhood Homes Association
3009 South 53rd Street

Chandra Ward – 5124 Lakewood Street, Turner Community Connection

Discussion: The ladies asked about the proposed housing types. They also asked if there are dramatic changes if the applicant would have to go back through the process.

Representative explained the general process and what is and is not allowed in the R-1 zoning district.

NHM Minutes for COZ20206-010 2600 S 53rd Street

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ALC
ATLAS LAND CONSULTING
KANSAS CITY, MISSOURI
2025 SOUTH MAIN
KANSAS CITY, MO 64111
816.452.1100
www.alc-ks.com

TURNER VIEW
PRELIMINARY PLAT

2600 S 53RD ST
KANSAS CITY, KANSAS 66106

FOR PERMIT

NO.	DATE	REVISION

PREPARED FOR:
RA
ENGINEERING

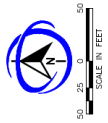
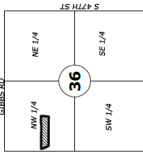
PROJECT # 26-173
ISSUE DATE: 05/22/2026

PRELIMINARY PLAT
P-100

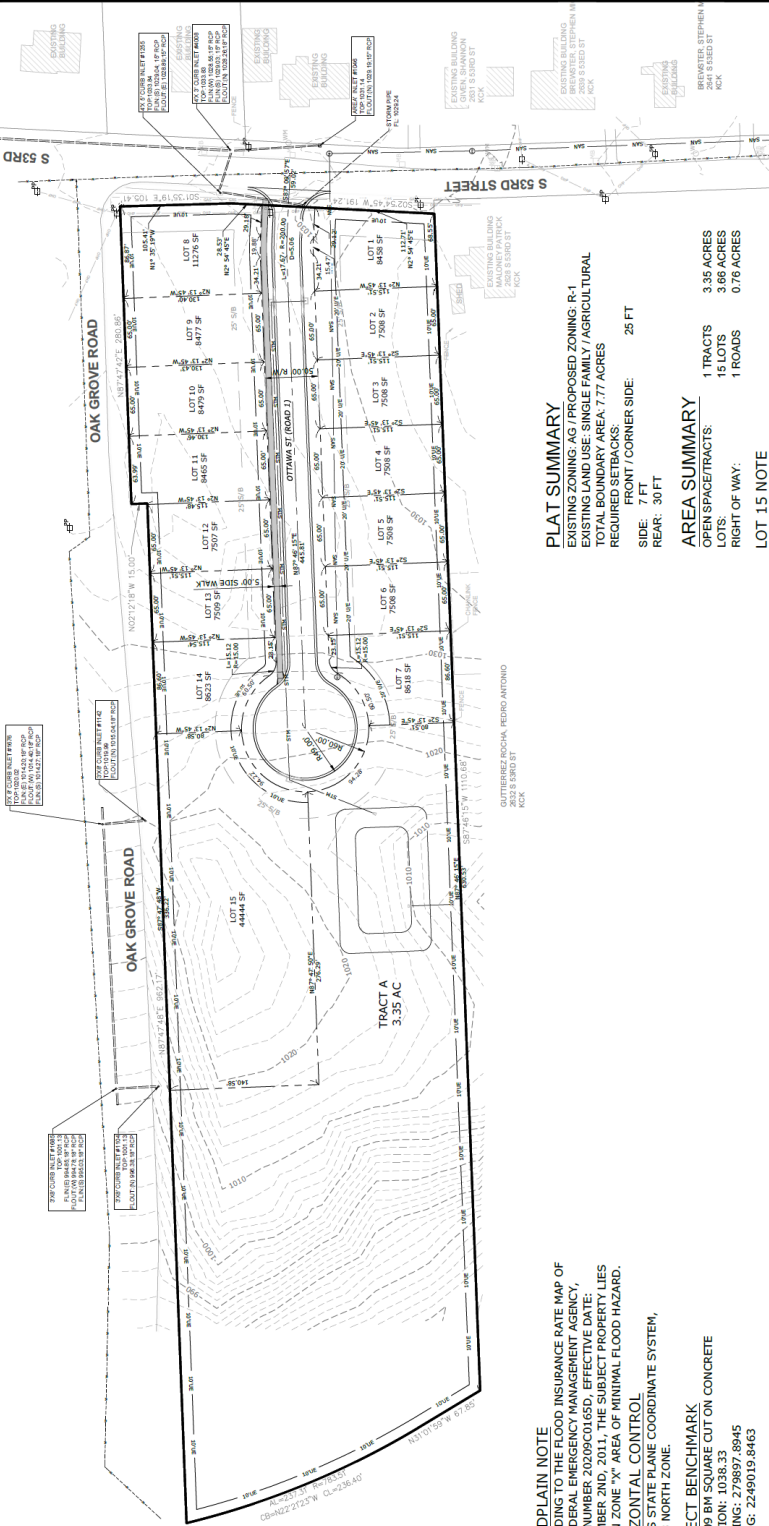
TURNER VIEW

2600 S 53RD STREET, KANSAS CITY, KANSAS 66106
NW 1/4 OF SECTION 36, TOWNSHIP 11S, RANGE 24E IN
KANSAS CITY, WYANDOTTE COUNTY, KANSAS

PRELIMINARY PLAT



4798.57'
SECTION 36
SEC. 36-11S-24E
1"=2000'



PLAT SUMMARY
EXISTING ZONING: AG / PROPOSED ZONING: R-1
EXISTING LAND USE: SINGLE FAMILY / AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY / AGRICULTURAL
REQUIRED SETBACKS: 25 FT
SIDE FRONT / CORNER SIDE: 25 FT
REAR: 30 FT

AREA SUMMARY
OPEN SPACE TRACTS: 1 TRACTS 3.35 ACRES
LOTS: 15 LOTS 3.66 ACRES
RIGHT OF WAY: 1 ROADS 0.76 ACRES

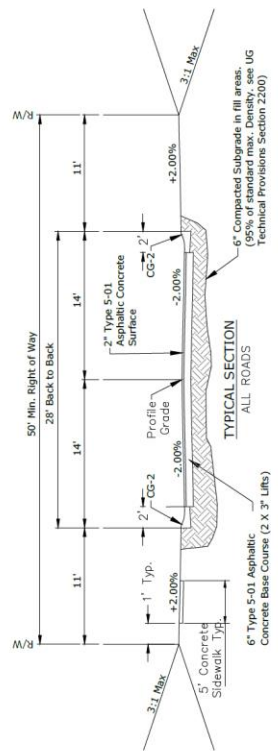
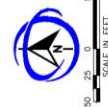
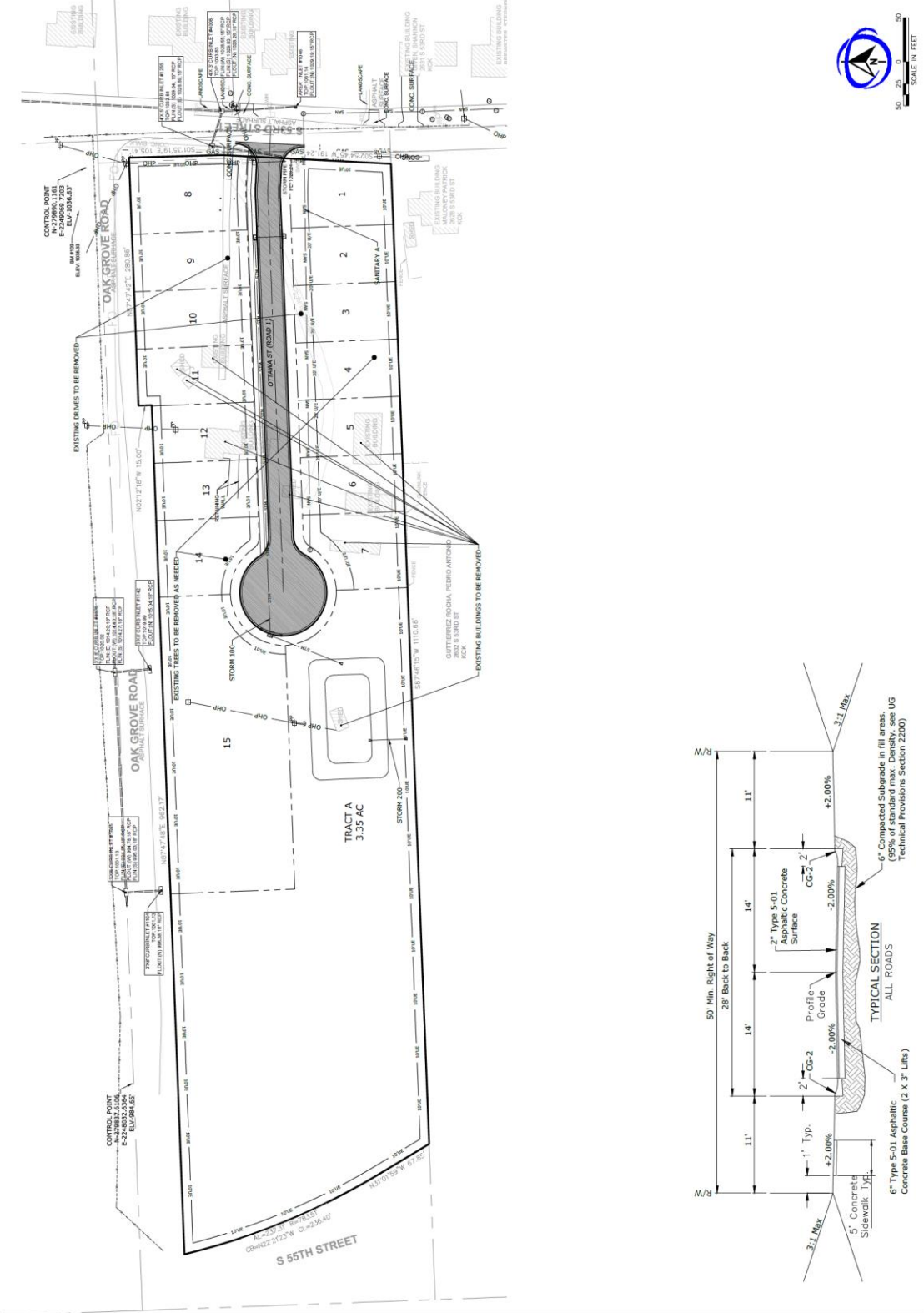
LOT 15 NOTE
LOT 15 IS UNABLE TO BE SERVED BY A PUBLIC SEWER
DUE TO AN ON-SITE SEPTIC SEWER
TREATMENT SYSTEM.

FLOODPLAIN NOTE
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER 20209C0165D, EFFECTIVE DATE: SEPTEMBER 2ND, 2011, THE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AREA OF MINIMAL FLOOD HAZARD.
HORIZONTAL CONTROL
KANSAS STATE PLANE COORDINATE SYSTEM,
MAD 83 NORTH ZONE.

PROJECT BENCHMARK
BM #109 BM SQUARE CUT ON CONCRETE
ELEVATION: 1038.33
NORTHING: 279897.8945
EASTING: 2249019.8463

DESCRIPTION
ALL OF THE NORTH 1/2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 11S, RANGE 24E, LESS THAT PART IN ROADS, IF ANY, ALL IN WYANDOTTE COUNTY, KANSAS.

		PUBLIC STREET AND STORM IMPROVEMENT PLAN 2600 S 53RD ST KANSAS CITY, KANSAS 66106	FOR PERMIT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION																						PREPARED FOR: RA ENGINEERING	PROJECT # 26-173 ISSUE DATE: 04/22/2026	OVERALL LAYOUT C-200
NO.	DATE	REVISION																												





TIMOTHY A. ELLIOTT PE
**PUBLIC STREET
 AND STORM
 IMPROVEMENT PLAN**
 2600 S 53RD ST
 KANSAS CITY, KANSAS 66106

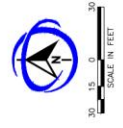
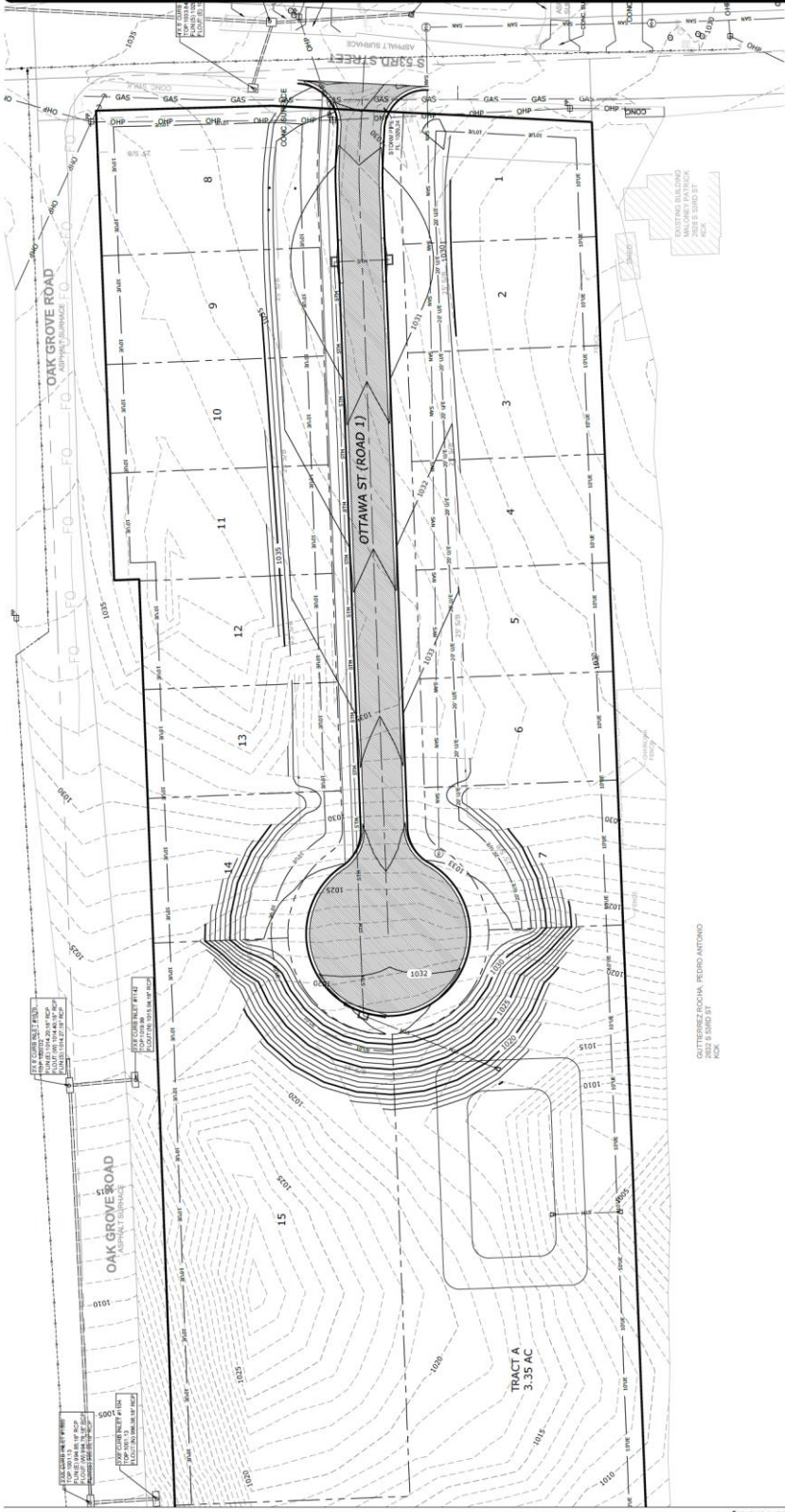
FOR PERMIT

NO.	REVISION	DATE

PREPARED FOR:
 RA
 ENGINEERING

PROJECT # 26-173
 ISSUE DATE: 04/23/2026

GRADING PLAN
C-300



LEGEND
 --- EXISTING MINOR CONTOUR (1 TYP.)
 --- EXISTING MAJOR CONTOUR (5 TYP.)
 --- PROPOSED MINOR CONTOUR (1 TYP.)
 --- PROPOSED MAJOR CONTOUR (5 TYP.)

GUTIERREZ PACHA, PEDRO ANTONIO
 2600 S 53RD ST
 KC26



(First published _____)

COZ2026-010

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 2600 South 53rd Street, in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single Family District.

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

Section 1. It is hereby found and determined that a petition was filed on April 23, 2026, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single 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:

ALL OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 11, RANGE 24, LESS THAT PART IN ROADS, IF ANY, ALL IN WYANDOTTE COUNTY, KANSAS, located at 2600 South 53rd Street, Kansas City, Kansas,

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

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

Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners
From: Planning and Urban Design Staff
Date: June 24, 2026
Re: **Special Use Permit Petition SP2026-035**

GENERAL INFORMATION

Applicant Information:

John Tanur Badgley
1710 North 90th Street
Kansas City, Kansas 66112

Subject Property:

1710 North 90th Street
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:

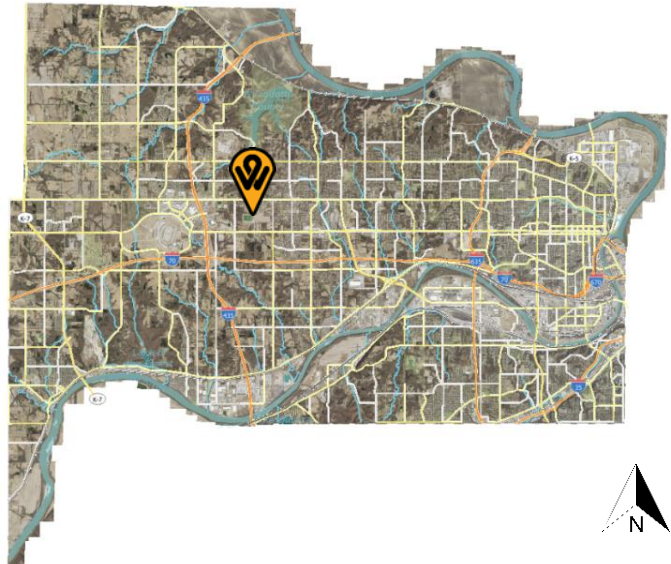
At-Large Commissioner, District #2:
Andrew Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):

RP-2 Planned Two Family District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	RP-2 Planned Two Family District	Single-family home
South	A-G Agriculture District	Compass Minerals Soccer Complex
East	CP-0 Planned Nonretail Business District	Providence Medical Center
West	R-1 Single Family District	Single-family homes

Total Tract Size: 4.68 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Mixed Residential, which allows patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses, schools, libraries, community recreation facilities (both indoor and outdoor) and places for worship.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 90th Street as a Minor Arterial.

Parking Requirement: Section 27-456(d) states that two (2) off-street parking spaces shall be provided on the premises for each dwelling unit, at least one of which shall be in a garage or carport. When no more than two off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall be not less than 36 feet, and space shall be provided in the drive for the parking of two (2) passenger cars for each dwelling unit. The structure is used as a single-family home, so two (2) 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 are multiple trees in the front yard thereby complying with the requirement.
Advertisement:	<u>The Wyandotte Echo</u> – May 14, 2026 <u>Letters to Property Owners</u> – May 15, 2026
Public Hearing(s):	June 8 and June 24, 2026
Public Support:	None to date
Public Opposition:	There were two (2) people present at the June 8, 2026 City Planning Commission, with concerns about large parties previously occurring on the property.

PROPOSAL

Detailed Outline of Requested Action: The applicant, John Tanur Badgley, is requesting a Special Use Permit to operate a non-owner occupied short-term rental. This is not the owner’s primary residence. This would be the first and only permitted short-term rental on the 1700 block of North 90th Street between State Avenue and Parallel Parkway.

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. 17385-00397 – Mechanical Permit – June 16, 2017 – Install a 3-ton air condition unit.
2. 06390-00938 – Plumbing Permit – October 12, 2006 – Install a water heater.

Previous Planning Actions:

1. 2007 – COZ 2915 – Change of Zone – Rezoning from A-G Agriculture District to RP-2 Planned Two Family District on April 3, 2008.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood, Leavenworth Road Association Neighborhood Business Group, and Census Block 0447042. The neighborhood consists of single-family homes to the north and west, Providence Medical Center to the east and Compass Minerals Soccer Complex to the south. North 90th Street is a Minor Arterial in the eastern edge of the Piper area linking Parallel Parkway to State Avenue.

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 agricultural, residential and commercial zoning, but specifically single-family homes, a hospital and athletic fields. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along this portion of North 90th 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 property is not vacant.

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

Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates the property as Mixed

Residential, which allows patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses, schools, libraries, community recreation facilities (both indoor and outdoor) and places for worship. The proposed use conforms to the Area Plan land use designation with a Special Use Permit.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of North 90th Street, 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 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 behind an established single-family

subdivision.

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 8, with a State Lodging License. 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 in-person at 8601 Parallel Parkway, Kansas City, KS 66112 on May 25, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Home Inspection Report
Noise, Illumination, and Vibration
Large Groups

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 4 to 3 to recommend **APPROVAL** of application **SP2026-035, for one (1) year**, subject to:

- 1. Maximum number of guests shall be 9;**
- 2. All parking must be off-street, maximum number of vehicles is four (4). No**

- STR renters or guests may park on-street;
3. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
 4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
 5. Applicant is to maintain liability insurance;
 6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
 7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
 8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
 9. Per the applicant's declaration, pets are allowed at the property. All guests with pets will be required to disclose the animals at the time of booking and comply with the property guidelines regarding noise, waste disposal, damage prevention and local regulations;
 10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 11. If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
 14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
 15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
18. The Special Use Permit shall be valid for 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

June 8, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
State Lodging License
Home Inspection Report
Welcome Book
Site Plan
Floor Plan
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	June 8, 2026 Approval	June 24, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-035** 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 **SP2026-035**, 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.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 1:02:15:

SP2026-035 - JOHN BADGLEY

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street. *Detailed Outline of Requested Action:* The applicant, John Tanur Badgley, is requesting a Special Use Permit to operate a non-owner occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 1700 block of North 90th Street between State Avenue and Parallel Parkway.

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

Present in Support:

- John Badgley, Applicant, 1710 North 90th Street, Kansas City, Kansas 66112

Present in Opposition:

- Lawrence Harvey Jr, 1723 North 91st Street, Kansas City, Kansas 66112
- James Nesvold, 1740 North 90th Street, Kansas City, Kansas 66112

Staff Recommendation starts at 1:28:54: Lead Planner Byron Toy stated that even though the testimony makes it hard to discern between the Special Use Permit for a Short-Term Rental and the previous actions of the property owner, staff still recommends approval for one (1) year. Added fencing of the property lines or other conditions can be added by the commission.

Commissioner Easterwood asked if the Special Use Permit can be revoked if there are

issues, Toy replied that it can, upon receiving a complaint, staff will check if any of the conditions of approval have been violated, and the case would be heard by the Board of Commissioners. Commissioner Foglesong asked what would happen if a perspective renter showed up with horses, Toy replied that that would not be allowed as the property is not a minimum of five (5) acres.

Motion starts at 1:33:54:

On motion by Commissioner Foglesong, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-035 for one (1)**

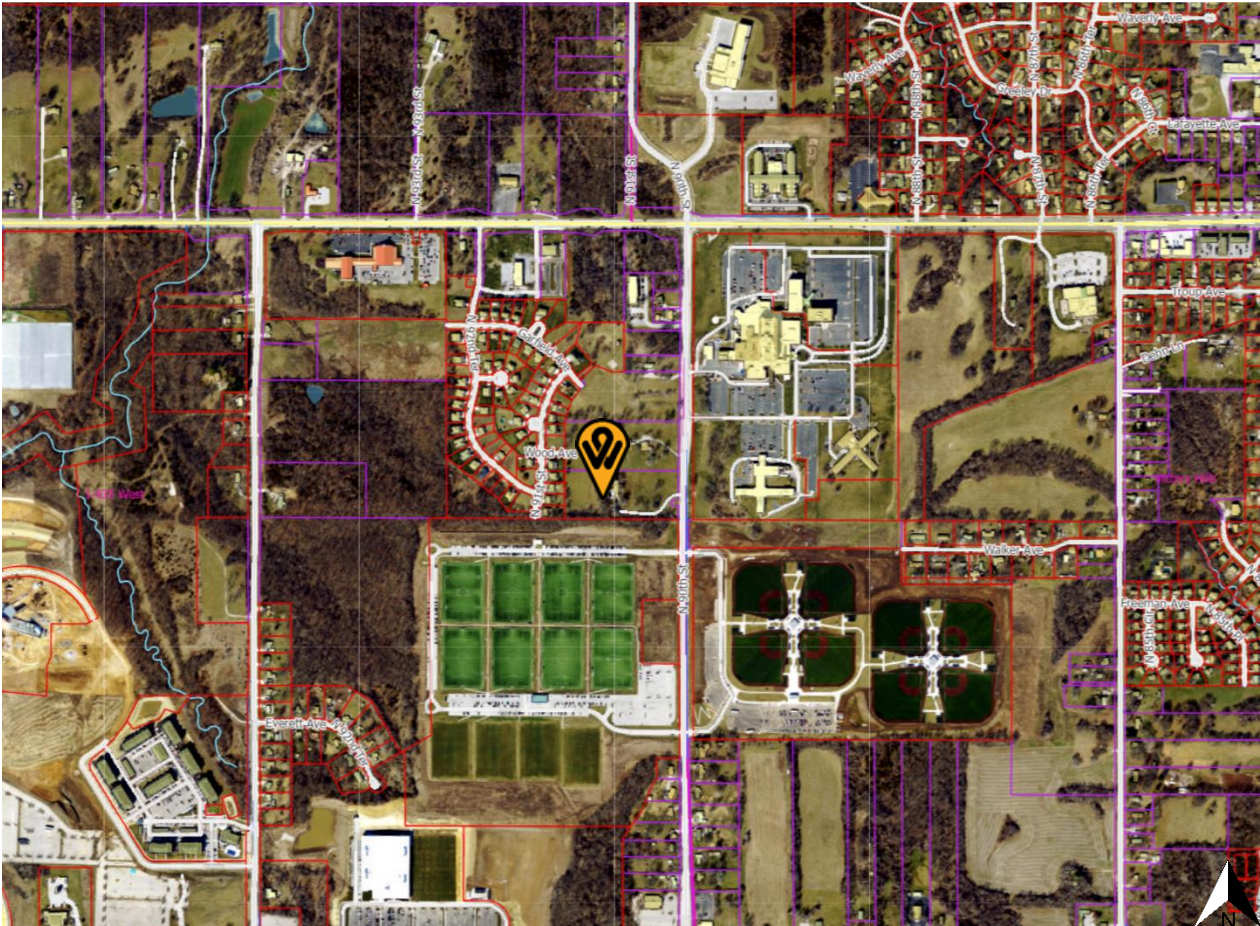
year:

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

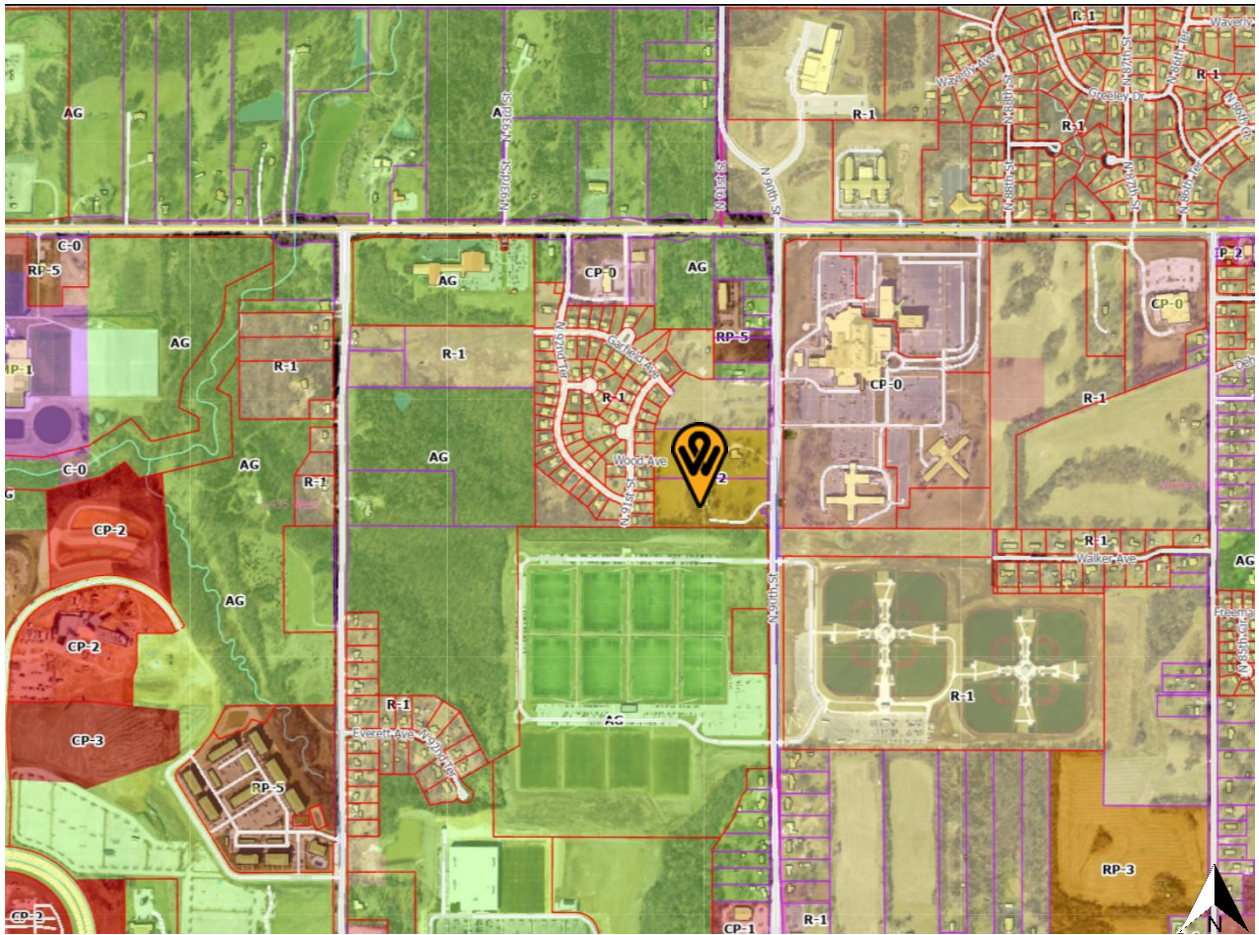
Motion to recommend APPROVAL passed: 4 to 3

ATTACHMENTS

AERIAL IMAGERY



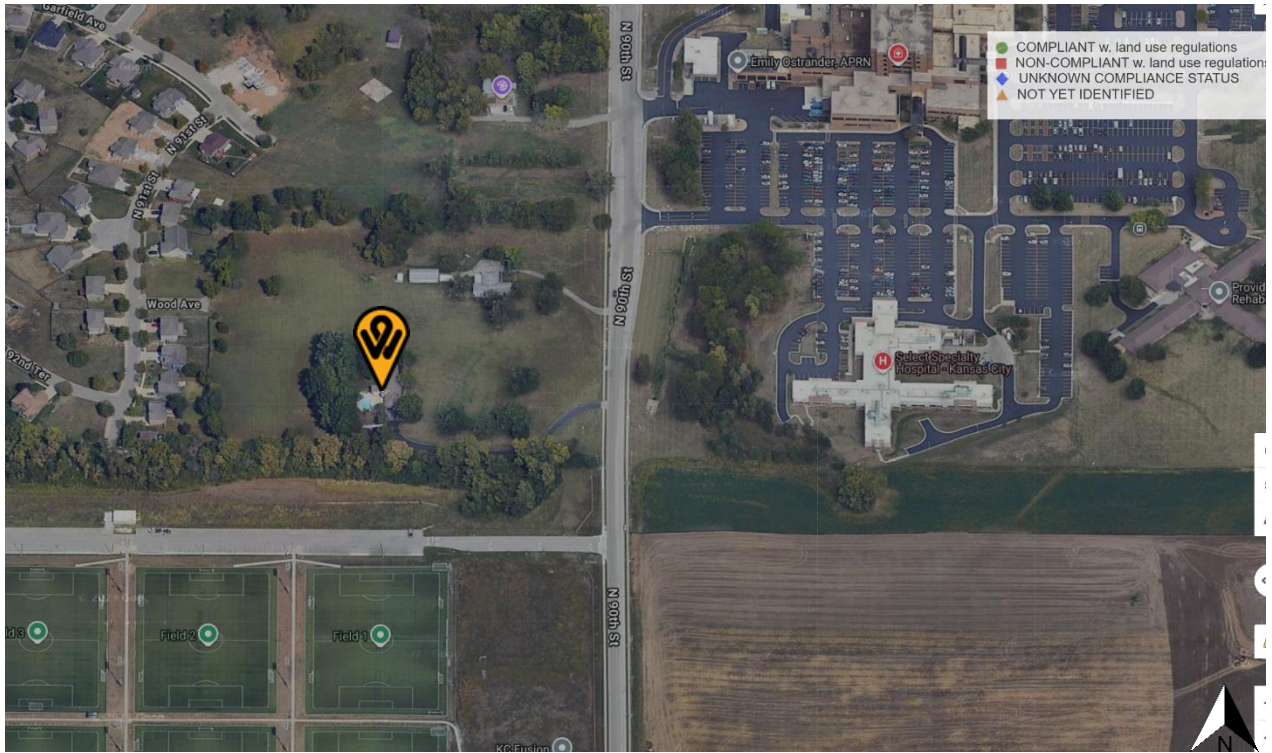
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Toy, Byron

From: Tanur Badgley <tanur@homegurukc.com>
Sent: Tuesday, May 19, 2026 2:51 PM
To: PlanningInfo; Morris, Rose
Cc: Toy, Byron
Subject: Draft Staff Report Answers - Special Use Permit Petition SP2026-035
Attachments: SP2026-035.DRAFT.pdf; Signed_short-term-inspection-safety-certification (2).pdf; short-term-rental-guest-book (1).docx; Lodging Inspection Report.pdf

You don't often get email from tanur@homegurukc.com. [Learn why this is important](#)

Hello,

Here are our answers for our short-term rental request with additional information/requested plans submitted electronically to planninginfo@wycokck.org (with a copy to Rose Morris).

1. The home inspection denotes three (3) defect that 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: All three issues detected have been fixed. We raised the overhead electrical service conductor lines to greater than 10 feet working with BPU. We also installed the anti-tip bracket on the range. And we adjusted the hot water temperature to be within the recommended range. All have been reinspected and signed off on from the inspector. According to the checklist you guys provided for becoming a short term rental for the World Cup. It is attached below.

2. An application for the World Cup and Special Use Permit have both been received by Business Licensing and Planning Staff. Do you intend to rent beyond the duration of the World Cup, July 31, 2026?

Applicant Response: Yes. That's what the purpose of this application is.

3. 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: Yes we have conducted and passed that. It is included in the Draft Staff Report you just shared and attached below..

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?

Applicant Response: This is a whole property rental. It includes 4 bedrooms, 3.5 baths, the kitchen, sunroom, living room, basement, pool, and yard. We have a giant private driveway that can safely park 10+ vehicles.

1

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

Applicant Response: We believe this to be 10 people. Two per bedroom x 4 bedrooms. One in the sunroom. One in the living room.

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.

Applicant Response: Wei Cox, 816-646-9839, stacieweix@qq.com. Wei has an on-site manager who manages guests checkin and checkouts, organizes cleaners, manages supplies, and oversees maintenance requests. Wei and her manager Nikki manage 16 short-term rentals in Kansas City that Wei owns. We are comfortable providing her contact information to the neighbors within the notice area.

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

Applicant Response: Phone or email. Mine is 785-408-9567, tanur.badgley@gmail.com or Wei 816-646-9839, stacieweix@qq.com. We can meet in person if needed. We have lived in the neighborhood 5 years and have good relations with our neighbors.

8. 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: Within 30-45 minutes. My brother Bryce is a co-owner of the property and lives in Overland Park. Nikki, our on-site manager lives in Blue Springs.

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

Applicant Response: 65%

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

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- 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: We have fully passed inspection standards with a licensed inspector and the lodging inspector. Cleaners will be in the property multiple times a week and are trained to check on these things. Additionally our on-site manager Nikki will be on-site weekly to check.

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

Applicant Response: We will comply with all applicable Kansas state and local lodging tax requirements. Where supported, Airbnb and other booking platforms will collect and remit

applicable sales and transient guest taxes automatically. We will verify local jurisdiction requirements, maintain appropriate tax registrations, and file any required local returns or remittances not handled by the booking platform

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

Applicant Response: Yes. This is included in the Draft Staff Report you sent me. Attached for your review.

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

Applicant Response: Yes, guests will be allowed to bring pets to the property, subject to house rules, breed/size restrictions if applicable, and an additional pet fee and cleaning policy. All guests with pets will be required to disclose animals at booking and comply with property guidelines regarding noise, waste disposal, and damage prevention.

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.
www.hostcompliance.com/tips.

Applicant Response: Okay happy to accommodate this in the welcome packet.

Thank you very much. We look forward to a smooth process and relationship.



Sent via [Superhuman](#)

NEIGHBORHOOD MEETING MINUTES:

Application Number SP2026-035

Date and Location: Monday May 25, 2026 8601 Parallel Pkwy, Kansas City, KS 66112

Meeting called to order at: 5:00 p.m.

Names of people in attendance:

Sean Latham
James Nesvold - james.nesvold@gmail.com
Crystal Sittman
Bobbie Stacey Hawley - narscr3@aol.com

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

Jimmy - property line ^{adherence} needed, main thing is adhering to the property line
Sean - potentially keep people in the fenced in yard (avoiding past fence), understand need to make more
Bobbie - had taste in past from past parties at the house, need to keep eyes on property, when the city says the noise will play
Stacey - give house manager number, need to contain from large parties

□ What was the question or comment

- 1) How will you keep an eye on the property? (All)
- 2) The property line is unclear, the guests need to stay inside the fence (Jimmy, Crystal, Sean)
- 3) How will you prevent and contain large parties? (All)
- 4) Can we see what was submitted to the city? here's coming to the public hearing (Rubba + Steacy)
- 5) Can we get a number to reach out to in case we have a problem? (Rubba + Steacy)
□ Who answered the question/comment

John Tamar answered all questions

□ What was the answer given

- 1) Line camera over pool, loud music, ^{guest} ~~discernment~~ over renters
 - 2) We have photos of the property line included in the listing, they are told to stay inside fence line of the pool
 - 3) We have max occupancy on the listing, the guests cannot bring over other guests, the line camera over the pool, rules for no parties, awareness of
 - 4) Yes, of course
 - 5) Yes I will email after the meeting - Sunday
or house manager Nikki Butler
816-213-9537
- Meeting adjourned at: 5:21 pm CST

Minutes taken by: John Tamar Badgley

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now John Tarver Badgley of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-035.
2. That I conducted a neighborhood meeting on 03/25/2026.
3. The notice to nearby property owners was sent on 05/11/2026.
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.

John Tarver Badgley
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26th day of May, 2026.

My commission expires 16th of December, 2026.

GAVIN LANGE
Notary Public-State of Kansas
My Appt. Expires 12/16/29

Gavin Lange
Notary Public

Lodging Establishment Inspection Report - 239899

Kansas Department of Agriculture
 Food Safety and Lodging Program
 1320 Research Park Drive
 Manhattan, KS 66502

Date: 4/28/2026
 Time In: 4:45 PM
 Time Out: 5:15 PM
 Inspector Badge ID: KDA 145
 Follow Up Required: No



Establishment: 42244 JOHN TANUR BADGLEY -SHORT TERM RENTAL	Address: 1710 N 90TH ST	City/State: Kansas City, KS	Zip: 66112	Telephone: 9132027980
License #: 42244	Permit Holder: JOHN TANUR BADGLEY, PHILLIP MICHAEL LOUDEN	Inspection Reason: Licensing-Operational	Est. Type: Lodging Establishment	Risk Category: Lodging

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			GUEST AND PUBLIC SAFETY		
1 Application and fees submitted		IN	15 Facility structurally sound with repairs and maintenance to ensure safety		IN
2 Complete plans submitted		IN	16 Evacuation, fire, and carbon monoxide safety measures maintained		IN
3 Variance request requirements met		IN	GUEST ROOMS		
FOOD SERVICE AND FOOD SAFETY			17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met		IN
4 Food service for the general public licensed		N/A	18 Guest rooms properly serviced and cleaned, cribs clean		IN
5 Commercially prepared and prepackaged food meets requirements		N/A	19 Coffeemakers and appliances approved, located, maintained clean and in good repair		IN
6 Food service for overnight guests in compliance		N/A	20 Guestroom free of insects, rodents, and pests		IN
IMMINENT HEALTH HAZARD			21 Pet requirements met		IN
7 Operations discontinued and regulatory authority notified		IN	22 Door lock requirements met		IN
GENERAL REQUIREMENTS			DISHWARE AND UTENSILS		
8 License posted and regulations in compliance		IN	23 Dishware and utensils cleaned, sanitized, handled and stored		IN
9 Hot water capacity sufficient to meet demand		IN	24 Cleaning and sanitizing requirements met		IN
10 Adequate hand washing facilities supplied and accessible		IN	HOUSEKEEPING AND LAUNDRY FACILITIES		
11 Toilet facilities: properly constructed, supplied and clean		IN	25 Carts properly designed, maintained and operated to prevent contamination		IN
PERSONNEL			26 Laundry facilities provided, maintained clean and in good repair		IN
12 Employees excluded for health problems		IN	27 Single use gloves available; storage areas maintained		IN
13 Employee hands clean and properly washed		IN	POISONOUS OR TOXIC MATERIALS		
14 Employee clothing clean and in good repair		IN	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		N/A
			ICE AND ICE DISPENSING		
			31 Ice from approved source dispensed by sanitary methods		IN
			32 Ice machines/buckets properly cleaned, sanitized, maintained and used		N/A
			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		N/O
			36 Water quality, clarity requirements met		N/O
			37 Fecal, vomit, and body fluid response requirements met		N/O
			38 Operation and maintenance procedures met		N/O
			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
35	Pool was closed and covered at time of inspection. Discussed regulation requirements. Provided educational guides and logs.
46	Licensing Inspection Passed

Violation Comments		
Item Number	Violation of Code	Comment
Inspection Published Comment:		

Person In Charge
Tanur Badgley



Inspector
Shana Guyton





VERIFICATION PHOTOS



DEFECTS



SAFETY HAZARD

- 2.1.1 Exterior - Exterior Photos: Exterior Photos
- 2.2.1 Exterior - Exterior Door Condition: Exterior Door Photos
- 2.3.1 Exterior - Exterior Condition : Exterior Siding Photos
- 2.3.2 Exterior - Exterior Condition : Missing House Numbers
- 2.4.1 Exterior - Porch / Patio / Deck / Driveway Condition: Porch / Patio / Deck / Driveway Photos
- 2.5.1 Exterior - Grounds: Lawn Care / Landscaping Needed
- 3.1.1 Roof - Roof Condition: Roof Photos
- 3.2.1 Roof - Gutters / Downspouts Condition : Gutters / Downspouts Photos
- 4.2.1 Utilities - Electric Meter: Electric Meter Photo
- 4.2.2 Utilities - Electric Meter: Electric Service – Inadequate Clearance
- 5.1.1 Common Areas - Common Room: Common Room Photos
- 5.1.2 Common Areas - Common Room: Loose Outlet
- 5.1.3 Common Areas - Common Room: Damaged/Deteriorated Flooring
- 5.1.4 Common Areas - Common Room: Missing Cover Plate
- 5.2.1 Common Areas - Common Room 2: Common Room Photos
- 5.2.2 Common Areas - Common Room 2: Damaged Window Trim
- 5.3.1 Common Areas - Stairway: Stairway Photos
- 5.3.2 Common Areas - Stairway: Loose Handrail/Railing
- 5.3.3 Common Areas - Stairway: Damaged/Deteriorated Flooring
- 5.4.1 Common Areas - Hallway: Hallway Photo
- 5.4.2 Common Areas - Hallway: Damaged/Deteriorated Flooring
- 5.5.1 Common Areas - Fireplace: Fireplace Photo
- 6.1.1 Kitchen - Kitchen Condition: Kitchen Photos
- 6.1.2 Kitchen - Kitchen Condition: Sink Photo
- 6.2.1 Kitchen - Appliances : Refrigerator Photo
- 6.2.2 Kitchen - Appliances : Range Photo
- 6.2.3 Kitchen - Appliances : Dishwasher Photo
- 6.2.4 Kitchen - Appliances : Microwave Photo
- 6.2.5 Kitchen - Appliances : Range Missing Anti-Tip Bracket
- 7.1.1 Bedrooms - Primary Bedroom: Primary Bedroom Photos

- 🔧 7.2.1 Bedrooms - Bedroom 2: Bedroom 2 Photos
- 🔧 7.3.1 Bedrooms - Bedroom 3: Bedroom 3 Photos
- 🔧 7.4.1 Bedrooms - Bedroom 4: Bedroom 4 Photos
- 🔧 8.1.1 Bathrooms - Primary Bathroom: Primary Bathroom Photos
- 🔧 8.2.1 Bathrooms - Bathroom 2: Bathroom 2 Photos
- 🔧 8.3.1 Bathrooms - Bathroom 3: Bathroom 3 Photos
- 🔧 8.4.1 Bathrooms - Bathroom 4: Bathroom 4 Photos
- 🚫 8.4.2 Bathrooms - Bathroom 4: Loose Toilet
- 🔧 9.1.1 Laundry Area - Laundry Area Condition: Laundry Area Photos
- 🔧 9.2.1 Laundry Area - Laundry Plumbing: Washer / Dryer Hookups Photo
- 🔧 10.1.1 Garage - Garage Condition: Garage Photos
- 🔧 11.1.1 Basement - Basement Condition: Basement Photos
- 🔧 11.1.2 Basement - Basement Condition: Sump Pump Photo
- 🔧 12.1.1 Plumbing - Main Water Shutoff : Main Water Shutoff Valve Photo
- 🔧 12.2.1 Plumbing - Water Heater Condition: Water Heater Photos
- 🔧 12.2.2 Plumbing - Water Heater Condition: Water Temperature Photo
- 🚫 12.2.3 Plumbing - Water Heater Condition: Inoperable Water Heater – Gas Off
- ⚠️ 12.2.4 Plumbing - Water Heater Condition: Water Temperature Too Hot
- 🔧 13.1.1 HVAC - Thermostat : Thermostat Photo
- 🔧 13.2.1 HVAC - Thermostat 2: Thermostat Photo
- 🔧 13.3.1 HVAC - Heating: Heating System Photos
- 🚫 13.3.2 HVAC - Heating: Rust / Corrosion Present
- 🚫 13.3.3 HVAC - Heating: Furnace Nearing End of Service Life
- 🔧 13.4.1 HVAC - Heating 2: Heating System Photos
- 🔧 13.5.1 HVAC - Cooling: Cooling System Photos
- 🚫 13.5.2 HVAC - Cooling: Out-of-Level Condenser
- 🚫 13.5.3 HVAC - Cooling: Cooling System Nearing End of Service Life
- 🔧 13.6.1 HVAC - Cooling 2: Cooling System Photos
- 🔧 14.1.1 Electric Panel - Electric Panel: Electric Panel Photos
- 🚫 15.1.1 Misc - Miscellaneous : Missing CO Detectors
- 🚫 15.1.2 Misc - Miscellaneous : Aged Smoke Detectors

4.2.1 Electric Meter

ELECTRIC METER PHOTO

Photos of the electric meter.

 Verification Photos



4.2.2 Electric Meter

ELECTRIC SERVICE – INADEQUATE CLEARANCE

 Safety Hazard

The overhead electrical service conductors were observed to have insufficient clearance from the roof surface (less than approximately 10 feet). This condition can present a safety hazard and may increase the risk of contact or damage. Recommend evaluation and correction by a qualified electrician or utility provider.

Recommendation

Contact your local utility company



6.2.4 Appliances

MICROWAVE PHOTO

Photos of the Microwave.



6.2.5 Appliances

RANGE MISSING ANTI-TIP BRACKET



The range is missing an anti-tip bracket, which is a safety feature designed to prevent the appliance from tipping forward. Recommend installing an anti-tip bracket to reduce the risk of injury and enhance safety.



12.2.4 Water Heater Condition

WATER TEMPERATURE TOO HOT



The hot water temperature measured at the fixture was elevated (approximately 131°F at the time of inspection). Water temperatures above 120°F can increase the risk of scalding. Recommend adjusting the water heater thermostat to a safer setting.

Recommendation

Contact a handyman or DIY project



1. Check-In & Check-Out

Check-in: 4:00 PM **Check-out:** 11:00 AM

This is a self check-in property. No one will be here to greet you — just use the codes below and walk in like you own the place (you kind of do, for now).

The front door has a keypad lock. Enter your code and the door unlocks. Your room also has its own keypad lock — your private code is unique to you.

If you arrive early, you're welcome to drop your bags in the common areas and enjoy the property while your room is being prepared. The pool, yard, and common spaces are all yours.

2. Access Codes

Here are the codes you'll need:

Location	Code
Front Door Lock	████
Back Door Lockbox	████
Room 1 (Upstairs)	████
Room 2 (Upstairs)	████
Room 3 (Upstairs)	████

Please do not share these codes with anyone not on your booking. Codes may be changed between guests for security.

3. Your Room

Your room is your private space. It locks with its own keypad code, and no other guest can enter. You'll find fresh linens, towels, and pillows waiting for you.

Please do not enter other guests' rooms. There may be other guests staying in different rooms during your visit. All common areas — kitchen, living room, sunroom, basement, pool, and yard — are shared. Be respectful of each other's space and schedule, and enjoy the community.

4. WiFi

Network: ██████████

Password: ██████████

5. House Rules

We keep it simple. This is a real home, not a hotel — please treat it that way.

- **No parties or large gatherings.** This is a peaceful space. If you're looking for a party house, this isn't it.
- **Quiet hours after 10:00 PM.** Other guests may be sleeping. Keep conversations, music, and TV at a respectful volume.
- **No smoking anywhere on the property.** Inside or outside. No exceptions.
- **No shoes in the house.** Leave shoes at the door. We've got fresh floors — help us keep them that way.
- **Clean up after yourself in the kitchen.** Wash your dishes, wipe down counters, and put food away. The kitchen is shared.
- **Lock your room when you leave.** We're not responsible for personal belongings left in common areas.
- **Be kind to the space and the people in it.** That's really the only rule.

6. Pool & Outdoor Spaces

The pool and 5 acres of outdoor space are yours to enjoy. A few ground rules to keep everyone safe:

- **No lifeguard on duty.** Swim at your own risk.
- **No diving.** The pool is not deep enough.
- **No glass near the pool.** Use plastic cups and containers only.
- **Children must be supervised at all times.**
- **Pool hours: sunrise to 10:00 PM.**
- Please rinse off before entering the pool.
- Towels are provided — please hang them to dry on the patio chairs after use.
- **The fire pit is available but please fully extinguish all flames before going inside.**

7. Kitchen & Dining

The kitchen is fully stocked with basics — pots, pans, plates, utensils, glasses, coffee maker, and a stove. Feel free to cook.

- Coffee, tea, and basic condiments are provided.
- Label your food in the fridge if sharing with other guests.
- Wash your dishes immediately after use — don't leave them in the sink.
- Take out trash when the bin is full. Trash bags are under the sink.
- The basement has a separate kitchenette with its own setup.

8. The Spaces

The house is 5,000 sq ft with a lot of room to spread out. Here's what's available to you:

The Sunroom — Vaulted beams, panoramic windows, natural light all day. Great for reading, working, or morning coffee.

The Living Room — Brick fireplace, bookshelves, large table. Good for working, hanging out, or sharing a meal.

The Basement — Open floor, sound system, kitchenette, TV. Your spot for movies, music, or just having space.

The Pool & Patio — In-ground pool, patio furniture, fire pit. Seasonal — pool is typically open May through September.

The Yard — 5 acres of trees, grass, and quiet. Walk around, find a hammock spot, breathe.

9. Checkout

Checkout is at 11:00 AM. Before you leave:

1. Strip the bed and leave linens in a pile on the mattress.
2. Place used towels on the bathroom floor.

3. Wash any dishes you used and put them away.
4. Take out any trash you generated.
5. Turn off all lights and fans in your room.
6. Make sure the front door locks behind you.
7. Leave the room key code as-is — it will be changed after your stay.

10. What's Nearby

The house is in the Piper area of KCK — residential, quiet, with easy highway access.

Legends Outlets — Shopping, dining, and entertainment. Major retailers, restaurants, and a movie theater. 10 minutes.

Kansas Speedway — NASCAR, IndyCar, and major events. 10 minutes.

Sporting KC (Children's Mercy Park) — MLS soccer. 10 minutes.

Wyandotte County Lake — Trails, fishing, marina. Beautiful for a morning walk or sunset. 10 minutes.

Downtown Kansas City — Crossroads Arts District, Power & Light, bbq, live music. 20 minutes via I-70.

Overland Park — Johnson County dining, shopping, parks. 20 minutes.

Taquerías — KCK is taqueria heaven. Some of the best Mexican food in the metro is within 5–10 minutes of the house. Ask us for favorites.

11. Parking

Free parking in the driveway. Plenty of space for multiple cars. Pull all the way up so other guests can fit behind you.

12. Emergencies & Contact

Emergency: Call 911

Nearest hospital: Providence Medical Center — 8929 Parallel Pkwy, Kansas City, KS 66112 (~10 minutes)

Your host: [HOST NAME & PHONE NUMBER]

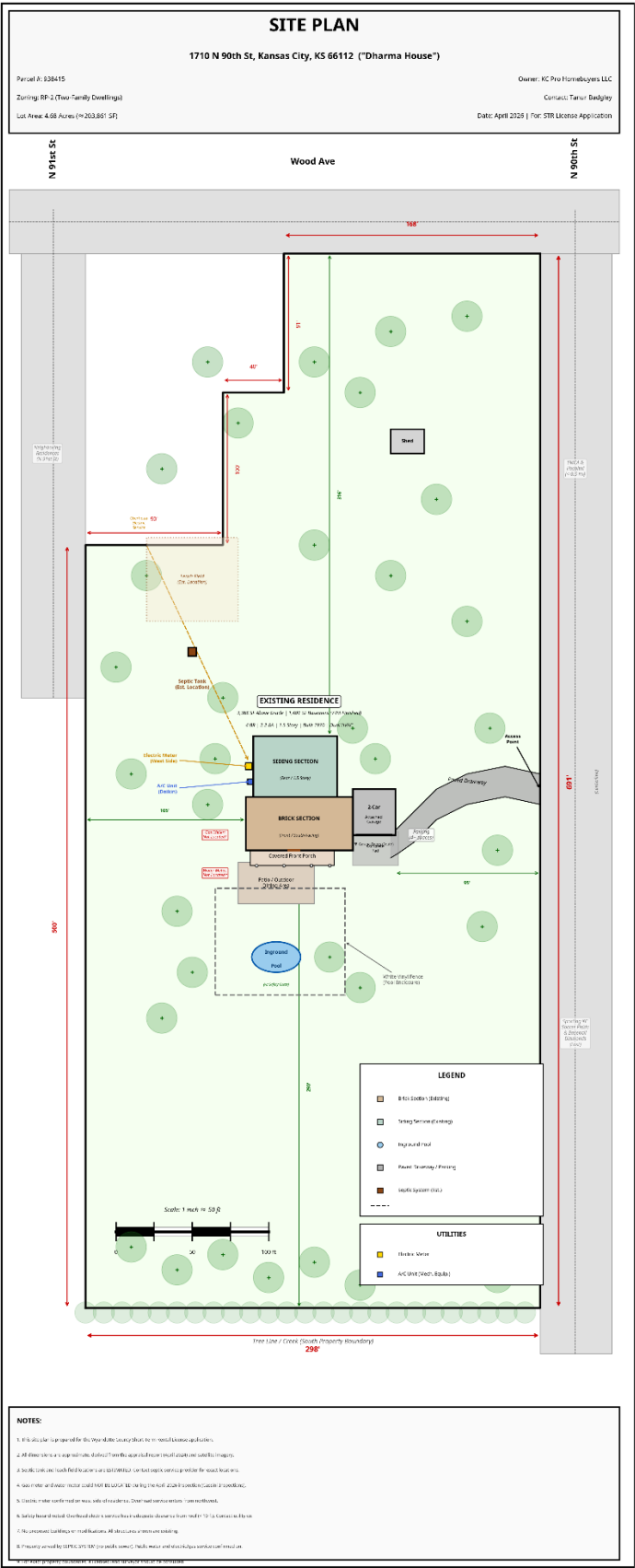
For non-emergencies (WiFi issues, lockouts, appliance questions), message your host through the Airbnb app or text directly. We'll get back to you as quickly as possible.

One Last Thing

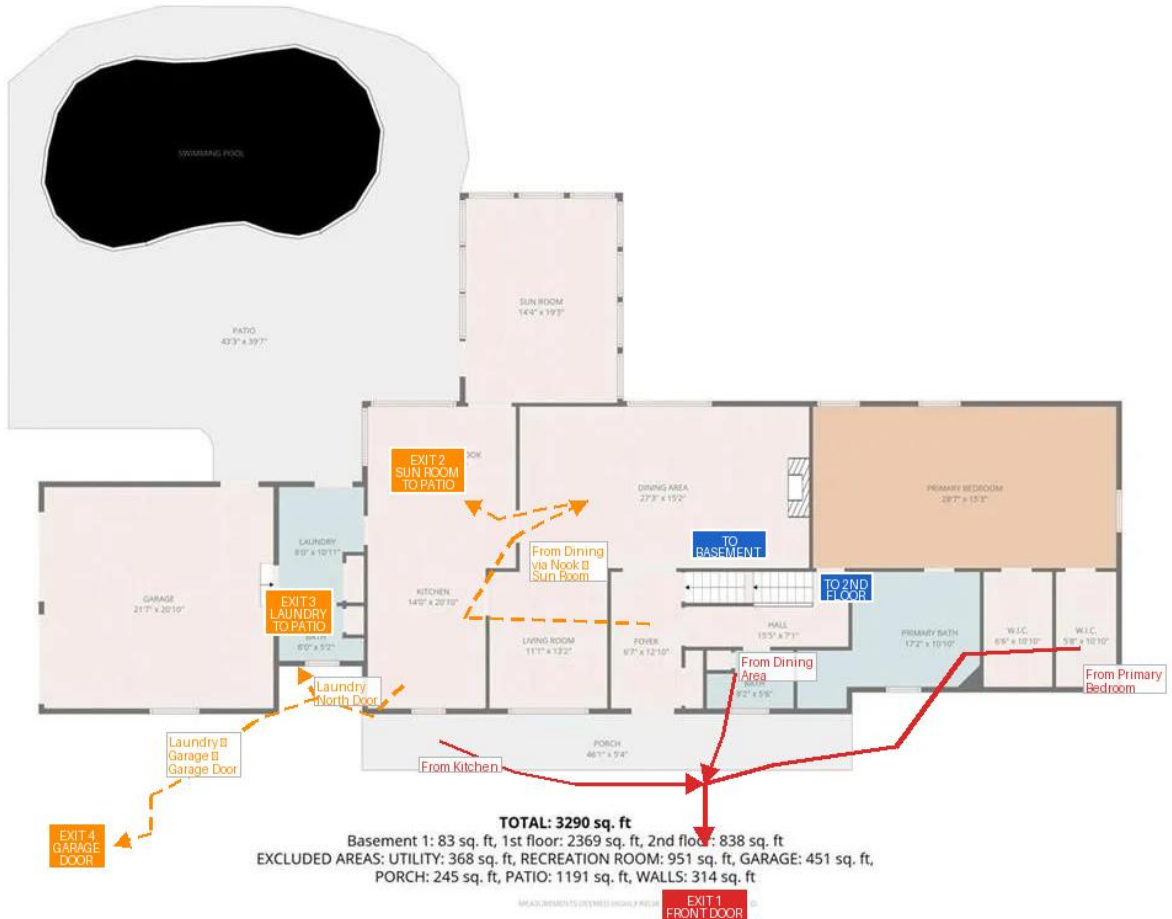
If you love your stay, we'd be grateful for a review. It genuinely helps us keep this place alive.

Enjoy the space. Enjoy the quiet. Enjoy Kansas City.

— *The House Team*



EMERGENCY EXIT ROUTES - FIRST FLOOR (Main Level)
 1710 N 90th St, Kansas City, KS 66112



TOTAL: 3290 sq. ft
 Basement 1: 83 sq. ft, 1st floor: 2369 sq. ft, 2nd floor: 838 sq. ft
 EXCLUDED AREAS: UTILITY: 368 sq. ft, RECREATION ROOM: 951 sq. ft, GARAGE: 451 sq. ft,
 PORCH: 245 sq. ft, PATIO: 1191 sq. ft, WALLS: 314 sq. ft

MEASUREMENTS OBTAINED FROM PLANS

- Primary Exit Route (Front Door)
- - - - - Secondary Exit Routes
- EXIT Exit Point
- STAIRS Stairway

In case of fire, proceed to nearest exit. Do NOT return for personal belongings. Call 911.
 Fire extinguisher locations should be verified on-site.



All 2nd floor occupants: proceed via hallway to staircase, then to 1st floor exits

TOTAL: 3290 sq. ft
 Basement 1: 83 sq. ft, 1st floor: 2369 sq. ft, 2nd floor: 838 sq. ft
 EXCLUDED AREAS: UTILITY: 368 sq. ft, RECREATION ROOM: 951 sq. ft, GARAGE: 451 sq. ft,
 PORCH: 245 sq. ft, PATIO: 1191 sq. ft, WALLS: 314 sq. ft

MEASUREMENTS DERIVED FROM P-PLANS BUT NOT GUARANTEED

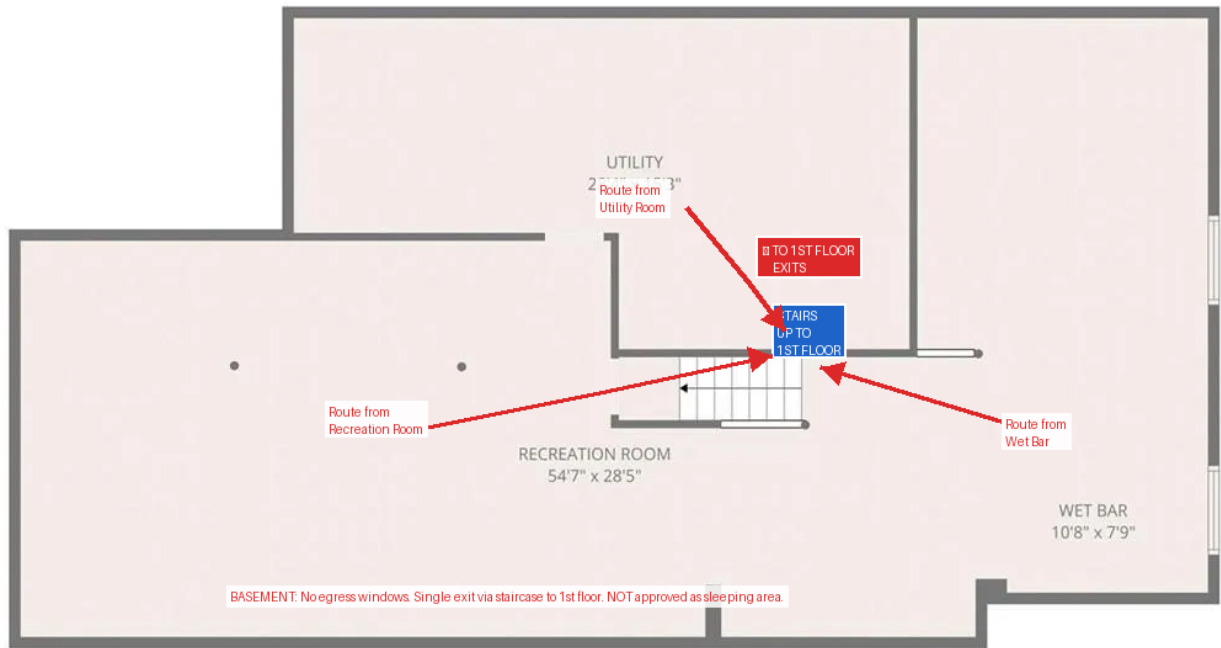
Primary Exit Route

Secondary Exit Route

EXIT Exit Point

STAIRS Stairway

NOTE: In case of fire, do NOT use elevator. Proceed to nearest exit. Do NOT return for personal belongings.
 Fire extinguisher locations should be verified on-site. Call 911 in case of emergency.



TOTAL: 3290 sq. ft
 Basement 1: 83 sq. ft, 1st floor: 2369 sq. ft, 2nd floor: 838 sq. ft
 EXCLUDED AREAS: UTILITY: 368 sq. ft, RECREATION ROOM: 951 sq. ft, GARAGE: 451 sq. ft,
 PORCH: 245 sq. ft, PATIO: 1191 sq. ft, WALLS: 314 sq. ft

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

 Primary Exit Route

 Secondary Exit Route

 EXIT Exit Point

 STAIRS Stairway

NOTE: In case of fire, do NOT use elevator. Proceed to nearest exit. Do NOT return for personal belongings.
 Fire extinguisher locations should be verified on-site. Call 911 in case of emergency.











(Published _____)

SP2026-035

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 SP2026-035, commonly known as 1710 North 90th Street, Kansas City, Kansas, legally described as:

Beginning at a point 1912.4 feet East and 1198.66 feet South of the Northwest corner of Section 6, Township 11, Range 24, in Wyandotte County, Kansas, thence South 599.34 feet, thence 723.7 feet, thence North 600.34 feet thence West 726.1 feet to the place of beginning, less that part taken or used for public road purposes, located at approximately 1710 North 90th 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 9;**
2. **All parking must be off-street, maximum number of vehicles is four (4). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

4. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
5. Applicant is to maintain liability insurance;
6. The property must remain in proper maintenance and free of hazards, pests, or infestations;
7. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
8. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
9. Per the applicant's declaration, pets are allowed at the property. All guests with pets will be required to disclose the animals at the time of booking and comply with the property guidelines regarding noise, waste disposal, damage prevention and local regulations;
10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
11. If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
13. All existing and future driveways must feature curb cuts that are constructed to UG standards;
14. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

- 15. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
- 16. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
- 17. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
- 18. The Special Use Permit shall be valid for 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/Geo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Report to
Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
		Planning and Urban Design
AGENDA ITEM #9.3.A.		
ORDINANCE AMENDING THE EXISTING CODE PROVISION THAT AUTHORIZES MILEAGE REIMBURSEMENT FOR THE PLANNING COMMISSION		
BACKGROUND		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Ordinance clarifying mileage reimbursement_v3, 5.28.29 DOC_OrdAm_Ch. 27_CPC Cost Reimbursement_05.11.2026.CPC (2)		

Approved by Mayor/Administrator to add to agenda.

(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 receive \$100.00 each month for ~~mileage reimbursement for the use of his vehicle~~ expenses incurred in the performance of his their duties.

Section 2. That said original Section 27-21 of 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

(Published: _____)

ORDINANCE NO. O-____-26

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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;

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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 be eligible to receive up to \$100.00 each month for mileage reimbursement for the use of his or her vehicle in the performance of his or her duties. Such reimbursement shall be at the state mileage rate and supported by appropriate receipts.

Section 2. That said original Section 27-21 of 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



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="583 386 1036 480" style="border: 1px solid black; padding: 2px;"> David Johnston, County Administrator </div> djohnston@wycokck.org x5027	Administrator's Office
AGENDA ITEM #13.1.		
BUDGET: CIP WORKSHOP (DOCUMENT ADDED PER AGENDA UPDATE)		
BACKGROUND		
Budget Workshop		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Budget Workshop #6 - June 24th - CIP		

Approved by Mayor/Administrator to add to agenda.

JUNE 24TH BUDGET WORKSHOP

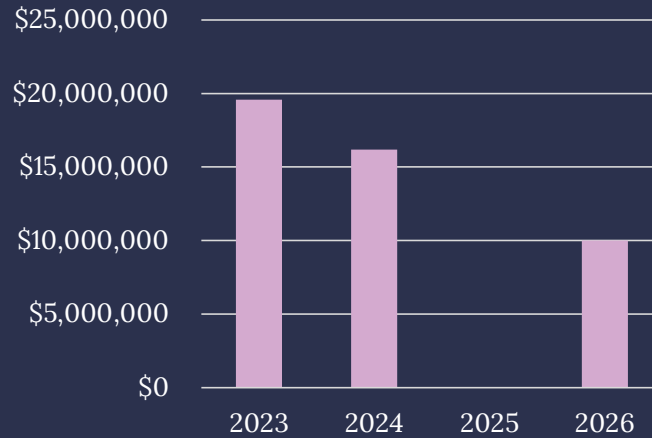
Budget Workshop #6

CAPITAL IMPROVEMENT PROGRAM

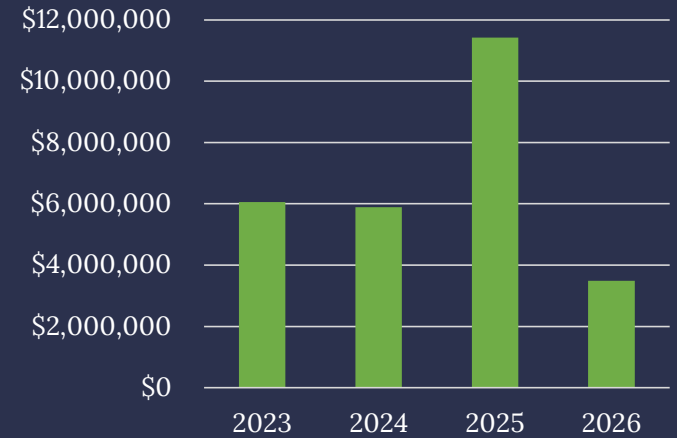


Capital Investment Trends

City Debt



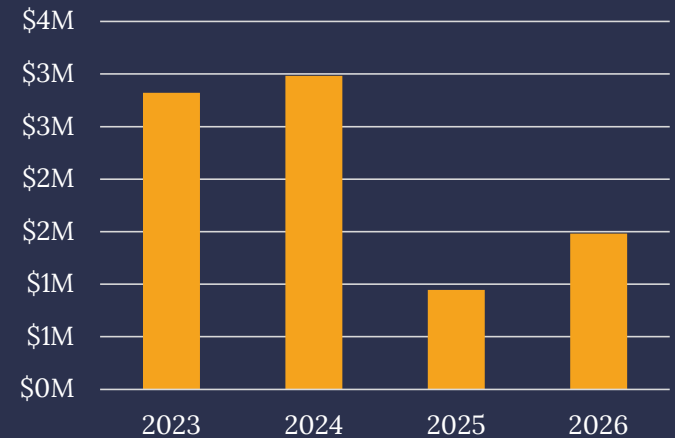
City General Fund



2026 Capital Budget vs. 2027 Capital Requests

	2026 Budget	2027 Requests
Enterprise Funds	\$11.9M	\$19.8M
Other Funds	\$19.5M	\$71.8M
Total	\$31.4M	\$91.6M

County General Fund



Note on bar charts: 2023, 2024, and 2025 years show Amended Budgets. 2026 shows the original.

COUNTY GENERAL FUND Long-Range Forecast

Base Model: 4% est.
AV inc.

County General Fund	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 93,255,586	\$ 94,119,818	\$ 97,219,261	\$ 100,135,838	\$ 103,139,913	\$ 106,344,438	\$ 109,649,512
TOTAL EXPENSES	\$ 94,173,066	\$ 95,349,803	\$ 98,111,835	\$ 101,394,072	\$ 104,786,637	\$ 108,293,255	\$ 111,917,777
Net Change in Fund Balance	\$ (917,481)	\$ (1,229,985)	\$ (892,575)	\$ (1,258,234)	\$ (1,646,723)	\$ (1,948,816)	\$ (2,268,265)
Cash Basis Ending Fund Balance	\$ 2,731,526	\$ 5,435,699	\$ 4,543,124	\$ 3,284,890	\$ 1,638,167	\$ (310,649)	\$ (2,578,914)
Reserve % of Expenditures	2.90%	5.70%	4.63%	3.24%	1.56%	-0.29%	-2.30%
Fund Balance 25% Target	\$23,543,267	\$23,837,451	\$24,527,959	\$25,348,518	\$26,196,659	\$27,073,314	\$27,979,444

Fully Funded: Unfreeze
positions and fund capital

County General Fund	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 93,255,586	\$ 94,119,818	\$ 97,219,261	\$ 100,135,838	\$ 103,139,913	\$ 106,344,438	\$ 109,649,512
TOTAL EXPENSES	\$ 94,173,066	\$ 95,349,803	\$ 110,758,335	\$ 114,452,257	\$ 118,269,988	\$ 122,215,696	\$ 126,293,691
Net Change in Fund Balance	\$ (917,481)	\$ (1,229,985)	\$ (13,539,075)	\$ (14,316,419)	\$ (15,130,074)	\$ (15,871,258)	\$ (16,644,180)
Cash Basis Ending Fund Balance	\$ 2,731,526	\$ 5,435,699	\$ (8,103,376)	\$ (22,419,795)	\$ (37,549,869)	\$ (53,421,126)	\$ (70,065,306)
Reserve % of Expenditures	2.90%	5.70%	-7.32%	-19.59%	-31.75%	-43.71%	-55.48%
Fund Balance 25% Target	\$23,543,267	\$23,837,451	\$27,689,584	\$28,613,064	\$29,567,497	\$30,553,924	\$31,573,423

- Revenue assumptions match between models

CITY GENERAL FUND Long-Range Forecast

Base Model: 4% est.
AV inc.

City General Fund	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 181,036,853	\$ 183,687,954	\$ 185,196,941	\$ 189,699,849	\$ 194,337,845	\$ 199,812,695	\$ 205,479,699
TOTAL EXPENSES	\$ 182,159,084	\$ 183,720,760	\$ 190,520,339	\$ 198,565,318	\$ 205,305,774	\$ 212,275,866	\$ 219,483,444
Net Change in Fund Balance	\$ (1,122,231)	\$ (32,806)	\$ (5,323,398)	\$ (8,865,469)	\$ (10,967,929)	\$ (12,463,172)	\$ (14,003,745)
Cash Basis Ending Fund Balance	\$ 32,666,899	\$ 40,062,514	\$ 27,343,501	\$ 18,478,032	\$ 7,510,103	\$ (4,953,069)	\$ (18,956,814)
Reserve % of Expenditures	17.93%	21.81%	14.35%	9.31%	3.66%	-2.33%	-8.64%
Fund Balance 25% Target	\$45,539,771	\$45,930,190	\$47,630,085	\$49,641,329	\$51,326,443	\$53,068,967	\$54,870,861

Fully Funded: Unfreeze
positions and fund capital

City General Fund	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 181,036,853	\$ 183,687,954	\$ 185,196,941	\$ 189,699,849	\$ 194,337,845	\$ 199,812,695	\$ 205,479,699
TOTAL EXPENSES	\$ 182,159,084	\$ 183,720,760	\$ 210,658,931	\$ 219,077,732	\$ 226,205,383	\$ 233,576,518	\$ 241,199,480
Net Change in Fund Balance	\$ (1,122,231)	\$ (32,806)	\$ (25,461,990)	\$ (29,377,883)	\$ (31,867,539)	\$ (33,763,823)	\$ (35,719,781)
Cash Basis Ending Fund Balance	\$ 32,666,899	\$ 40,062,514	\$ 7,204,909	\$ (22,172,975)	\$ (54,040,513)	\$ (87,804,337)	\$ (123,524,118)
Reserve % of Expenditures	17.93%	21.81%	3.42%	-10.12%	-23.89%	-37.59%	-51.21%
Fund Balance 25% Target	\$45,539,771	\$45,930,190	\$52,664,733	\$54,769,433	\$56,551,346	\$58,394,129	\$60,299,870

- Includes SAFER and COPS positions as they roll off grant funding
- Revenue assumptions match between models

Commission Priorities



PRIORITY 1
UPHOLD FISCAL SUSTAINABILITY



PRIORITY 2
FOSTER ECONOMIC DEVELOPMENT



PRIORITY 3
FOCUS ON SERVICE & COMMUNICATION



PRIORITY 4
IMPROVE INFRASTRUCTURE

Explainer on check marks:

- Every department received a check for fiscal sustainability and communication because these are organization-wide tenants that every department must attend to
- Departments received a check for economic development and/or improve infrastructure if they scored a 2 or higher on a scale of 0-4 for these strategic goals



Cash Projects: Parks & Recreation



2026 Amended-2027 Requests

- Sunflower Hills Golf Course Clubhouse Planning, \$300K
- Parkwood Pool Replacement, \$2M
- Pierson Community Center HVAC Replacement, \$500K
- Parkwood Community Center Improvement, \$150K
- Neighborhood Park Improvements, \$250K
- Sunflower Hills Golf Course Maintenance, \$50K
- Amounts below are 2027-2031 totals:
- Land Acquisition, \$1.5M *
- Dock Decking Replacement, \$1.2M *
- Community Center Improvements, \$2.2M*
- Park Lighting Improvements, \$1.4M *
- Annual Shelter Repair/Maintenance, \$900K *
- James P. Davis Hall Renovations, \$350K *
- Playground Equipment Replacement, \$1.9M *
- Park Sidewalk & Trail Improvements, \$1M*
- Parking Lot Improvements, \$1.6M *
- Trail Network Development Program, \$400K *

2028-2031 Requests

- Marshall Creek Bridge Replacement, \$1.5M
- Grant Match for Parks & Rec Projects, \$650K
- WyCo Park Water Line Replacement, \$2.4M *
- New Park in UG District 5, \$3.5M *
- Beatrice L. Lee Community Center Exterior Bridge, \$500K *
- Pierson Park Water Line Replacement, \$1.5M *
- Eisenhower Park Track Replacement, \$3M *
- Lake Dredging, \$2M *
- Kaw Point Boat Ramp Renovation, \$220K *
- KCK Riverfront Park – Amenities, \$1.5M *

Unfunded List

If a funding source has not currently been identified, project is marked with a *



KEY NOTES:

- Sunflower Hills Golf Course is funded via Enterprise Fund, which is supported through user fees
- Dollars requested for 2027 Projects (Cash & Debt): \$17.1M

Debt & Other considerations: Parks & Recreation



Debt Requests

- Sunflower Hills Golf Course Clubhouse Replacement, \$9.5M*
- WyCo Lake Park Roads, \$1.2M *

Unfunded List

If a funding source has not currently been identified, project is marked with a *

Failed Assets or Assets Near Failure

- Sunflower Hills Golf Course Clubhouse
- Parkwood Pool
- Marshall Creek Bridge
- Pierson Community Center HVAC system
- Beatrice L. Lee Community Center pedestrian bridge
- County Park waterlines
- WyCo Lake Rock Wall

Recently Acquired Assets

- Parkwood Community Center (reacquired)
- Riverview Park (reacquired)
- KCK Riverfront Park @ Rock Island Bridge
- Levee trails (anticipated acquisition)



KEY NOTES:

- Sunflower Hills Golf Course is funded via Enterprise Fund, which is supported through user fees
- The Department continues to seek out alternative funding sources by way of grants wycokck.org/budget | 7

Capital: KCKCPD



**Commission
Priorities**

Debt

- KCKCPD West Patrol Station
 - \$16,500,000
 - 2026 - \$1 Million
 - 2027 - \$9.5 Million
 - 2028 - \$6 Million *
- KCKCPD East Patrol Station
 - \$1 million (2031)

Cash Projects – 2027

- City General
 - PDHQ Brick Refacement & Marble Replacement - \$300k
 - Police Station Major Facility Improvements - \$100k
 - Computer Aided Dispatch and Record Management System SASS in Cloud - \$185,580
 - Cloud Backup Solution for All Police Department Data - \$400k
 - Cybersecurity - Developing Technologies - \$100k
 - Vehicle and Body-Worn Camera Program - \$150k
- Dedicated Sales Tax
 - Police Department Staffing Study - \$90k
 - PDHQ Window & Door Replacement - \$120k
 - Computer Aided Dispatch and Record Management System SASS in Cloud - \$714,120
 - Vehicle and Body-Worn Camera Program - \$490k

Cash Projects – 2028-2031

- City General
 - South Patrol HVAC Replacement - \$75k (2029)
 - Police Station Major Facility Improvements - \$400k
 - Computer Aided Dispatch and Record Management System SASS in Cloud - \$1,471,665 *
 - Cloud Backup Solution for All Police Department Data - \$320k
 - Cybersecurity - Developing Technologies - \$400k
 - Vehicle and Body-Worn Camera Program - \$450k (2029-2030)
 - Police Range Roof - \$25k (2028)
- Dedicated Sales Tax
 - Computer Aided Dispatch and Record Management System SASS in Cloud - \$714,120 (2029-2030) *
 - Vehicle and Body-Worn Camera Program - \$1,470,000 (2029-2030) *

Unfunded List

If a funding source has not currently been identified, project is marked with a *

KEY NOTES:

- KCKCPD West Patrol Station Funding is located under Facilities.
- All 2026 Amended Request are Original 2026 Approved Request
- FND110 - City General
- FND212 - Dedicated Sales Tax



Capital:
KCKFD



**Commission
Priorities**

Cash Projects

- Fire Station Facility Improvements
 - \$12,500,000
 - 2026 - \$500,000
 - 2027 - \$1 Million
 - 2028 - \$2 Million
 - 2029 - \$2.5 Million
 - 2030 - \$3 Million
 - 2031 - \$3.5 Million

Debt

- Fire Station Remodel - \$13.5 Million
 - 2030 - \$6 Million
 - 2031 - \$7.5 Million
- Fire Station Replacement - \$19 Million
 - 2026 - \$1 Million
 - 2028 - \$18 Million *

**Recently Acquired
Assets**

- Fire Station 12
- Fire Station 16
- Ambulances
- Support Vehicles
- Pumpers (LF)

Highest Need Assets *

- | | | | | |
|------------------|------------------|------------------|-------------------|-------------------|
| • Fire Station 1 | • Fire Station 4 | • Fire Station 7 | • Fire Station 10 | • Fire Station 15 |
| • Fire Station 2 | • Fire Station 5 | • Fire Station 8 | • Fire Station 11 | • Fire Station 18 |
| • Fire Station 3 | • Fire Station 6 | • Fire Station 9 | • Fire Station 14 | • Fire Station 20 |

KEY NOTES: KCKFD Operations are supported by the following funds: FND110 City General Fund, FND212 Dedicated Sales Tax, FND564 Emergency Medical Services Fund



Capital: Building & Logistics



Cash Projects

- Justice Complex Generator/MEP \$600K*
- Parking meter Upgrades \$350K*
- Annual Parking Maintenance & Repair \$175K
- Annual ADA Facilities \$200K
- Memorial Hall Improvements \$200K
- City Hall MEP \$140K
- Anex HVAC \$100K
- County Facilities Improvements \$100K
- Annual Hardscaping/Landscaping \$75K
- City Hall Renovation \$90K
- Building Security Upgrades \$50K

Debt

- Willa Gill \$3M*
- Court Service building MEP \$850K*
- Annual Parking Maintenance & Repair \$550K*
- Annual Elevator Upgrades \$350K*
- Commissioner Chambers Sound System \$300K*

Recently Acquired Assets

- Juvenile Center
- Fire Station #12
- Fire Station #16
- New Environmental Service Building (49th & Armstrong Ave.)
- New PD-CSI Building (49th & Armstrong)

Unfunded List If a funding source has not currently been identified, project is marked with a *

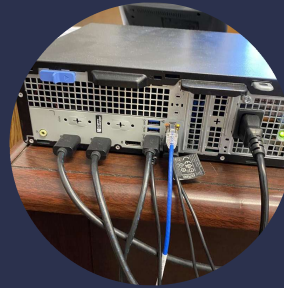
Recently Failed Assets

- Court Service Building – Plumbing Failure
- Court Services – Chiller & Boiler Failure
- Elevators – Lot A, City Hall, Annex
- Roofs – Memorial Hall, Court Services, Animal Control, Election Office, Emerg. Management Tower Site
- PDHQ – Plumbing
- Parking Lots A, C & 3

KEY NOTES:



Capital: Technology



Capital Requests, 2027-2031

- Infrastructure Migration, \$50K *
- Fiber Connectivity Program, \$1M *
- 311 Customer Management System Replacement, \$500K *
- Tax Management System Replacement & Orion Software, \$2M *
- Jail Management System (JMS) Software, \$2.5M *

Unfunded List

If a funding source has not currently been identified, project is marked with a *

Additional Considerations

- Internal Technology Services Fund



KEY NOTES: Some items are future capital requests, but funding has not yet been identified

Capital: Emergency Management



Capital Requests

- Graduated Siren Replacement - \$450K/year, 2027-2031 *
- Radio System Backhaul Network - \$4M/year, 2027-2029*
- Emergency Power Generators - \$120K/year, 2027-2031 *
- APX Radio Replacement Project - \$900K, 2026-2028 *

Unfunded List

If a funding source has not currently been identified, project is marked with a *

Recently Acquired Assets

- New tornado siren for Camp Naish
- High-capacity mobile generator
- Expansion of Everbridge for mass notification emergency alerts



KEY NOTES: All requests are county requests (County General Fund or County Bond & Interest)

Public Works



Funded

- Annual Pavement Preservation Program \$6.6M
- Annual Alley Improvements Program \$400K
- Neigh Curb / Sidewalk Repair \$500K
- Annual Reactive Street Repair \$500K
- Annual Neighborhood Street Repair \$100K
- Loring Pavement Preservation \$650K
- Annual Neighborhood ADA Pedestrian Handicapped Ramps \$100K

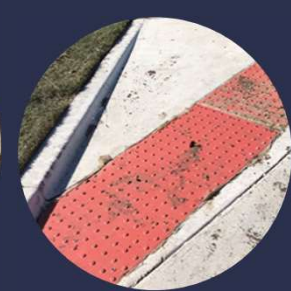
Unfunded Requests

- Annual Concrete Repair Program \$2M
- Annual Pavement Preservation Program \$32M
- KCK Riverfront Park Infrastructure \$2.4M
- Annual Priority Traffic Signal Replacement \$882K
- Annual Neighborhood ADA Pedestrian Handicapped Ramps \$900K
- Annual Priority Bridge Replacement Program \$14M
- 6th Street Urban Trail \$900K
- Annual Reactive Bridge Repair \$1M

KEY NOTES: Current level of funding for infrastructure is not sufficient to restore closed assets or maintain existing PCI index



Public Works



Wins

- State Ave and Parallel Pkwy Resurfacing Projects
- Sanitary and Stormwater Rate Funds Increases
 - Allows for getting back in compliance with the EPA Consent Decree
- 2 of 3 Bridge on Holiday Drive Replaced
 - 3rd planned for late 26/early27
- Central Ave. Bridge Reconstruction KDOT Partnership
- 10th and Grandview Roundabout Traffic Improvements
- N. 49th Drive Reconstruction
 - Damages from July 2025 Storm
- Storm Line under I-70 Rehab

Network facts

- Roadway: 2400 lane miles
 - PCI Score – 2018: 56, 2022:48, 2027(est):41
- Bridge Network: 279 Structures,
 - 63% 50+years old and reaching the end of their projected life in the next 10 years
- Ditches: 163 miles of ditches
- Curb and Gutter: 1,200 miles
- Sewer Pipes
 - 689 miles of Sanitary Sewer
 - 320 miles of Stormwater
 - 125 miles of Combined Sewer
- Traffic Control Elements – 44k signs, 1200 miles of striping, 3900 pavement symbols, 244 signalized intersections
- Sanitary and Stormwater Treatment and Pumping
 - 5 Treatment Plants
 - 75 Pumping Stations



Capital and the Community Survey City Services

KCKFD

- Fire Station Replacement

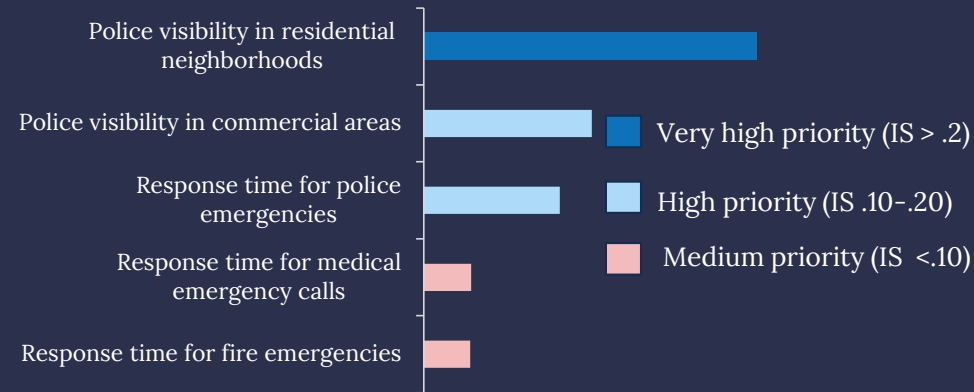
KCKPD

- East & West Patrol Stations
- Computer aided dispatch and record management system SASS in Cloud
- Police Dept Staffing Study

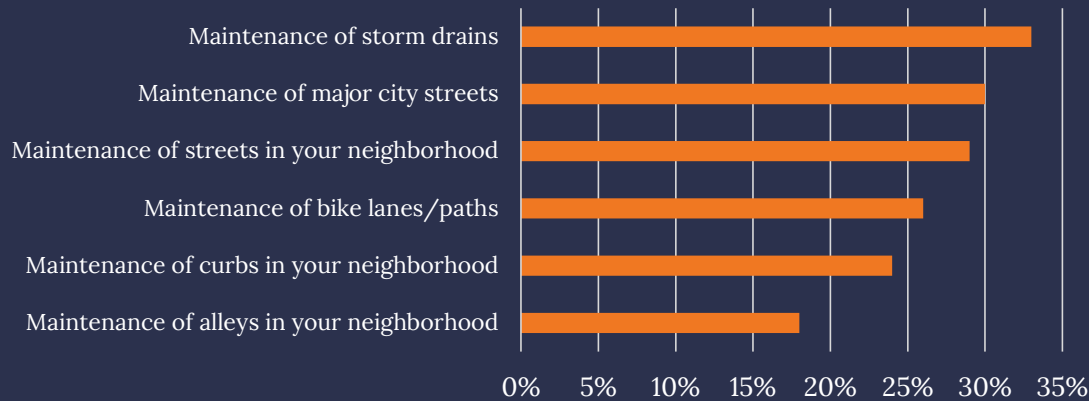
Public Works

- Annual Pavement Preservation
- Annual Alley Improvements Program
- Neighborhood curb/sidewalk repair
- Annual Reactive Street Repair
- Annual Neighborhood Street Repair
- Annual concrete repair

Public Safety Infrastructure: Importance-Satisfaction Ratings



Satisfaction with Streets & Infrastructure – Percent Satisfied



Importance-Satisfaction Rating of City Services

- Maintenance of City Streets: Highest I-S rating for City Services – Very High Priority
- Stormwater management: High Priority
- Sewer & Wastewater management: Medium Priority

Capital and the Community Survey

County Services

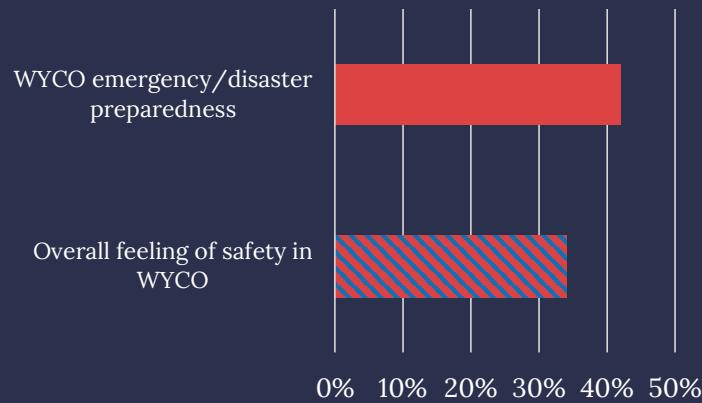
Sheriff

- County priorities – public safety

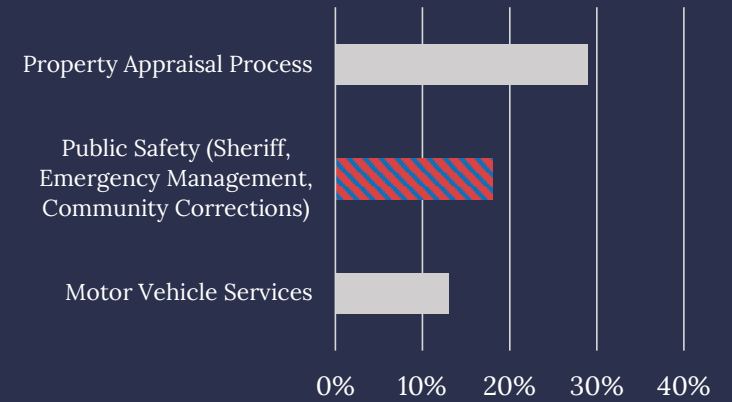
Emergency Management

- Graduated siren replacement
- Radio system backhaul network
- Emergency power generators
- APX radio replacement project

County Image – Percent Satisfied



County Service Priorities – Top Choice



Capital and the Community Survey Shared Services

Parks & Rec

- Aquatic facility improvements
- Sunflower Hills Golf Course Clubhouse
- Pierson Community Center HVAC
- Neighborhood park improvements
- Park lighting improvements
- Annual shelter repair/maintenance
- Community Center improvements
- Playground equipment replacement
- Parking lot improvements
- Dock decking replacement
- Trail network development program
- Park sidewalk & trail improvements
- KCK riverfront park
- Water line replacements
- Lake dredging
- Eisenhower Park track replacement
- New park in UG District 5
- Beatrice L. Lee Bridge
- Kaw Point boat ramp
- WYCO Lake roads
- Marshall Creek Bridge

Technology

- Tax Management System Replacement & Orion Software

Parks & Rec Infrastructure: Importance-Satisfaction Ratings



County Service Priorities – Top Choice

