Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

Mayor Christal E. Watson
Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

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AGENDA

Thursday, July 30, 2026
5:30 PM

1. CALL TO ORDER/ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO THE AGENDA

5. PUBLIC ANNOUNCEMENTS

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

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Application(s)

7.1.A **COZ2025-034 - TOM DISIDORE WITH TOKEDEDO LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1 Single Family Residential to CP-3 Planned Commercial District for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with MPL2026-004), RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.
Tracking #: 21414

7.1.B **COZ2026-009 - JONNY RICHARDSON**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from A-G Agriculture District to R-1 Single Family District for residential housing at 2011 Shawnee Drive and 1922 Matney Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21676

7.1.C **COZ2026-013 - JOHN STONER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex at 648 Splitlog Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21679

7.2 Special Use Permit Application(s)

7.2.A **SP2026-018 - RYAN GALE WITH GKL LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for an event venue with live entertainment and alcohol sales at 1 Shawnee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21418

7.2.B **SP2026-034 - TOM GIEFER WITH G&G HOLDINGS LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-008, expired June 19, 2026) for stockpiling, crushing, and processing of concrete materials at 7241 Kaw Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 5 YEARS.

Tracking #: 21683

7.2.C **SP2026-039 - LESLEE DUMMERMUTH**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-038, expires September 18, 2026) for a Non-Owner Occupied Short-Term Rental at 120 South Cherokee Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21686

7.2.D **SP2026-040 - MEGAN PAINTER**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-008, expired June 13, 2026) for a group dwelling at 1026 Ann Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0 FOR 2 YEARS.

Tracking #: 21687

7.2.E **SP2026-043 - DOUG TREE**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-023, expires August 18, 2026) for a Non Owner Occupied Short-Term Rental at 347 North 118th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21689

7.2.F **SP2026-045 - SAM MALINOWSKY WITH SM ENGINEERING**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for an 8-court volleyball complex at 253 South 16th Street (in conjunction with PR2026-010), RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21691

7.2.G **SP2026-046 - TERRY SCOTT WITH SCOTT PROPERTIES**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 7711 Longwood Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 1 YEAR.

Tracking #: 21692

7.2.H **SP2026-047 - TODD GEARHEART**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-024, expires August 18, 2026) for a Non-Owner Occupied Short-Term Rental at 7832 Kansas Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21693

7.2.I **SP2026-048 - KELLY SPENCER WITH CREATIVE TOTS CHILDCARE LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-028, expires August 14, 2026) for a daycare at 2515 Haskell Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21694

7.2.J **SP2026-049 - HEMN OMER WITH FSHAYA AUTO SALES LLC**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for used automotive sales and repair at 201 North 10th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 2 YEARS.

Tracking #: 21695

7.2.K **SP2026-050 - GEOFREY KIGENYI WITH SOLID ROCK PROPERTIES**

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-015, expires July 18, 2026) for a Non-Owner Occupied Short-Term Rental at 4410 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0 FOR 5 YEARS.

Tracking #: 21696

7.3 Plan Review Application(s)

7.3.A PR2026-010 - SAM MALINOWSKY WITH SM ENGINEERING

Synopsis: Preliminary and Final Plan Review for an 8-court volleyball complex at 253 South 16th Street (in conjunction with SP2026-045), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21698

7.3.B PR2026-011 - MEGAN PAINTER WITH BUILD WYCO

Synopsis: Preliminary Plan Review for a mixed use residential development at 2940, 2820, 2821, 2905 New Market Avenue, 10739 Yecker Avenue, 2955 West New Market Square, 2989 East New Market Square, 10655 Lathrop Avenue, 2906, 2901 North 107th Terrace, and 10728 Roswell Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21699

7.4 Miscellaneous

7.4.A MPL2026-004 - TOM DISIDORE WITH TOKEDEDO LLC

Synopsis: Master Plan Amendment from Utilities to Neighborhood Commercial (PlanKCK Comprehensive Plan) for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with COZ2025-034), RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 0.

Tracking #: 21700

7.4.B ORDINANCE: REZONING PROPERTY (COZ2021-048)

Synopsis:
AN ORDINANCE rezoning property at 4601 Rainbow Boulevard, (COZ2021-048) from C-1 Limited Business and R-1 Single Family Districts to RP-6 Planned High Rise Apartment District for a multi-family residential apartment complex and parking garage, RECOMMENDED FOR APPROVAL.

The Change of Zone was approved by the Board of Commissioners on January 26, 2023. The conditions were written for the ordinance not to be published until the Final Plan Review (PR2026-008) was submitted.

Tracking #: 21720

7.5 Minutes

7.5.A MINUTES

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on June 24, 2026.

Tracking #: MINUTES

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Special Use Permit Application(s)

8.1.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.

This item was previously heard before by the Board of Commissioners on June 24, 2026. No action was taken.

Tracking #: 21578

8.2 Miscellaneous – Landmarks Commission

8.2.A **CA2026-004 - 625 MINNESOTA AVENUE**

Synopsis: Certificate of Appropriateness for demolition of the library building at 625 Minnesota Avenue, RECOMMENDED FOR DENIAL BY A VOTE OF 4 TO 2.

Tracking #: 21652

8.2.B **STATEREV26 - 0009 - 625 MINNESOTA AVENUE**

Synopsis: State Law Review for demolition of a library at 625 Minnesota Avenue, STAFF'S RECOMMENDATION OF DENIAL APPROVED 4 TO 2.

Tracking #: 21662

REGULAR COMMISSION

9. MAYOR'S AGENDA

10. REGULAR CONSENT AGENDA

11. PUBLIC HEARING AGENDA

12. STANDING COMMITTEES' AGENDA

13. ADMINISTRATOR'S AGENDA

14. COMMISSIONERS' AGENDA

18. 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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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: July 30, 2026

Re: **Change of Zone Petition COZ2025-034 and Master Amendment Plan MPL2026-004**

GENERAL INFORMATION

Applicant Information:
Tom Disidore with TOKEDEDO, LLC
5517 Roe Boulevard
Overland Park, Kansas 66205

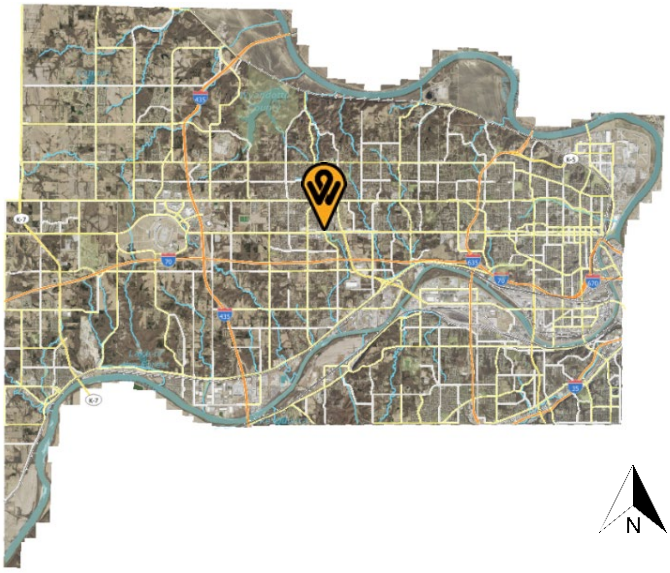
Subject Property:
8037 Parallel Parkway
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of Change of Zone and Master Amendment Plan for administrative office use for a plumbing contractor.

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

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

Proposed Zoning District(s):
CP-3 Planned Commercial Business District



	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business and C-1 Limited Business Districts	Grocery Store (Hen House)
South	R-1 Single Family District	Single family residences
East	CP-0 Planned Nonretail Business District	Office building
West	CP-1 Planned Limited Business and RP-5 Planned Apartment Districts	Medical office building and Apartments

Total Tract Size: 4.72 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property Utilities which allows land for public and private infrastructure, facilities and their requisite operation and maintenance related to water, sanitary sewer, electric power, natural gas, cable, telecommunication and broadband facilities, etc. These facilities shall be buffered and screened from adjacent sensitive uses to protect the neighborhood character.

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

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building. The applicant is providing 74 total parking spaces; 64 standard parking stalls and six (6) ADA-accessible stalls.

Landscaping Requirement: Section 27-467(g) states that one (1) tree per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. 51 trees are required. Applicant is planting 51 trees.

Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026, May 4, 2026, and May 29, 2026
Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tom Disidore with TOKEDEDO, LLC, is requesting a Master Amendment Plan from Utilities to Neighborhood Commercial and a Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District for administrative office use for a plumbing contractor at 8037 Parallel Parkway Kansas City, Kansas 66112.

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. ABT23-2736 – Abatement – October 23, 2023 – Closed – High grass and weeds.
2. CAC23-2170 – Code Admin Citation – November 27, 2023 – No Payment – Special Assessment – 1st Admin Citation.
3. ABT23-1544 Abatement – March 27, 2024 – No Payment – Special Assessment – Excess height of vegetation on site.
4. 20225-02585 – Abatement – September 18, 2020 – Completed – Weeds.
5. 15206-00123 – Code-Environment – December 18, 2015 – Completed – Dead tree limbs stacked around.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

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

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

   The zoning and uses are set out above. The subject property is bordered by commercial uses to the north, east, and west, while residential properties are located to the east and south. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use is not suitable for the subject property without approval of the Change of Zone and Master Plan Amendment. Without these changes, the existing restrictions would prevent the use and could negatively affect nearby properties, as the proposed use is more intensive than the surrounding development pattern.

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 vacant and has been intermittently vacant since 2017.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as this the propose use would mainly benefit the property owner. The proposed use could potentially affect the use, quality, or marketability of nearby property as the propose use is more intense than the adjacent properties.

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

   The proposed use does not 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 Utilities. The PlanKCK Comprehensive Plan designates the subject property Utilities which allows land for public and private infrastructure, facilities and their requisite operation and maintenance related to water, sanitary sewer, electric power, natural gas, cable, telecommunication and broadband facilities, etc. These facilities shall be buffered and screened from adjacent sensitive uses to protect the neighborhood character. The proposed use does not conform to the PlanKCK Comprehensive Plan designation as the proposed use is commercial in nature.

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

   The proposed use is not expected to cause environmental harm as the proposed use is to have office use. The property has been evaluated by Kansas Department of Health and Environment (KDHE) as there are restrictions on the use of the property as there is residual contamination of gasoline which exceeds KDHE's standards for in restricted residential uses.

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 #225.

e. Fire

Fire service is provided by Station #13, which is one (1) mile away from the subject property.

f. Transit

Public Transit is provided by route(s) 101-State Avenue and 116 Westbound to Legends Walmart.

g. Schools

Public Education is provided by Claude A Huyck Elementary School, Arrowhead Middle School, and Washington 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 contractor office is expected to have a minimal but positive economic impact on the community.

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

With revisions to the Change of Zone, Master Amendment Plan, Landscape Plan and Parking the proposed use is capable of meeting all ordinance requirements.

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

The relative gain to public health, safety and welfare is minimal but positive gain as the proposed use will serve the community. If approved, the property would gain a new allowable use, which is beneficial given that residual gasoline on the site currently limits how the property can be used. If denied, the property owner may not use the property for office use but can use the property for any allowed use under the R-1 Single Family District zone.

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

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

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

    The proposed use represents a higher intensity than the surrounding properties. Although the subject site is bordered by commercial uses, those uses are generally lower in intensity. Introducing a CP-3 Planned Commercial District—the highest level of commercial zoning would not be consistent given the proximity of residential properties to the east and south.

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

    The proposed amendment would create conflicts with the comprehensive plan and existing regulations because the subject property is currently designated for Utilities, and the proposed use represents a higher intensity than the surrounding development pattern. Without the appropriate plan and zoning changes, the proposed use would not be consistent with the adopted land-use framework.

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

    The proposed amendment will allow a change in development from Utilities to Neighborhood Commercial, which can create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use patterns.

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 8037 Parallel Pkwy on April 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Zoning and Land Use Designation

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of applications **COZ2025-034 and MPL2026-004**, subject to:

1. **If any modification to either the exterior or interior of the building a Final Plan Review must be requested;**
2. **Section 27-467(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 205,800 square feet, requiring 51 trees be provided on the site plan;**
3. **Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
4. **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;**
5. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
6. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
7. **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 approval of a final inspection by Building Inspection;**

8. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
13. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit

Neighborhood Meeting Minutes
Site Plan
Landscape Plan
Floor Plan
Elevations
Architectural Design
Kansas Department of Health and Environment (KDHE) Letter
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 13, 2026 Approval	July 30, 2026
Master Plan Amendment	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-004** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2026-004,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-034** as meeting all the requirements of the city code and being in the interest of the

public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-034,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:30:25:
COZ2025-034 - TOM DISIDORE WITH TOKEDEDO LLC
Synopsis: Change of Zone from R-1 Single Family Residential to CP-3 Planned Commercial District for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with MPL2026-004).
AND
MPL2026-004 - TOM DISIDORE WITH TOKEDEDO LLC
Synopsis: Master Plan Amendment from Utilities to Neighborhood Commercial (PlanKCK Comprehensive Plan) for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with COZ2025-034). *Detailed Outline of Requested Action:* The applicant, Tom Disidore with TOKEDEDO, LLC, is requesting a Master Amendment Plan from Utilities to Neighborhood Commercial and a Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District for administrative office use for a plumbing contractor at 8037 Parallel Parkway 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:

- Mike Sanders, Applicant Representative, Co-Owner of Tokededo LLC, 3155 Fiberglass Road, Kansas City, Kansas 66115

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:34:09: Alyssa Marcy, Lead Planner, stated that this property cannot be used as Residential because of previous environmental contamination. Staff recommends approval of the Change of Zone and Master Plan

Amendment.

Motion starts at 1:34:43:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-004:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 1:35:30:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-034:**

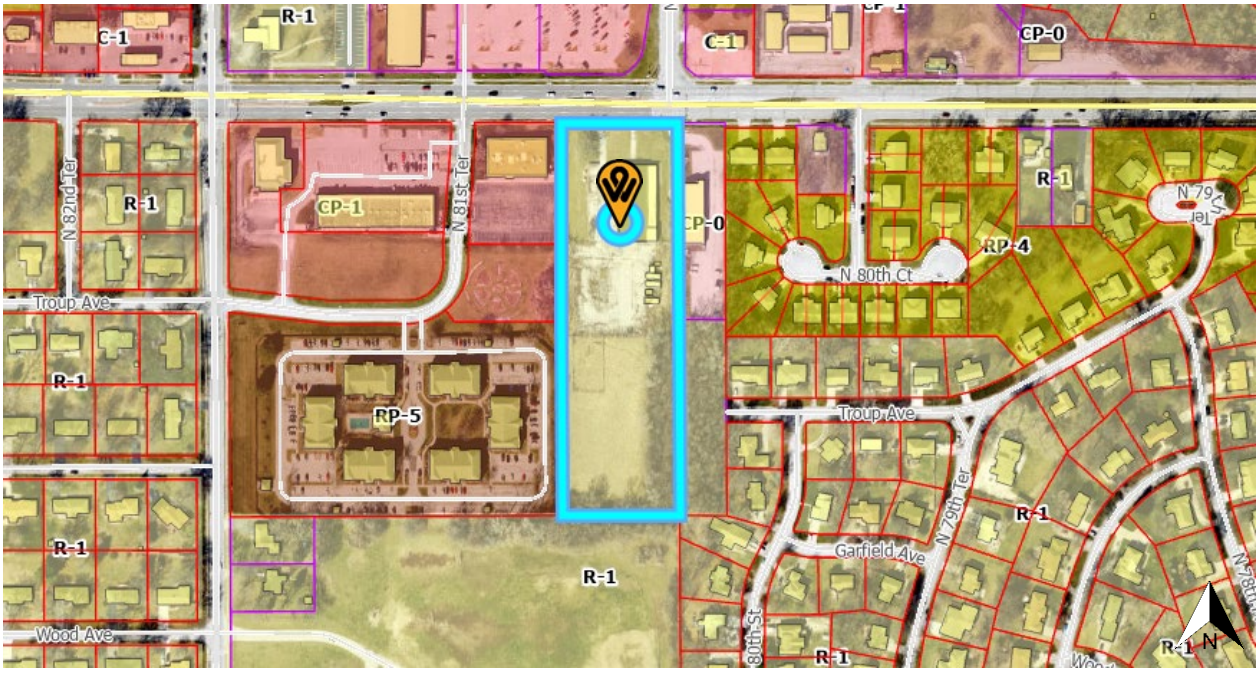
Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP

Right-of-Way
Utilities
Community
Commercial
Public /
Semi-Public
Institutional
N

AFFIDAVIT AND MINUTES – NIEGHBORHOOD MEETING:

STATE OF KANSAS)
) **SS:**
COUNTY OF WYANDOTTE)

Comes now TOKEDEDO LLC, by and through an Owner Michael Sanders (collectively known as "Petitioner"), being of lawful age, sound mind and upon his oath, and states as follows:

1. That TOKEDEDO LLC is the Petitioner regarding application #COZ2025-034 at 8037 Parallel Parkway, Kansas City Kansas 66112.

2. That Petitioner conducted a neighborhood meeting was conducted on April 29, 2026, from 4:00 pm – 5:00 pm at 8037 Parallel Parkway, the situs of the proposed project, and comment was also accepted via both telephone and email on or between April 9, 2026, and April 28, 2026, concerning this application.

3. Pursuant to (2) above, Petitioner received the following email:

   a. From an interested party Adam Warman at awarman1997@gmeial.com stating: "We will be **happy** if someone finally does something with that building and the on next door to it. There are people squatting in there and they go up and down our street all hours of the night causing issues. I have called the police but there is only so much they can do and they run oof (sic) into the woods back there."

4. Pursuant to (2) above, Petitioner had two (2) participants at the Neighborhood Meeting: (1) Tricia Verbeck, 1934 N. 80th St., KCKS 6611, pnverbeck@yahoo.com; and (2) Samuel Corral, (913)238-4067. Verbeck was **very supportive** of the rezoning as she did NOT want any housing or residential at the site thus liked it becoming a commercial sight. She also expressed concern over the "people hanging out" in the area given that it is vacant and was happy that someone may be occupying the building. Corral was **supportive** of the commercial rezoning and thought it would help his neighboring property.

5. Attached is a copy of the notice(s) mailed to the property owners based upon the list that was provided by the Urban Planning and Land Use Department.

Further Affiant saith not.

TOKEDEDO LLC, Affiant
By: Michael D. Sanders

ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF KANSAS)
COUNTY OF WYANDOTTE) ss.

On the 28th day of April, 2026, before me personally appeared the following: TOKEDEDO LLC by and through Michael Sanders, all to me known to be the person/persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

1

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: 10/28/28 Notary Public

DANA JORDAN
My Appointment Expires
10/28/28

Mike Sanders

From: Adam Warman <awarman1997@gmail.com>
Sent: Thursday, April 23, 2026 12:10 PM
To: Mike Sanders
Subject: Re: 8037 Parallel Parkway

No, I don't want to get involved. We all here just want the buildings cleaned up is all.

On Thu, Apr 23, 2026 at 11:59 AM Mike Sanders <mds@wecutkc.com> wrote:

Thank you for your email. Are either you or anyone else you are aware of planning on coming to our neighborhood meeting on the 27th? Also, do you have any other questions of us at this time?

PRECISION Cutting & Coring

MICHAEL SANDERS Manager

office 913-681-9050

mobile 816-585-8600

mds@wecutkc.com

3155 Fiberglass Road, Kansas City, KS 66115

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege, contain copyright material, and is intended only for the use of the named recipient(s) only.

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Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

From: Adam Warman <awarman1997@gmail.com>
Sent: Tuesday, April 21, 2026 3:38 PM

To: Mike Sanders <mds@wecutkc.com>
Subject: 8037 Parallel Parkway

We will be happy if someone finally does something with that building and the one next door to it. There are people squatting in there and they go up and down our street all hours of the night causing issues. I have called the police but there is only so much they can do and they run oof into the woods back there.

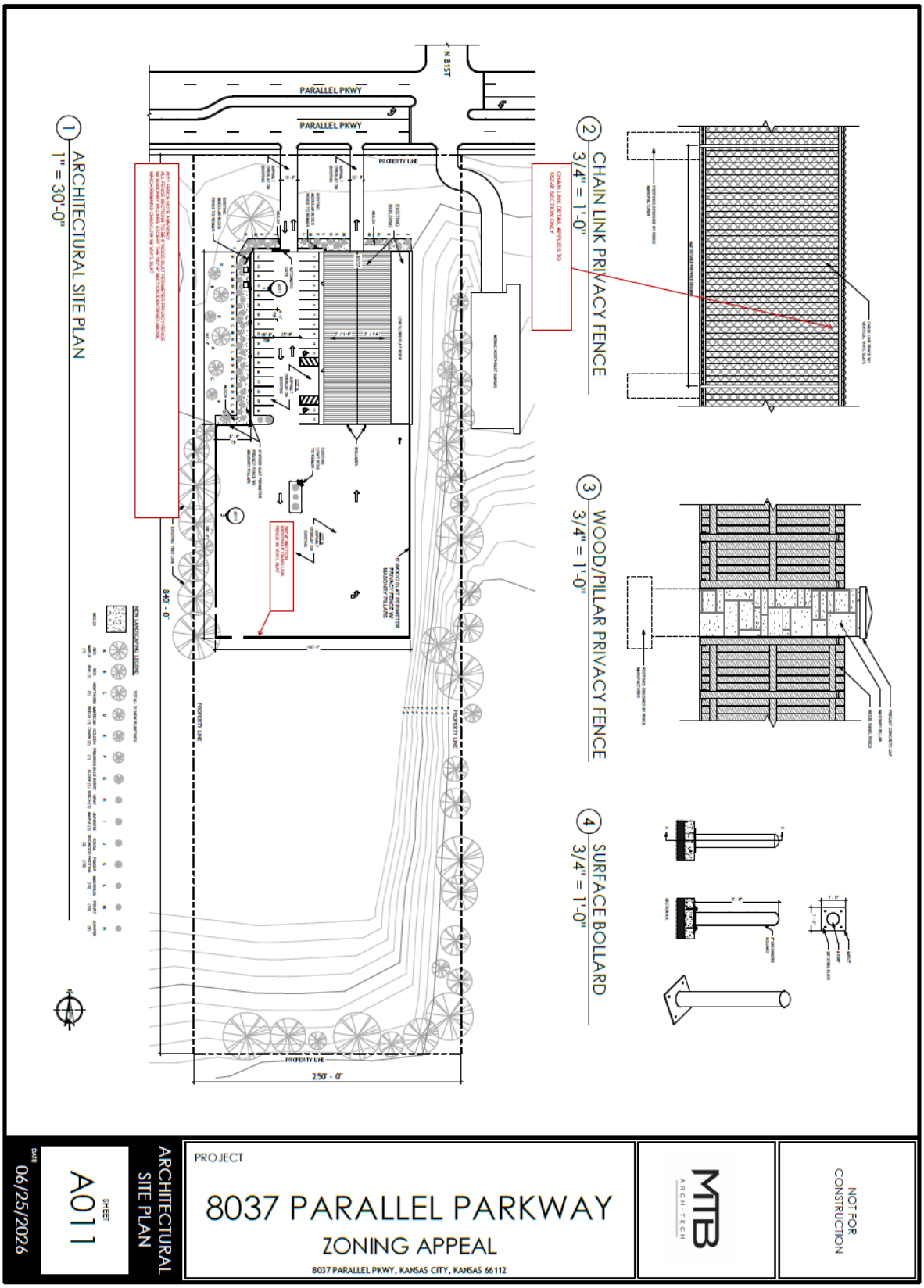
TRICIA Verbeck 1934 N 80th KCK pnverbeck@yahoo.

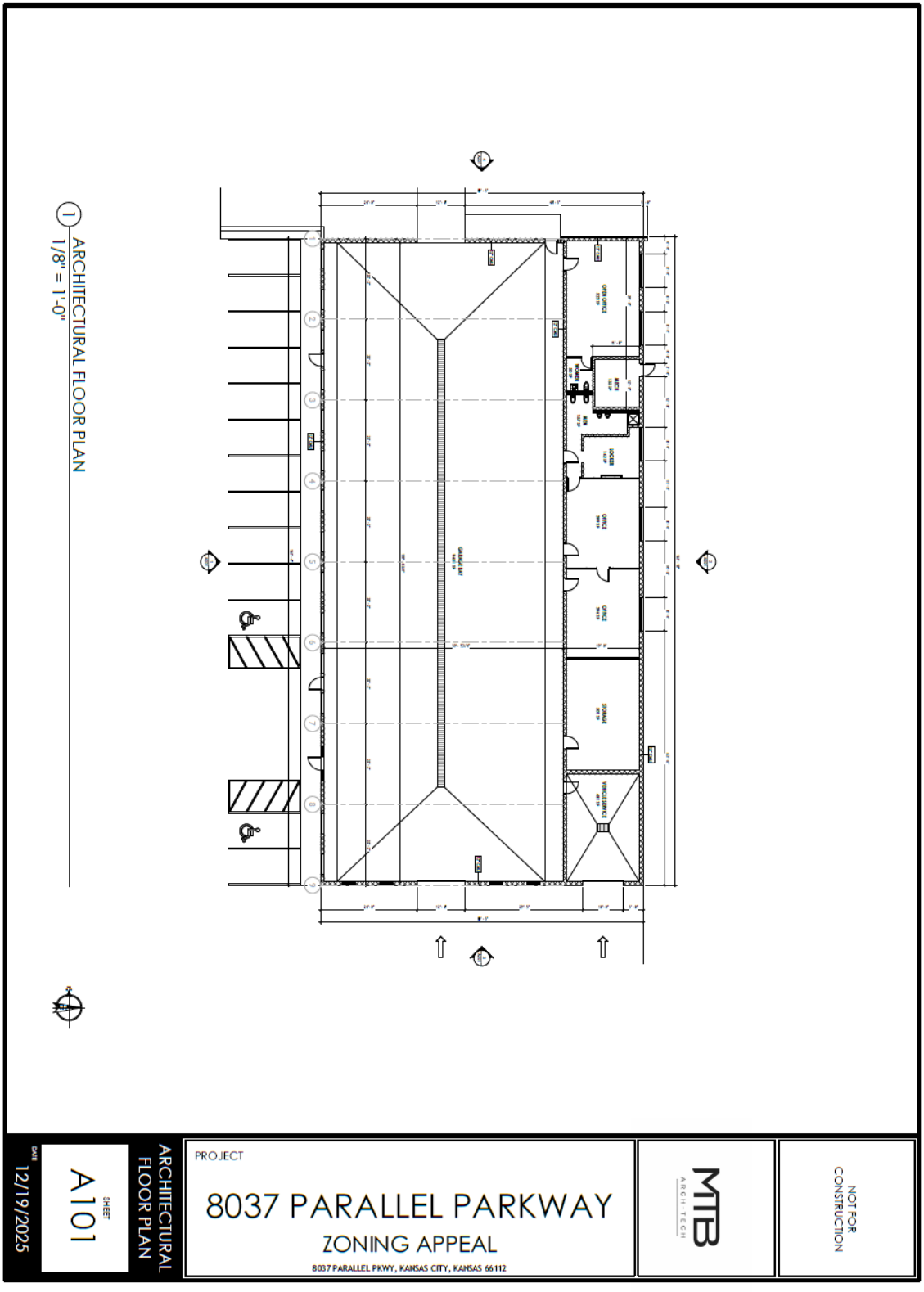
(1) Please no housing!!
Need to get rid of the people hanging out in the woods

(2) Samuel Corral / 913 238 40 67

Good with the project

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"
PARALLEL PKWY
PARALLEL PKWY
PROPERTY LINE
LIGHT POLE BASE DETAIL
FIN. GRADE
POLE BASE COVER
POLE
LIGHT DUTY ASPHALT PAVEMENT DETAIL
NOT FOR CONSTRUCTION
MTB ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
ARCHITECTURAL SITE PLAN
SHEET A001
DATE 12/19/2025


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"
N 81ST
PARALLEL PKWY
PARALLEL PKWY
PROPERTY LINE
EXISTING BUILDING
840' - 0"
250' - 0"
2 CHAIN LINK PRIVACY FENCE
3/4" = 1'-0"
3 WOOD/PILLAR PRIVACY FENCE
3/4" = 1'-0"
4 SURFACE BOLLARD
3/4" = 1'-0"
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
MTB
ARCH-TECH
NOT FOR CONSTRUCTION
ARCHITECTURAL SITE PLAN
SHEET
A011
DATE
06/25/2026


1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"
NOT FOR CONSTRUCTION
MTB ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
ARCHITECTURAL FLOOR PLAN
SHEET
A101
DATE
12/19/2025

3 SOUTH BUILDING ELEVATION
1/8" = 1'-0"
4 NORTH BUILDING ELEVATION
1/8" = 1'-0"
2 EAST BUILDING ELEVATION
1/8" = 1'-0"
1 WEST BUILDING ELEVATION
1/8" = 1'-0"
NOT FOR CONSTRUCTION
MTB
ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
BUILDING ELEVATIONS
SHEET
A201
DATE
12/19/2025

2 AERIAL CONCEPTUAL RENDERING
12" = 1'-0"

1 AERIAL CONCEPTUAL RENDERING
12" = 1'-0"

NOT FOR CONSTRUCTION

MTB ARCH-TECH

PROJECT

8037 PARALLEL PARKWAY

ZONING APPEAL

8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112

ARCHITECTURAL RENDERINGS

SHEET A301

DATE 12/19/2025

EUC/IC Information

EXHIBIT "B"

Print

Kansas Department of Health and Environment
Bureau of Environmental Remediation
Environmental Use Control/Institutional Control Information

SW BELL TELEPHONE (AT&T WORK CENTER)

ISL Project Code: C410573643

Number of Agreements: 1

EUCA Number:
19-EUC-0011

Date Recorded: 11/04/2019
If Terminated, Date: 11/04/2019

RESTRICTIONS:

Local Ordinances and Zoneing

Zoned Property

Residential

Land Use Restrictions

No Residential uses

Notification to the Agency Prior to the Following Activities

Notification prior to land use changes
Notification prior to petition for rezoning
Notification prior to property transfer
Notification prior to removal of structural impediments
Notification to workers prior to excavation

Water Use Restrictions

No Wells for any purpose

Specific Restriction

Zoned Property

Residential

Land Use Restrictions

No Residential uses

Notification to the Agency Prior to the Following Activities

Notification prior to land use changes
Notification prior to petition for rezoning
Notification prior to property transfer
Notification prior to removal of structural impediments
Notification to workers prior to excavation

Water Use Restrictions

8275096
Tx:4154804

2019R-15343
NANCY BURNS
REGISTER OF DEEDS
WYANDOTTE COUNTY, KS
11/04/2019 12:23:06 PM
REC FEE 157.00
PAGES: 9

DOCUMENT NUMBER: 19-EUC-0011
PROJECT NUMBER: C4-105-73643
PROPERTY CATEGORY: 2

ENVIRONMENTAL USE CONTROL AGREEMENT

Southwestern Bell Telephone Company, a Delaware corporation, having a mailing address of 308 South Akard, Dallas, Texas 75202, hereinafter referred to as the "Owner", is the owner of real property known as the SW Bell Telephone (AT&T Work Center) Site, located at 8037 Parallel Parkway, Kansas City, Wyandotte County, Kansas, as shown on the map attached hereto and incorporated herein as Exhibit A, hereinafter referred to as the "Property", and more particularly described by the following legal description:

> **All that part of a tract of land described in Kansas general warranty deed filed in the Register of Deeds office in book 4713, at page 428, hereafter referred to as deed 1, in Kansas City, lying in the northeast quarter of fractional section 5, township 11 south, range 24 east, sixth principal meridian, all in Wyandotte County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 26th day of July 2019, as follows:**
>
> **Commencing at a ½" bar with a cls 20 cap marking the Northeast corner of lot 4, Arrowhead Square, as filed in said Register of Deeds office in book 35, at page 48; thence North 88°00'36" East (this and all of the following bearings are based on the Kansas State Plane System, North zone 1983) on the North line of said deed 1, a distance of 98.55 feet to the point of beginning; thence continuing North 88°00'36" East on said North line, a distance of 115.23 feet to a point of being the Northwest corner of a tract of land described in Kansas general warranty deed book 2556, at page 585, hereafter referred to as deed 2; thence Southeasterly on a non-tangent curve to the left, with an initial tangent bearing of South 03°38'47" East, a radius of 52.00 feet, and an arc length of 62.95 feet (62.74 feet deed 2) to a point on the East line of deed 1; thence South 02°20'34" East on said East line, a distance of 252.33 feet to a point; thence South 88°00'36" West, a distance of 150.00 feet to a point; thence North 02°20'34" West, a distance of 300.00 feet to the point of beginning.**

And which shall likewise include any and all parcels contained therein.

WHEREAS the Owner has requested, by application to the Kansas Department of Health and Environment, hereinafter referred to as "KDHE", to restrict, prohibit and/or limit certain uses of the Property in accordance with Kansas Statutes Annotated (K.S.A.) 2018 Supp. 65-1,221 *et seq*.

KDHE has approved the Owner's application to restrict, prohibit, and/or limit certain uses of the

Property since residual contamination, which exceeds department standards for unrestricted residential use, remains on the Property.

The conditions at the Property as of the date of KDHE's approval of the application are as follows:

> **In 1987, gasoline-impacted subsurface soils and groundwater were discovered during permanent closure of fueling operations which included the removal of one 10,000-gallon gasoline underground storage tank and supply lines at the Southwestern Bell Telephone Company facility. Corrective measures included overexcavation of impacted soils, recovery of impacted groundwater, dual-phase extraction and subsurface chemical oxidation injections, respectively.**
>
> **The excavation area extended to the southern edge of the garage building to a depth of 11 feet below ground surface (bgs) where weathered bedrock was encountered. Sidewall soil samples, primarily next to the building, identified concentrations of benzene and total petroleum hydrocarbons in the gasoline range (TPH-GRO) above the corresponding KDHE Tier 2 RSK non-residential soil to groundwater pathway standards as established in the *Risk-Based Standards for Kansas RSK Manual – 5th Version* (October 2010). Soil samples collected subsequent to pilot oxidation injections underneath the garage building were below the corresponding standards. Groundwater samples collected at the Property indicate benzene, toluene, ethylbenzene and TPH-GRO remain at concentrations above their corresponding KDHE Tier 2 RSK non-residential groundwater standards within the stable or decreasing plume.**

KDHE has determined, based on conditions at the Property, the application and other information pertaining to the Property, that environmental use controls are appropriate to ensure future protection of public health and the environment, subject to the conditions herein. Therefore, in accordance with K.S.A. 2018 Supp. 65-1,226 and the rules and regulations promulgated thereunder, the Property is hereby designated by KDHE as a Category 2 property.

The Owner acknowledges that this Agreement runs with the land and is binding on all successors in interest in the Property pursuant to K.S.A. 2018 Supp. 65-1,227(b); and is enforceable by KDHE pursuant to K.S.A. 2018 Supp. 65-1,229, unless and/or until such requirements are mutually terminated in writing by KDHE and Owner or Owner's successor in interest. For purposes of the obligations set forth in this document, "Owner" shall be deemed to include the applying Owner and any and all successors in interest.

This Agreement shall be recorded, by the Owner, with the Wyandotte County Register of Deeds for the purposes of providing notice of the environmental use controls, protecting public health and the environment, and to prevent interference with the operation, performance, and/or maintenance of any remedial actions on the Property.

RESTRICTIONS, PROHIBITIONS AND LIMITATIONS:

Due to the environmental conditions described above, it is the desire and intention of the Owner to restrict, prohibit, and/or limit the following uses of the Property:

A. The Property shall not be used for residential purposes of any type including, but not limited to, a residence or dwelling, including a house, apartment, mobile home, nursing home, or condominium; or public use area, including a school, educational center, day care center, playground or similar structure, unrestricted outdoor recreational area, or park unless approved in writing by KDHE.

B. The Owner shall not allow water wells to be drilled, constructed, or used on the Property for the purposes of domestic, lawn and gardening, or other means, which use involves or may involve human consumption and/or other possible human contact. This restriction does not prohibit drilling, construction or use of water wells for the purpose of containing product or contamination, or for contaminated groundwater recovery, monitoring, or other remediation activities as approved in writing by KDHE.

C. The Owner shall inform contractors, lessees, easement holders, and/or other workers performing any excavation activities on the Property, prior to such activities, of the potential hazards associated with the direct contact and/or transport of any potentially contaminated and/or hazardous soil or other material from the Property. Contractors, lessees, easement holders, and/or other workers shall also be informed by the Owner of any potential hazards associated with releases from contaminated media located on the Property.

D. The Owner acknowledges that structural impediments (i.e., garage building) as shown on exhibit A, existing at the time of cleanup made complete remediation of the soil contamination on this Property impracticable. If the structural impediments on this Property are removed or modified in such a manner as to provide for exposure to any remaining contamination, the Owner shall notify KDHE no less than fifteen (15) calendar days prior to removal or modification of such structural impediments. KDHE may require soils underlying the structural impediments be tested to determine any additional hazards to human health and the environment from the exposed soil. Based on the potential hazards associated with the exposed soil as determined by KDHE, KDHE may require specific protective or remedial actions to prevent future impacts to human health and the environment.

LOCAL ORDINANCES AND ZONING:

The Owner and KDHE acknowledge that the following local ordinances and zoning requirements in place at the time of recording this Agreement shall be used in addition to the restrictions, prohibitions and limitations set forth in this Agreement.

The Property is zoned R-1 Single Family District by the Unified Government of Wyandotte County, Kansas City, Kansas Urban Planning and Land Use department.

The Owner shall provide notification to KDHE fifteen (15) calendar days prior to initiating re-zoning of the Property.

ACCESS:

The Owner hereby agrees and conveys to KDHE, its agents, contractors, and employees, access to the Property for the term of this Agreement to enter or come upon the Property to inspect the Property and perform any required action (i.e., monitoring, sampling, etc.) KDHE deems necessary for any one or more of the following purposes:

1. Ensuring that use, occupancy, and activities of and at the Property are consistent with this Agreement;

2. Inspecting protective structures and any other remedial systems to ensure their designed operation, performance and structural integrity;

3. Documenting environmental conditions of and at the Property;

4. Ensuring implementation and enforcement of the requirements, restrictions, prohibitions, and other limitations described in this Agreement; and/or

5. Performing any additional investigations or remediation deemed necessary by KDHE to protect public health and the environment.

DURATION:

The Owner hereby agrees that this Agreement extends in perpetuity unless and/or until removal following approval by KDHE pursuant to K.S.A. 2018 Supp. 65-1,227.

INSPECTION REQUIREMENTS:

KDHE shall visually inspect the Property once every five years. Subsequent to each inspection, KDHE shall provide to the Owner a written report including information on the condition and current uses of the Property, inspection findings, photo documentation and any other information required to verify if the restrictions and terms of this Agreement are being fulfilled.

The Owner may submit and KDHE shall consider modifications of the frequency of inspection and reporting if warranted by technical data. Written approval from KDHE must be obtained for modification of frequency of inspection, reporting requirements or analytical methods throughout the duration of this Agreement.

FUNDING:

The Owner hereby agrees to submit to KDHE a one-time payment of $9,200 to compensate KDHE for costs incurred to perform inspections, monitoring, and tracking of the terms and requirements of this Agreement. The Owner acknowledges that the funding requirement for this Agreement is based on the size of the Property, physical properties of residual contamination, types of protective structures at the Property, frequency of KDHE's anticipated inspections and anticipated inspection costs.

OTHER TERMS AND CONDITIONS:

The Owner hereby agrees to provide KDHE written notification no less than fifteen (15) calendar days prior to any sale, lease, conveyance or other transfer of the Property. The notice shall include the name and business address (if applicable) of the transferee and the expected date of transfer.

The Owner shall cause any lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee or transferee to comply with the terms of this Agreement. The failure to include such a provision shall not affect the validity or applicability to the Property of this Agreement.

The Owner hereby agrees to provide KDHE a copy of the recorded deed with legal description and corresponding survey map for which this Agreement applies within thirty (30) calendar days of real property conveyance.

The Owner hereby agrees to provide KDHE written notification no less than fifteen (15) calendar days prior to any land use changes at the Property.

The Owner acknowledges that the requirements in this Agreement may not be extinguished, limited or impaired through adverse possession, abandonment, waiver, lack of enforcement, or other common law principles, pursuant to K.S.A. 2018 Supp. 65-1,227(e).

This Agreement may be modified by mutual written agreement by the Owner and KDHE. The Owner shall record such amendment, modification, or termination with the Wyandotte County Register of Deeds, and within thirty (30) calendar days thereafter, shall provide a copy of the recorded amendment, modification, or termination to KDHE that bears the seal and/or notarized signature of the Register of Deeds.

ENFORCEABILITY:

If the terms of this Agreement are not being implemented by the Owner or contamination at the Property presents a hazard to public health or the environment, KDHE may take such action as authorized by K.S.A. 2018 Supp. 65-1,229, including:

A. Issue an order directing the Owner to correct any deficiencies and fully implement the terms of this Agreement.

B. Issue an order retracting this Agreement and any remedial action at the Property and requiring the Owner to implement a remedial action at the Property to attain a cleanup standard that will allow for unrestricted use of the Property.

EFFECTIVE DATE OF AGREEMENT:

The Owner shall provide to KDHE a copy of this fully executed Agreement bearing the seal or notarization of the Register of Deeds in **Wyandotte County** and funding as determined by KDHE in accordance with K.S.A. 2018 Supp. 65-1,226.

Proper recording of all necessary documents and submission of required funding shall be conditions precedent to the effectiveness of this Agreement.

DOCUMENT NUMBER: 19-EUC-0011	PROJECT NUMBER: C4-105-73643	PROPERTY CATEGORY: 2

IN WITNESS WHEREOF, KDHE and the Owner have entered into and executed this Environmental Use Control Agreement through their duly authorized representatives as of this 20 day of September, 2019.

Kansas Department of Health and Environment

By: Lee A. Norman MD
Lee A. Norman, M.D.
Secretary
Kansas Department of Health and Environment

ACKNOWLEDGMENT:

STATE OF KANSAS)
) ss:
COUNTY OF SHAWNEE)

BE IT REMEMBERED, on this 20th day of September, 2019, before me, the undersigned, a Notary Public in and for the State aforesaid, came Lee A Norman, MD, an authorized representative of KDHE, who is personally known to be such person who executed the above document on behalf of KDHE, and such person duly acknowledged the execution of the same to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Shawnee County, Kansas, the day and year last written above.

Brenda L Sloop
Notary Public in and for said State

NOTARY PUBLIC - State of Kansas
BRENDA L. SLOOP
My Appt Expires 8-8-21

DOCUMENT NUMBER: 19-EUC-0011	PROJECT NUMBER: C4-105-73643	PROPERTY CATEGORY: 2

Owner: **Southwestern Bell Telephone Company**

By: Cheryl Allen Date: 10-10-19

Print Name: Cheryl Allen

Title: AM-EHS

ACKNOWLEDGMENT:

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

BE IT REMEMBERED, on this 10th day of October, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came CHERY ALLEN, authorized representative of AT+T SERVICES, who is personally known to be such person who executed the above document on behalf of said corporation, and such person duly acknowledged the execution of the same to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in DALLAS County, Oct 10th 2019, the day and year last written above.

Mary V. Daniels
Notary Public in and for said County and State

MARY V DANIELS
Notary ID #128213093
My Commission Expires
March 1, 2022

61ST
PARALLEL
VALTUS imagery service
Legend
Local Roads
EUC Boundary (Approx.)
0 40 80 160
Feet
N
SITE: 19-EUC-0011
C4-105-73643
SW Bell Telephone (AT&T Work Center)
Wyandotte County, Kansas
TITLE: EXHIBIT A
PROJECT PHASE: Environmental Use Control
DRAWN BY: SS
DATE: 8/8/2019
BASEMAP DATE: 2018
CHECKED BY: AS
DATE: 8/8/2019
Sec. 5, T11S, R24E

(First published_____)

COZ2025-034

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 8037 Parallel Parkway, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family Residential to CP-3 Planned Commercial District.

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

Section 1. It is hereby found and determined that a petition was filed on December 23, 2025, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family Residential to CP-3 Planned Commercial District.

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

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

Commencing at a 1/2" bar with a cls 20 cap marking the Northeast corner of lot 4, Arrowhead Square, as filed in said Register of Deeds office in book 35, at page 48; thence North 88°00'36" East (this and all of the following bearings are based on the Kansas State Plane System, North zone 1983) on the North line of said deed 1, a distance of 98.55 feet to the point of beginning; thence continuing North 88°00'36" East on said North line, a distance of 115.23 feet to a point of being the Northwest corner of a tract of land described in Kansas general warranty deed book 2556, at page 585, hereafter referred to as deed 2; thence Southeasterly on a non-tangent curve to the left, with an initial tangent bearing of South 03°38'47" East, a radius of 52.00 feet, and an arc length of 62.95 feet (62.74 feet deed 2) to a point on the East line of deed 1; thence South 02°20'34" East on said East line, a distance of 252.33 feet to a point; thence South 88°00'36" West, a distance of 150.00 feet to a point; thence North

02°20'34" West, a distance of 300.00 feet to the point of beginning, located at 8037 Parallel Parkway, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family Residential to CP-3 Planned Commercial District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, 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-3 Planned Commercial District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Change of Zone Petition COZ2026-009**

GENERAL INFORMATION

Applicant Information:
Jonny Richardson
2011 Shawnee Drive
Kansas City, Kansas 66106

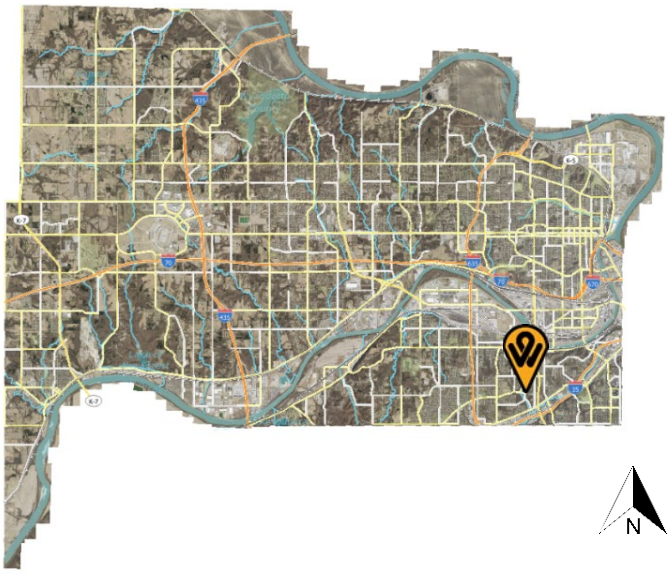
Subject Property:
2011 Shawnee Drive and 1922 Matney Avenue
Kansas City, Kansas 66106

Requested Action and Purpose:
Approval of a Change of Zone from A-G Agriculture District to R-1 Single Family District.

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

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	Single family residence
South	A-G Agriculture District	Single family residence
East	A-G Agriculture District	Single family residence
West	R-1 Single Family District	Single family residence

Total Tract Size:

3.63 Acres (Currently) – Matney Avenue
2.35 Acres (Proposed) – Matney Avenue

1.84 Acres (Currently) – Shawnee Drive
3.43 Acres (Proposed) – Shawnee Drive

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 Shawnee Drive as a Minor Arterial and Matney Avenue as Local Street.

Parking Requirement:

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

Landscaping Requirement:

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

Advertisement:

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

Public Hearing(s):

July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jonny Richardson, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District at 2011 Shawnee Drive, Kansas City, Kansas 66106 and 1922 Matney Avenue Kansas City, Kansas 66101.

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. From 2003 to 2008 there were four (4) Code-Environments in regards of tall weeds and dwelling needing repairs – Previous property owner.

Outstanding or Related Permit and Cases:

1. None.

Previous Planning Actions:

1. BOZA2026-010 – Variance for quantity and size of accessory structures – Approved July 13, 2026
2. PLAT2026-20 - Preliminary and Final Plat to plat two (2) residential lots at 2011 Shawnee Drive and 1922 Matney Avenue - Approved July 13, 2026

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Argentine Statistical Neighborhood and Census Block Group 0434001. The neighborhood consists of single-family residences to the north, east, south, and west of the subject property.

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

The zoning and uses are set out above. The subject property is surrounded by the A-G Agriculture District and R-1 Single Family District. The proposed use,

which is residential in nature, is compatible with nearby uses if properly managed.

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

   The proposed use is suitable for the subject property as it is similar in nature to the surroundings. The removal of restrictions will not detrimentally affect nearby property.

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

   The property is not vacant.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as the proposed use is only benefiting the property owners. Additionally, by requesting the Plat the Change of Zone is required alongside the Variance. The proposed use will not affect the use, quality, or marketability of nearby property as the proposed use does not change the use of the property and it is staying residential as the surrounding properties.

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

   The proposed use does not have the potential to increase vehicular traffic and should not exceed the capacity of Matney Avenue or Shawnee Drive, a Local and Minor 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 conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use is not expected to cause environmental harm as the current use of the property will be the same.

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***

      There is no sanitary sewer service to the property.

   c. ***Storm Water Control***

      The UG provides storm water control to the property.

   d. ***Police***

      Police service is provided by South Patrol, District #331.

   e. ***Fire***

      Fire service is provided by Station #8, which is 1.35 miles away from the subject property.

   f. ***Transit***

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

   g. ***Schools***

      Public Education is provided by Noble Prentis Elementary School, Argentine Middle School, and J.C. Harmon High School, under Kansas City, Kansas USD 500).

   h. ***Streets***

      See item #6 above.

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

    There is no economic impact for the community as this benefits the property owners.

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

With the proposed revisions to the quantity and size of the accessory structures, a Variance is required. If the Variance is approved, the proposed use would be able to meet all 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 public health, safety and welfare is minimal as this would only benefit the property owners. If denied, the property owner may not use the property as proposed in the Final Plat, however, they can still use the property as R-1 Single Family District and A-G Agriculture District allows.

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

    The final plat is consistent with the PlanKCK Comprehensive Plan.

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

    The final plat is in compliance with the standards and requirements of the zoning ordinance and subdivision regulations. In order to stay in compliance, a Variance is required for property address 1922 Matney Avenue for the quantity and size of accessory structures as they are going from A-G Agriculture District to R-1 Single Family District.

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

    The subdivision as proposed is compatible in lot size or lot-to-structure proportion with existing A-G Agriculture and Single Family development patterns of adjacent properties, primarily to the north, and south of the subject property.

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

    Preserving the natural terrain of the site as per the subdivision ordinance should mitigate any negative natural impacts. Following the PlanKCK Comprehensive Plan single-family design guidelines and zoning ordinance should support the social environment.

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

    The Developer is responsible for installing all of the associated infrastructure related to this subdivision.

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

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

    The proposed subdivision does 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 Matney Avenue and Shawnee Drive, are rural in nature with large lot single-family homes on septic service being sanitary waste disposal and open ditches for stormwater runoff.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Teams on May 21, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Quantity and size of accessory structures

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **COZ2026-009**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2026-010. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2026-010 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
3. **When the mylars are submitted to Staff to be recorded, submit the following fees:**
    a. **$32.00 per page payable to the Register of Deeds; and,**
    b. **$7.00 per lot payable to the Unified Treasurer.**
4. **Utility easements shall be provided along each side of the lot to form a continuous utility easement. All easements shall be at least 10 feet wide. The required 10-foot width may be provided through five (5) foot easements on either side of lot or parcel lines when lines do not form, in whole or in part, the outside boundaries of the plat;**

5. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at 913-573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
7. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
8. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
9. **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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit
Neighborhood Meeting Minutes

Preliminary Plat
Images of the Subject Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 13, 2026 Approval	July 30, 2026
Preliminary Plat	July 13, 2026 Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-009** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2026-009,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

July 13, 2026, City Planning Commission Minutes:
Hearing starts at 1:36:18:
COZ2026-009 - JONNY RICHARDSON
Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for residential housing at 2011 Shawnee Drive and 1922 Matney Avenue (in conjunction with PLAT2026-020 and BOZA2026-010).
AND
PLAT2026-020 - JONNY RICHARDSON
Synopsis: Preliminary and Final Plat to plat two (2) residential lots at 2011 Shawnee Drive and 1922 Matney Avenue (in conjunction with COZ2026-009 and BOZA2026-010).
Detailed Outline of Requested Action: The applicant, Jonny Richardson, is requesting a Change of Zone from A-G Agriculture District to R-1 Single Family District and a Preliminary Plat for two (2) residential lots at 2011 Shawnee Drive Kansas City, Kansas

66106 and 1922 Matney Avenue Kansas City, Kansas 66101.

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

Present in Support:

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

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:38:23: Alyssa Marcy, Lead Planner, stated that Staff recommends approval for the Change of Zone and Plat.

Motion starts at 1:38:40:
On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-009:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

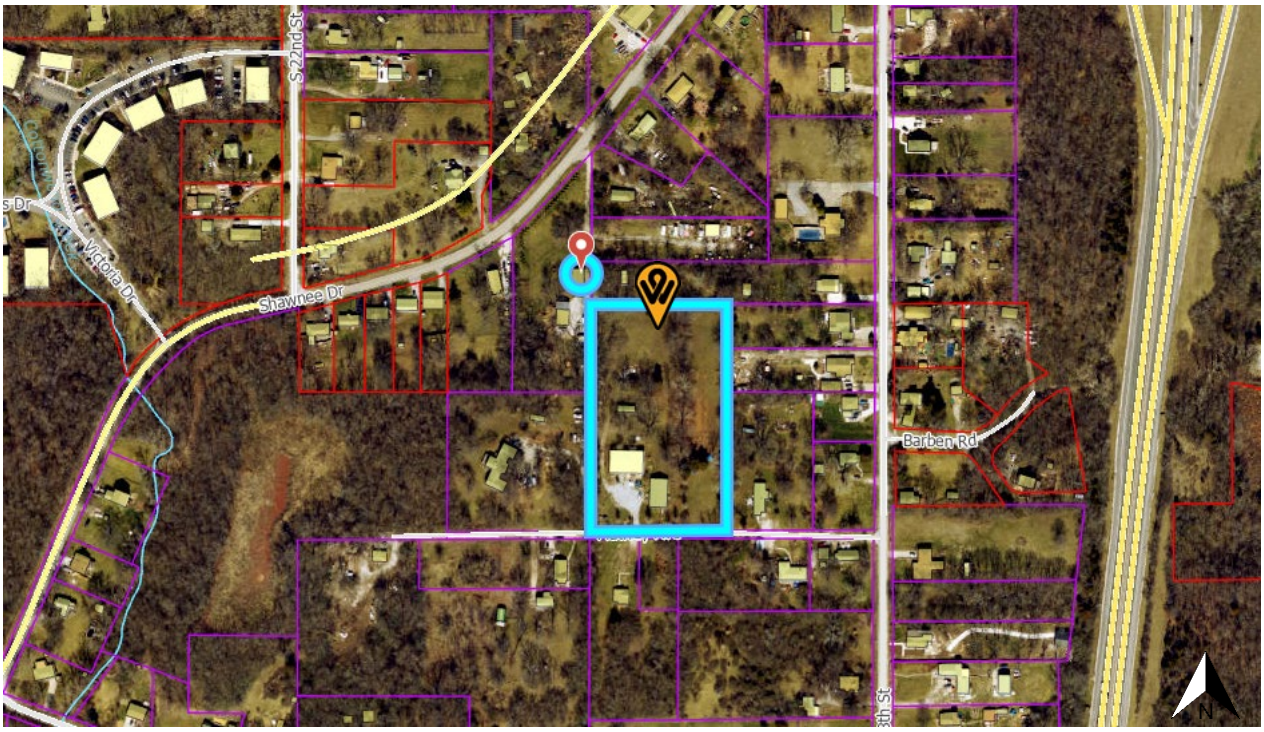
Motion starts at 1:39:26:
On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **APPROVE PLAT2026-020:**

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

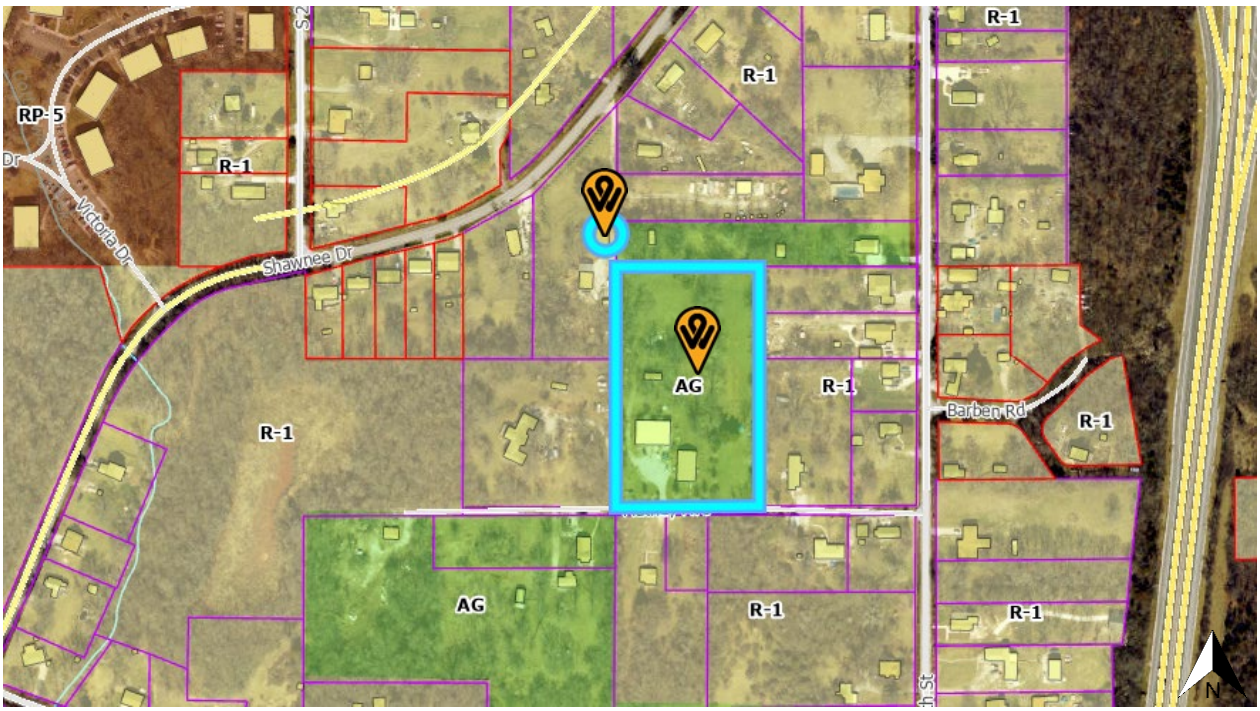
Armstrong Not present
Motion to APPROVE passed: 6 to 0
Subject to the above conditions.

ATTACHMENTS

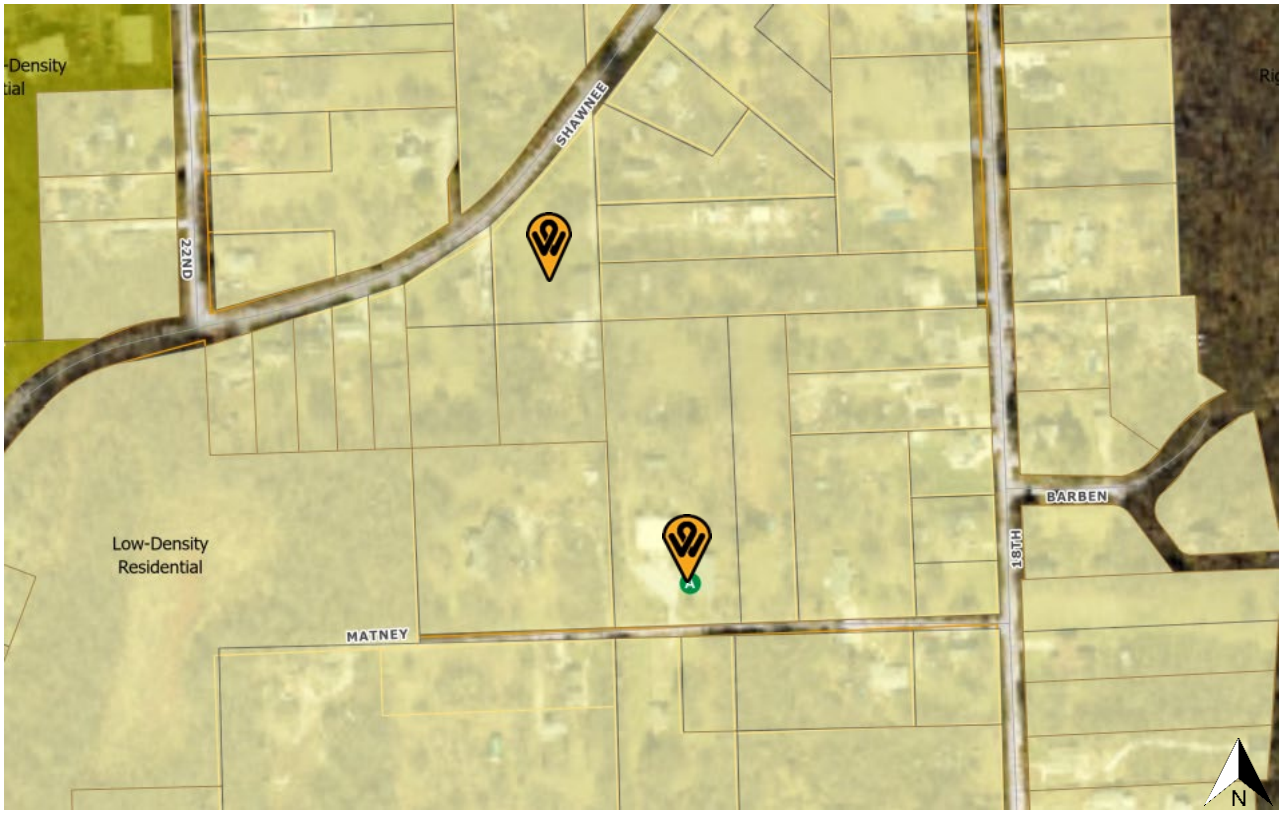
AERIAL IMAGERY



ZONING MAP



LAND USE MAP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ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

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

1. That I am the petitioner for Petition # COZ2026-009 & BOZA2026-010.
2. That I conducted a neighborhood meeting on 5/21/2026.
3. The notice to nearby property owners was sent on 5/7/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

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

My commission expires 25th of November, 2026.

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

Notary Public

NHM Minutes for BOZA2026-010 & COS2026-009 1922 Matney

May 21, 2026

6:00Pm-6:30PM

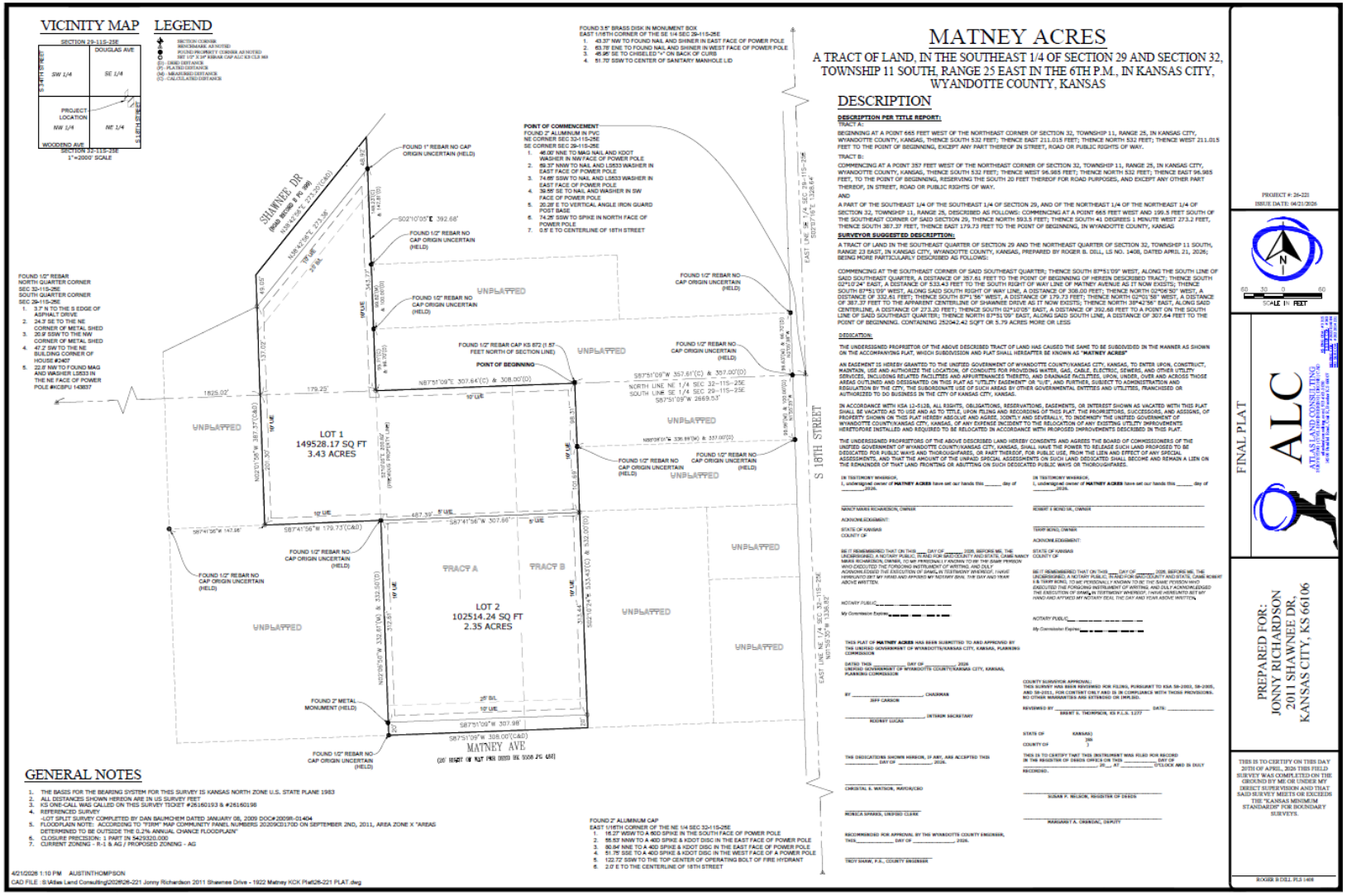
TEAMS Meeting

https://teams.live.com/meet/9399045978663?p=GFJVhyEnNIdfVzmzZE

In attendance: Krystal Voth – Atlas Land Consulting

Applicant: Jonny Reynolds and Terry Bond

Members of the public; None



MATNEY ACRES

A TRACT OF LAND, IN THE SOUTHEAST 1/4 OF SECTION 29 AND SECTION 32, TOWNSHIP 11 SOUTH, RANGE 25 EAST IN THE 6TH P.M., IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS

DESCRIPTION

DESCRIPTION PER TITLE REPORT:

TRACT A:

BEGINNING AT A POINT 665 FEET WEST OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 11, RANGE 25, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, THENCE SOUTH 532 FEET; THENCE EAST 211.015 FEET; THENCE NORTH 532 FEET; THENCE WEST 211.015 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART THEREOF IN STREET, ROAD OR PUBLIC RIGHTS OF WAY.

TRACT B:

COMMENCING AT A POINT 357 FEET WEST OF THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 11, RANGE 25, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, THENCE SOUTH 532 FEET; THENCE WEST 96.985 FEET; THENCE NORTH 532 FEET; THENCE EAST 96.985 FEET, TO THE POINT OF BEGINNING, RESERVING THE SOUTH 20 FEET THEREOF FOR ROAD PURPOSES, AND EXCEPT ANY OTHER PART THEREOF, IN STREET, ROAD OR PUBLIC RIGHTS OF WAY.

AND

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, AND OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 11, RANGE 25, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 665 FEET WEST AND 199.5 FEET SOUTH OF THE SOUTHEAST CORNER OF SAID SECTION 29, THENCE NORTH 593.5 FEET; THENCE SOUTH 41 DEGREES 1 MINUTE WEST 273.2 FEET, THENCE SOUTH 387.37 FEET, THENCE EAST 179.73 FEET TO THE POINT OF BEGINNING, IN WYANDOTTE COUNTY, KANSAS

SURVEYOR SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 23 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL, LS NO. 1408, DATED APRIL 21, 2026; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°51'09" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 357.61 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°10'24" EAST, A DISTANCE OF 533.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF MATNEY AVENUE AS IT NOW EXISTS; THENCE SOUTH 87°51'09" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 308.00 FEET; THENCE NORTH 02°04'50" WEST, A DISTANCE OF 332.61 FEET; THENCE SOUTH 87°1'56" WEST, A DISTANCE OF 179.73 FEET; THENCE NORTH 02°01'58" WEST, A DISTANCE OF 387.37 FEET TO THE APPARENT CENTERLINE OF SHAWNEE DRIVE AS IT NOW EXISTS; THENCE NORTH 38°42'56" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 273.20 FEET; THENCE SOUTH 02°10'05" EAST, A DISTANCE OF 392.68 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°51'09" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 307.64 FEET TO THE POINT OF BEGINNING. CONTAINING 2520642.42 SQFT OR 5.79 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "**MATNEY ACRES**"

AN EASEMENT IS HEREBY GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE AND AUTHORIZE THE LOCATION, OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC SENSES, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAINAGE FACILITIES, UPON, UNDER, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT OR "U/E", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF KANSAS CITY, KANSAS.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST SHOWN AS VACATED WITH THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF THE UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THAT LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAYS OR THOROUGHFARES.

IN TESTIMONY WHEREOF, I, undersigned owner of **MATNEY ACRES** have set our hands this _____ day of _____, 2026.

NANCY MARIE RICHARDSON, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME NANCY MARIE RICHARDSON, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: _____
My Commission Expires: _____

IN TESTIMONY WHEREOF, I, undersigned owner of **MATNEY ACRES** have set our hands this _____ day of _____, 2026.

ROBERT E BOND SR., OWNER

TERRY BOND, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ___ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME ROBERT E & TERRY BOND, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: _____
My Commission Expires: _____

THIS PLAT OF **MATNEY ACRES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS _____ DAY OF _____ 2026
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, INTERIM SECRETARY
RODNEY LUCAS

THIS DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2026.

CHRISTAL S. WATSON, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS _____ DAY OF _____, 2026.

TROY SHAW, P.E., COUNTY ENGINEER

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

REVIEWED BY _____ DATE: _____
BRENT S. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)
)SS
COUNTY OF)

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

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. CRANDALL, DEPUTY

PROJECT #: 26-221
ISSUE DATE: 04/21/2026

SCALE IN FEET

FINAL PLAT

ALC
ATLAS LAND CONSULTING

PREPARED FOR:
JONNY RICHARDSON
2011 SHAWNEE DR.
KANSAS CITY, KS 66106

THIS IS TO CERTIFY ON THIS DAY 20TH OF APRIL, 2026 THIS FIELD SURVEY WAS COMPLETED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE "KANSAS MINIMUM STANDARDS" FOR BOUNDARY SURVEYS.

ROGER B DILL, PLS 1408

(First published_____)

COZ2026-009

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 2011 Shawnee Drive and 1922 Matney Avenue, 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 24, 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°51'09" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 357.61 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 02°10'24" EAST, A DISTANCE OF 533.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF MATNEY AVENUE AS IT NOW EXISTS; THENCE SOUTH 87°51'09" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 308.00 FEET; THENCE NORTH 02°06'50" WEST, A DISTANCE OF 332.61 FEET; THENCE SOUTH 87°1'56" WEST, A DISTANCE OF 179.73 FEET; THENCE NORTH 02°01'58" WEST, A DISTANCE OF 387.37 FEET TO THE APPARENT CENTERLINE OF SHAWNEE DRIVE AS IT NOW EXISTS; THENCE NORTH 38°42'56" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 273.20 FEET; THENCE SOUTH 02°10'05" EAST, A DISTANCE OF 392.68 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST

QUARTER; THENCE NORTH 87°51'09" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 307.64 FEET TO THE POINT OF BEGINNING. CONTAINING 252042.42 SQFT OR 5.79 ACRES MORE OR LESS, located at 2011 Shawnee Drive and 1922 Matney Avenue, 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: July 30, 2026

Re: **Change of Zone Petition COZ2026-013**

GENERAL INFORMATION

Applicant Information:
John Stoner
648 Splitlog Avenue
Kansas City, Kansas 66101

Subject Property:
648 Splitlog Avenue
Kansas City, Kansas 66101

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

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

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

Proposed Zoning District(s):
R-2(B) Two Family District

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

Total Tract Size: 0.14 Acre

Comprehensive Plan Area: Central Area Plan

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

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

Parking Requirement: Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Six (6) spaces must be provided. The applicant has provided a site plan and photographs of the garage, which indicates a total of four (4) parking spaces, two (2) in the garage and two (2) in front of the garage.

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

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing: July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, John Stoner has applied for a Change of Zone to rezone 648 Splitlog Avenue from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Between 2009 – 2019, there were 16 Code Enforcement violations for the previous owner ranging from grass and weeds, tree limbs throughout the property, mattress in the front yard, appliances in the side yard, cabinets and toilets in the rear yard, garage gutters need repairing.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. COZ 2092 – Strawberry Hill Neighborhood Downzoning. This parcel was downzoned from RP-5 Planned Apartment District to R-1(B) Single Family District in 2000.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This subject property is within the Riverview Statistical Neighborhood and the Downtown Shareholders Neighborhood Business Group, Strawberry Hill Neighborhood Group, Census Block Group #0419002. The neighborhood consists of single-family homes along Splitlog Avenue and commercial businesses south on North 7th Street. The site is a half block east of North 7th Street, which is the north/south mixed-use block in Strawberry Hill.

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

The zoning and uses of properties nearby are set out above. The proposed use, a duplex, is abutting single-family residences to the east, south, across Splitlog Avenue, and across the alley to the north and west.

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

   Removal of the restrictions should not detrimentally affect nearby property because previously, Planning Staff has determined that the property was being used as a duplex during the 2000 Strawberry Hill Downzoning as evidenced by analysis by Planning Staff that the structure was built as a single-family home converted to a duplex.

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

   Staff is unable to determine as to the length of time the property has been vacant. Currently, there is no rental license history.

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

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

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

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

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

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

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

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

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

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

a. Electric and Water Service

To be provided by BPU Electric and Water Divisions.

b. Sanitary Sewer Service

UG provides sanitary sewer service.

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by East Patrol, District 115.

e. Fire

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

f. Transit

Kansas City ATA provides service at 7th and Minnesota Avenue, approximately six (6) blocks north, Route #101.

g. Schools

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

h. Streets

See item #6 above.

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

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

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

The project can meet all ordinance requirements.

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 322 North 6th Street on June 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Floor Plan
Rental License History

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **COZ2026-013**, subject to:

1. **Subject to approval, install a separate sanitary sewer line for the second unit or obtain a variance from the Public Works Department seeking relief not to split the sanitary sewer line between the structure and the main for the duplex;**
2. **Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. Four (4) off-street parking spaces are provided, two (2) in the garage and two (2) in front of the garage;**
3. **Repair existing sidewalk along Splitlog Avenue;**
4. **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;**

5. **Section 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line;**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **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; 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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Strawberry Hill Neighborhood Rezoning
Applicant Response Email
Neighborhood Meeting Documents
Site Plan
Floor Plan

Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-013** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2026-013,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:40:35:
COZ2026-013 - JOHN STONER
Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a duplex at 648 Splitlog Avenue. *Detailed Outline of Requested Action:* The applicant, John Stoner has applied for a Change of Zone to rezone 648 Splitlog Avenue from R-1(B) Single Family District to R-2(B) Two Family District to keep the existing structure as a duplex.

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

Present in Support:

- Mary Beth Schwartz, Applicant Representative

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:14:54: Alyssa Marcy, Long Range Planner, stated that this property has been identified as a duplex previously, changing the zoning would bring the property into compliance. Staff recommends approval.

Motion starts at 1:42:18:

On motion by Commissioner Jones, seconded by Commissioner Straws, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-013:**

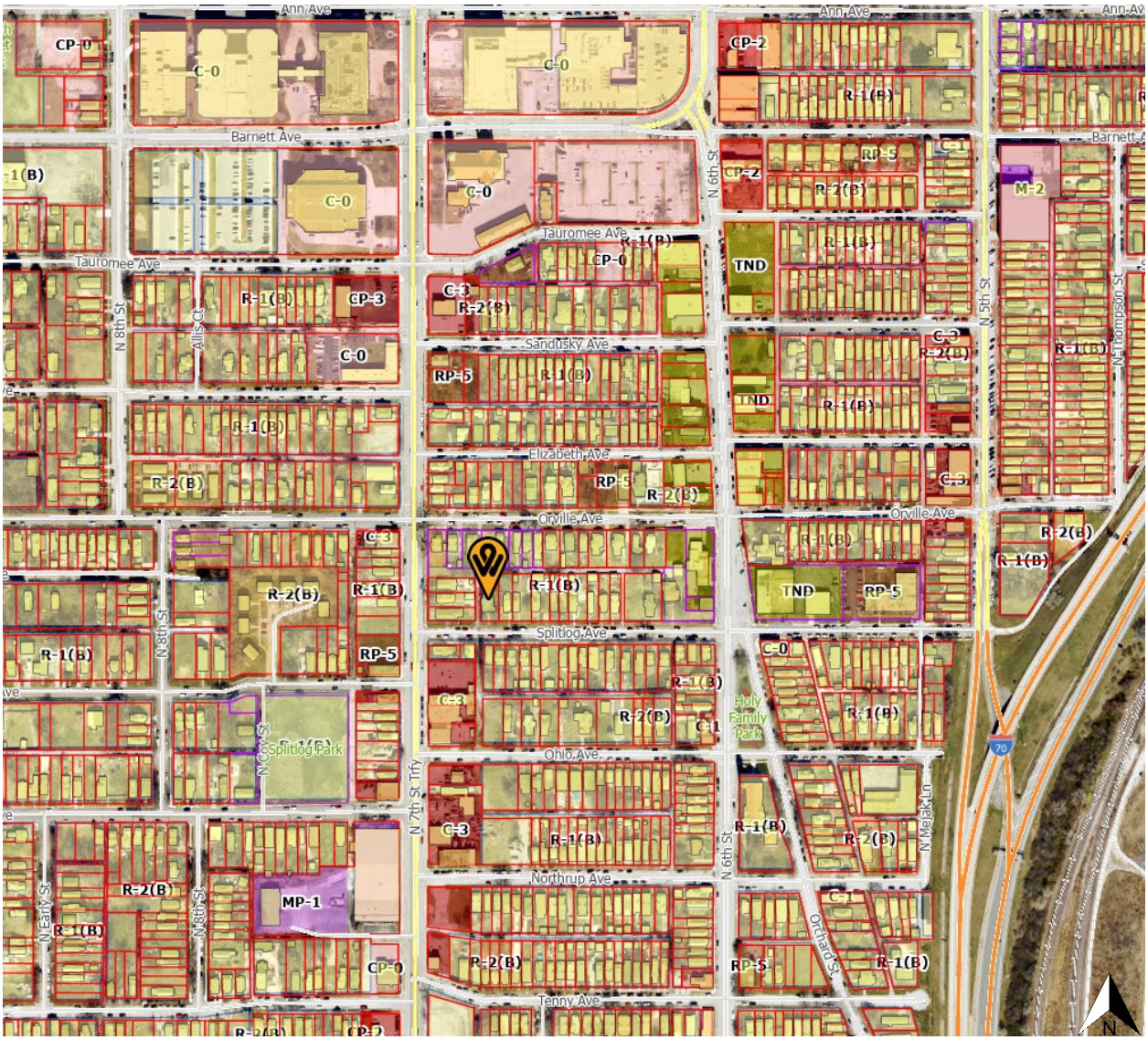
Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


Ann Ave
Barnett Ave
Tauromee Ave
Sandusky Ave
Elizabeth Ave
Orville Ave
Splitlog Ave
Ohio Ave
Northrup Ave
Tenny Ave
N 8th St
N 6th St
N 5th St
N 7th St Trfy
Allis Ct
N Thompson St
N Meijak Ln
Orchard St
N Early St
Splitlog Park
Holy Family Park
70
N
C-0
CP-0
CP-2
CP-3
C-1
C-3
RP-5
R-1(B)
R-2(B)
TND
MP-1
M-2

LAND USE MAP

SANDUSKY
ELIZABETH
Public/Semi-Public
ORVILLE
7TH ST
6TH
Urban Density
SPLITLOG
COY
Community Commercial
Parks/Open Space
OHIO
N

STRAWBERRY HILL NEIGHBORHOOD REZONING

BACKGROUND

The Strawberry Hill area and much of the older part of the City reflect a zoning pattern that is over *50* years old. That zoning pattern anticipated vast increases in the density of development that did not occur. For that reason, even though Strawberry Hill is a largely single family area, none of it is zoned a single-family district.

There are benefits to having the existing development pattern and the zoning be in concert. It can stop unwanted changes; it can give those in the real estate industry and potential buyers an idea of what is desired in the area; and it can help to create enthusiasm and higher expectations for everyone. Finally, it can make it easier to build new single family houses in the area.

Strawberry Hill a neighborhood study completed in 1978 suggested such a rezoning process.

PROCESS

In 1991, the City Council enacted a resolution to encourage neighborhood rezonings. It allows all fees to be waived when the owners of a majority of the land petition for such a change.

In 1993, petitions were carried and hundreds of landowners executed the petitions. However, the 50% level was never quite met and the process faltered. Rather than start completely over again with the petitions, the current idea is try to determine if broad support still remains. If it does, then the Governing Body would authorize the neighborhood rezoning to be considered by the Planning Commission and eventually the Governing Body.

The proposed zoning shown on the map is just one way the process could be done. Once you get past the idea of rezoning blocks of single family houses to a single family district, there is much room for disagreement. Areas may end up being excluded. The way of addressing other areas will likely be changed. Ultimately, the people in the neighborhood will choose what is submitted to the Planning Commission and Governing Body for consideration

The pages that follow list particular addresses where questions could likely arise. It should be noted that none of the changes proposed to this point would require any existing, legally established use to cease, now or in the future.

STRAWBERRY HILL VICINITY

PROPERTIES THAT MAY MERIT SPECIAL CONSIDERATION

(OTHER PROPERTIES MAY FIT INTO THESE CATEGORIES. IF YOU ARE AWARE OF THEM, PLEASE LET US KNOW)

1. BUILT AS SINGLE FAMILY/CONVERTED TO TWO FAMILY

434/500 Thompson
520 Thompson
537 Thompson
523 Sandusky
807 North 5th
403 Barnett
274 North 6th
623 Splitlog

627 Orville

538 Tauromee
326 North 5th Street
521 Sandusky
519 Northrup

538 Orville
648 Splitlog
638 Splitlog

527 Orville
531 Splitlog
512 Northrup

622 Orville
625 Elizabeth
613 Orville

As now proposed, these properties would be rezoned to R-1(B) Single Family District. If legally converted, they would be able to remain in use as two family.

2. BUILT AS SINGLE FAMILY/CONVERTED TO 3 OR MORE FAMILY

631 Ohio (5 units)

628 Elizabeth (3 units)

615 Orville (5 units)

628 Orville (3 units)

407 North 7th (3 units)

As now proposed, these properties would be rezoned to R-1(B) Single Family District. If legally converted, they would be able to remain in use as apartments.

3. **BUILT AS TWO FAMILY AND REMAIN TWO-FAMILY OR IN THE MIDST OF TWO-FAMILY AREA**

525-527 Riverview
529-531 Riverview
511 Orville
513-515 Elizabeth (3 unit rowhouse)
539/541 Barnett
610 Orville

642/644 Tenny
646 Tenny

616-618 Ohio

527 Barnett
533 Barnett
535/537 Barnett

524-526 Taurome
510/512 Tauromee

610 Orville
612-614 Ohio

646 Sandusky (original use not known)

624 Orville
514/16 Tauromee
516 Tauromee
522 Tauromee

528-530 Tauromee
532-534 Tauromee

536/538 Tauromee
540/542 Tauromee

As now proposed, these properties would be rezoned to R-2(B) Two Family District.

4. **BUILT AS APARTMENT**

538-540 Tenny
5 12-516 Splitlog
511-513 Barnett
515-517 Barnett
5 19-521 Barnett
523-525 Barnett

537-539 Elizabeth
540-46 Sandusky
618 Orville
607 Elizabeth
607-609 1/2 Orville
14 N. Tremont

As now proposed, the zoning on these properties would be unchanged.

5. BUILT AS TWO FAMILY/CONVERTED TO APARTMENTS

533-535 Riverview (4 units)

208-2 10 Orchard (6 units)

520-522 Northrup (4 units)

619-621 Tenny Avenue (4 units)

651-653 Orville (4 units)

439/441 Orville (4 units)

As now proposed, these properties would be rezoned to R-2(B) Two Family District.

6. BUILT AS COMMERCIAL BUT ZONED RESIDENTIAL

319 Orchard	RP-5 to C-O	Union Office
261 Orchard	RP-5 to C-1	Lee's Printing
204 Orchard	RP-5 to C-1	View on the Hill
612 North 5th Street	RP-5 to C-1	Vacant
600 Ohio	RP-5 to C-1	Hair Care 600
222 North 6th Street	RP-5 to C-1	Sammy's
640 Reynolds	RP-5 to C-1	El Taquito

As now proposed, these properties would be changed as noted.

7. BUILT AS RESIDENTIAL BUT ZONED COMMERCIAL

405 North 5th	418 North 5th
407 North 5th	420 North 5th
409 North 5th	426 North 5th
411 North 5th	428 North 5th
413 North 5th	608 Splitlog
415 North 5th	319 North 7th
417 North 5th	651 Splitlog
419 North 5th	321 North 7th
421 North 5th	401 North 7th
423 North 5th	403 North 7th
425 North 5th	405 North 7th

806 North 4th	407 North 7th
808 North 4th	411 North 7th
810 North 4th	649 Orville
812 North 4th	652 Orville
343 North 5th	651 Northrup
347 North 5th	647 Orville
349 North 5th	351 North 5th
326 North 5th	651 Elizabeth
328 North 5th	650 Orville
330 North 5th	648 Tenny
332 North 5th	649 Northrup
334 North 5th	650 Tenny
336 North 5th	331 North 7th
340 North 5th	333 North 7th
342 North 5th	335 North 7th
341 North 6th	608-610 Orville (would go to R-2(B)
35-37 N. 7th St. (would go to RP-5)	41-43 N. 7th St. (would go to RP-5)
345 North 6th	633 Simpson
635 Simpson	639 Simpson
642 Simpson	644 Simpson

As now proposed, these properties would be rezoned to R-1(B) Single Family District.(unless otherwise noted).

8. **CONVERTED RESIDENTIAL BUT ZONING SHOWN AS UNCHANGED BASED ON LOCATION**

641-645 Tauromee 427 N. 7th St.

419 N. 7th St.

9. **PROPERTIES TO BE CHANGED FROM M-2 GENERAL INDUSTRIAL DISTRICT TO C-3 COMMERCIAL DISTRICT**

423 North 6th St. (Parcel # 118017)
424 North 6th St. (Parcel # 198831)
424 1/2 North 6th St. (Parcel # 198832)
425 North 6th St. (Parcel # 118016)
426 North 6th St. (Parcel # 198830)
541 Sandusky Avenue (Parcel # 118014)
543 Sandusky Avenue (Parcel # 118015)
540-542-544-546 Sandusky Avenue (Parcel # 117922)
500 North 6th St. (Parcel # 198802)

501-503 North 6th St. (Parcel # 117923)
504 North 6th St.(Parcel # 198801)
507-509-511 North 6th St. (Parcel # 117921)
508 North 6th St. (Parcel # 198800)
510 North 6th St. (Parcel # 118314)
515 North 6th St. (Parcel # 117817)
516 North 6th St. (Parcel # 118313)
607 Tauromee Avenue (Parcel # 118313)

526 Central Avenue (Parcel # 904414)
530 Central Avenue (Parcel # 904415)
532-534-534 1/2 Central Avenue (Parcel # 904416)
536 Central Avenue (Parcel # 904417)
548 Central Avenue (Parcel # 121056)
550 Central Avenue (Parcel # 121055)
552 Central Avenue (Parcel # 121054)
554-556-556 1/2 Central Avenue (Parcel # 121053)

000135

(First published 12-7-00) #2592

ORDINANCE NO. 0-106-00

AN ORDINANCE rezoning property hereinafter described, located at approximately South of Minnesota Avenue, North of Central Avenue and between 7th Street Trafficway and I-70, in Kansas City, Kansas, by changing the same from its present zoning of C-D Central Business, C-3 Commercial, RP-5 Planned Apartment and M-2 General Industrial Districts to R-1(B) Single Family, R-2(B) Two Family, RP-5 Planned Apartment, C-D Central Business, C-O Nonretail Business, C-1 Limited Business, CP-1 Planned Limited Business and C-3 Commercial Districts.

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 August 17, 2000, by the Unified Government of Wyandotte County/Kansas City, Kansas to have the zoning of said property changed from its present zoning of C-D Central Business, C-3 Commercial, RP-5 Planned Apartment and M-2 General Industrial Districts to R-1(B) Single Family, R-2(B) Two Family, RP-5 Planned Apartment, C-D Central Business, C-O Nonretail Business, C-1 Limited Business, CP-1 Planned Limited Business and C-3 Commercial Districts.

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:

C-D District to R-1(B) District

Lots 6-21, Block 136, Wyandotte City
Lots 1-3, Block 135, Wyandotte City
Lots 19-25, Block 135, Wyandotte City
Lots 51-54, Block 135, Wyandotte City

C-2 District to C-D District

Lots 22-31 and the West ½ of Lot 32, Block 136, Wyandotte City

RP-5 District to R-1(B) District

Lots 4-18, 28-50, Block 135, Wyandotte City
The East ½ of Lot 32, Lots 33-38, and the West 12' of Lot 39, Block 136, Wyandotte City
Lots 1-20 and the East 10' of Lot 21, Block 152, Wyandotte City
Lots 1-28 and 47-54, Block 153, Wyandotte City
Lots 1-22 and the East 8' of Lot 23, St. Mary's Place
Lots 1-21, Block 1, Connelley Addition
Lots 1-8, and 47-50, Block 156, Wyandotte City
Lots 1-12, L. A. Miller's Resurvey of Lots 24-27, Block 3, and Lots 125-128, Block 4, Connelley Addition
Lots 22 and 23, Block 3, Connelley Addition
Lots 129 and 130, Block 4, Connelley Addition
Lots 1-5, Miller's Resurvey of Lots 131-133, Block 7, Connelley Addition
Lots 28-32, Block 2, Connelley Addition
Lots 44-56, Block 5, Connelley Addition
Lots 94-124, Block 6, Connelley Addition
The West 40' of Lot 1, and Lots 2-7, Fowler Addition
Lots 5-23, Nelson Place
Lots 1-20, Moody and Early's Addition
Lots 6-20, Early's Addition
Lots 6-20, Block 1, Morris and Early's Addition
Lots 6, 7, 8, 47 and 48, Block 175, Wyandotte City
Lots 134-152, Block 7, Connelley Addition
Lot 8, the South 59' of Lots 9 and 10, and Lots 11-21, Block 2, Morris and Early's Addition
Lots 7-19, Early's Second Addition
Lots 1-32, the South 15' of Lot 34, and Lots 35-43, Block 1, Orchard Place
Part of Lots 33 and 34, Block 1, Orchard Place, as follows: Beginning at the Northeast Corner of Lot 33, Southeasterly 35', West 51.17', North 34.07', East 44' to the point of beginning
Lots 13-16 and 20-39, Block 2, Orchard Place
Lots 11-18 and 20-28, Block 3, Orchard Place
Lots 9-16, Block 4, Orchard Place
Lot 1, Bolle's Addition
The East 10' of Lot 3, Lots 4-8 and the East 10' of Lot 9, Bolle's Addition
Lots 11-14, 17-19, the East 30' of Lot 20, and the South 80.67' of the East 40' of Lot 20, Bolle's Addition
Lots 24-27, the West ½ of Lot 28, the North 88' of the East ½ of Lot 28, the North 88' of Lot 29, and Lots 33-38, Bolle's Addition
Tract 117C, Section 10, Township 11, Range 24: 60 x 70 feet of abandoned Riverview Avenue

Lots 57-59 and 64-66, Bolle's Addition
Lots 56 and 67-71, Bolle's Addition
Lot 1-7, Block 11, Riverview Blocks 2-24
Lots 1-5, Block 12, Riverview Blocks 2-24
Lots 6-8 and 12-17, Block 3, Smith and Keating's Addition
Lots 1-18, Block 3, Stout and Company's 2nd Addition
Lots 1-19, Block 4, Stout and Company's 2nd Addition; also, the East 5' of Lot 34, Block 173, Wyandotte City
Lots 5-23, Dreyer's Addition; also, Lot 23 and the East 10' of Lot 24, Block 178, Wyandotte City
The East 11.5' of Lot 34, Block 178, Wyandotte City, and Lots 35-44, Stout and Company's Addition
The East ½ of Lot 50, all of Lots 51-53, Stout and Company's Addition
Small tracts at about 635 thorough 645 Orville Avenue:
Tract 112A – Commencing at the Southwest corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 11, Range 25, thence East 38', North 100', West 38', South 100' to the point of beginning
Tract 111 – Commencing 38' East of the Southwest corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 11, Range 25, thence East 37', North 100', West 37', South 100' to the point of beginning
Tract 113 – Commencing 75' East of the Southwest corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 11, Range 25, thence East 35', North 100', West 35', South 100' to the point of beginning.
Tract 114A – Commencing 110' East of the Southwest corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 11, Range 25, thence East 30', North 100', West 30', South 100' to the point of beginning.
Tract 114B – Commencing 140' East of the Southwest corner of the Southeast ¼ of the Northwest ¼ of Section 10, Township 11, Range 25, thence East 25', North 100', West 25', South 100' to the point of beginning.
Lots 4-16, Stout and Company's Addition
Lots 1-19 and the East 12' of Lot 20, Block 1, Orr's Addition
Lots 21-48, the West 70' of Lots 49-51, Lots 52-53, and Lots 56-72, Block 2, Orr's Addition
Lots 73-124, Block 3, Orr's Addition
Lots 126-153, the West 22' of Lots 154 and 155, and Lots 156-172, Block 4, Orr's Addition
The East 4.9' of Lot 177, and Lots 178-182, Block 5, Orr's Addition
The East 5' of Lot 185, Lots 186-191, and the West 5' of Lot 192, Block 5, Orr's Addition
The East 1' of Lot 193, Lots 194-197, and the West 75' of Lots 198-202, Block 5, Orr's Addition
Lots 1-6, Block 3, Riverview Blocks 2-24
Lots 3-9, Block 2, Riverview Blocks 2-24

Toy, Byron

From:	Mary Beth Schwartz <mbschwartzkc@gmail.com>
Sent:	Monday, June 29, 2026 3:43 PM
To:	Espinoza, Osiris N
Cc:	Doyle, Patrick H.; Morris, Rose; Toy, Byron; john.w.stoner@icloud.com
Subject:	Re: John Stoner - COZ2026-013 - GE Review No. 1 Comments
Attachments:	IMG_4134.png

Wanted to do a more official response outlining all of the items on page 6 of the staff report. Please see our responses below and let me know if you need anything else at all.

Thank you so much!

COZ2026-013 July 13, 2026 62000 (COZ 2592). This property was downzoned from RP-5 Planned Apartment

District to R-1(B) Single Family District.

The area was downzoned to discourage the conversion of structures to multi-

family and encourage the conversion of multi-family structures to single family.

2. 3. 4. 5. 6. In the September 11, 2000, City Planning Commission staff report, 648 Splitlog

Avenue, was identified as a single-family home converted to a duplex.

Additionally, if the structure was legally converted, it would be able to remain in

use as a duplex.

1. Can you provide copies of any previous rental licenses for the subject property? - unfortunately none were acquired. Blake Lostal managed this property for John prior to my involvement. John quit working with Blake after numerous issues and brought me on to help him. We're working on getting everything straight and up to par with the UG now.

2. Staff is unable to determine a second address for the subject property. Is there a second address associated with the "duplex"?

There is a 648 Unit A and 648 Unit B

3. Provide floor plans of the duplex, including ingress/egress. -attached

4. Per Section 27-457(d) One (1) parking space for each dwelling unit shall be provided on the premises. -we have 4 spaces currently, so with a duplex this is adequate, correct?

1

5. Repair existing sidewalk along Splitlog Avenue. -we will get this taken care of asap. It's a nice brick sidewalk- just need to weed eat it.

For the sewer work we have a plan with our plumber to add an additional sewer line for the first floor unit and have it meet up with the current line in the yard so each unit has its own line. Is there anything else needed on this?

Mary Beth Schwartz *Realtor®*
816.674.8875 | mbschwartzkc@gmail.com
4200 SOMERSET DR. #101 PRAIRIE VILLAGE, KS 66208
MBS GROUP
kwKA

On Mon, Jun 29, 2026 at 2:01 PM Mary Beth Schwartz <mbschwartzkc@gmail.com> wrote:

> Hello everyone,
>
> We have our meeting set for this evening. I've also attached our floorplan for the property.
>
> In regards to the additional sewer line- we are good to do that once the COZ is approved and have had a plumber come out and we have a plan in place on how to complete the line. Do we need to do anything else to prepare for that?
>
> Also- on the parking requirements- there are 2 dwellings, so does that mean 2 spots are what we need? I saw on the staff report that they said 6 spots are needed, so just wanted to clarify.
>
> Unit addresses are 648 A and 648 B.
>
> John hasn't had a rental license at the property. Unfortunately his last property manager (Blake Lostal) didn't do a lot to be sure he stayed compliant which is why I've stepped in and am helping him get his ducks in a row.

Mary Beth Schwartz *Realtor®*
816.674.8875 | mbschwartzkc@gmail.com
4200 SOMERSET DR. #101 PRAIRIE VILLAGE, KS 66208
MBS GROUP
kwKA

Neighborhood Meeting
June 29th, 2026 - 5:15pm

Neighbor	Address
Logan Smith	403 N. 5th St KCK

For change of zone @
1648 Splitlog Ave

Meeting held at 322 N 10th St, KCK 66101

Mary Schwartz facilitated

MINUTES FOR CHANGE OF ZONE AT 648 SPLITLOG AVE

Application Number___COZ2026-013 _____
Date and Location:___06/29/2026, 5:15 pm, 322 N 6th St, Kansas City, KS 66101_____
Meeting called to order at: _5:15 pm_____
Names of people in attendance: Logan Smith, Mary Schwartz
Introductions:
Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).
-Showed photos of current residence, floorplan, explained full situation and why the change of zone is happening.
Questions and answers (include the following):
-No questions were asked
Who asked question or gave comment
-Logan Smith (only attendee)
What was the question or comment
-He thought the change of zone was reasonable and had no objections and was in full support.
Who answered the question/comment
-Mary Schwartz
What was the answer given
-No question was asked, only positive comment.
Meeting adjourned at: 6:00 pm
Minutes taken by:___Mary Schwartz_____

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # COZ2026-013.
2. That I conducted a neighborhood meeting on 06/29/26.
3. The notice to nearby property owners was sent on 06/15/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

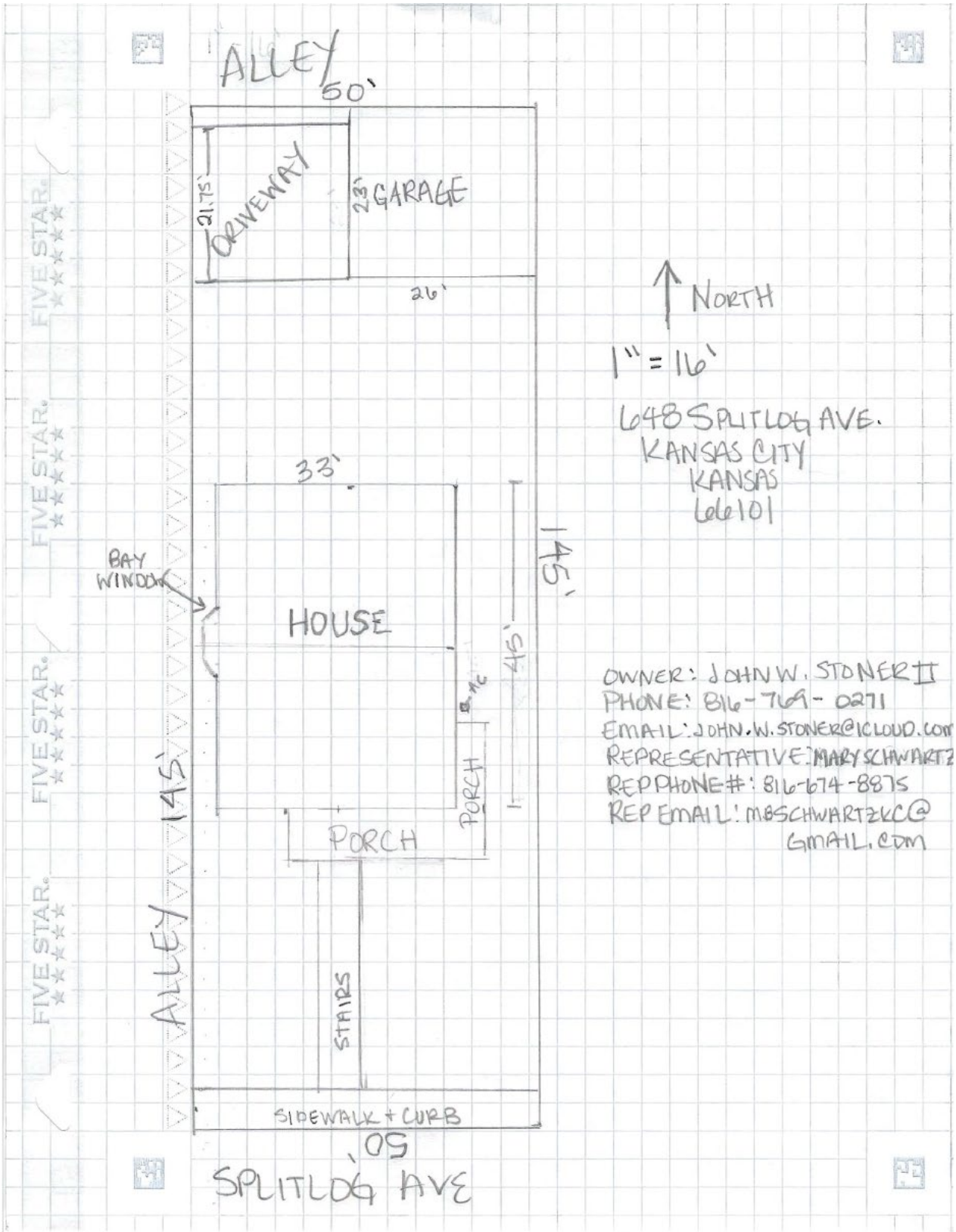
Affiant

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

My commission expires 30th of June, 2028.

Notary Public

John Kyle Ratliff
Notary Public State of Kansas
My Appt Expires 6/30/28


ALLEY
50'
DRIVEWAY
21.75'
23'
GARAGE
26'
NORTH
1" = 16'
6648 SPLITLOG AVE.
KANSAS CITY
KANSAS
66101
33'
BAY WINDOW
HOUSE
45'
45'
PORCH
PORCH
ALLEY
145'
STAIRS
SIDEWALK + CURB
SPLITLOG AVE
OWNER: JOHN W. STONER II
PHONE: 816-769-0271
EMAIL: JOHN.W.STONER@ICLOUD.COM
REPRESENTATIVE: MARY SCHWARTZ
REP PHONE #: 816-674-8875
REP EMAIL: MBSCHWARTZKC@GMAIL.COM

TOTAL: 2475 sq. ft

Basement: 0 sq. ft, 1st floor: 1087 sq. ft, 2nd floor: 809 sq. ft, 3rd floor: 579 sq. ft
EXCLUDED AREAS: BASEMENT: 702 sq. ft, ROOM: 107 sq. ft, PORCH: 200 sq. ft,
WALLS: 238 sq. ft

Measurements Deemed Highly Reliable But Not Guaranteed

648

(First published_____)

COZ2026-013

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 648 Splitlog Avenue, in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to R-2(B) Two-Family District.

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

Section 1. It is hereby found and determined that a petition was filed on May 29, 2026, by the owners of property to have the zoning of said property changed from its present zoning of R-1(B) Single Family District to R-2(B) Two-Family District.

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

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

> ORRS ADD & 1194, S10, T11, R25, ACRES 0.14, B1 W 13FT L18, ALL L19, FRACTIONAL E 12FT L20, located at 648 Splitlog Avenue, Kansas City, Kansas,

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-018**

GENERAL INFORMATION

Applicant Information:
Ryan Gale with GKL LLC
Applicant
1 Shawnee Avenue
Kansas City, Kansas 66105

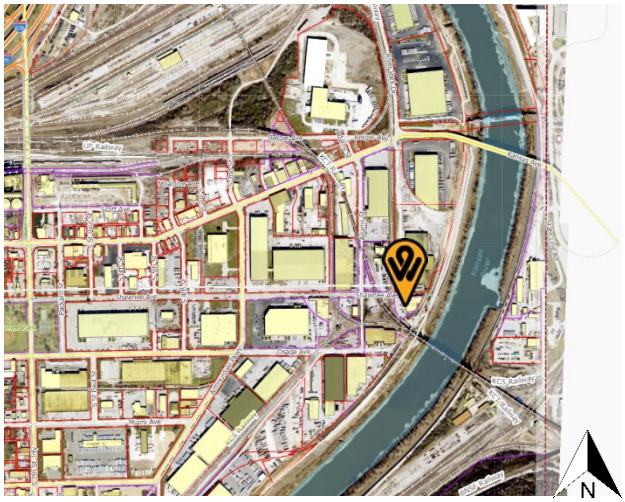
Subject Property:
1 Shawnee Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:
Approval of a Special Use Permit to operate an event venue with alcohol sales and live entertainment.

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

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
Armourdale Area Plan



	Adjacent Zoning	Adjacent Uses
North	M-3 Heavy Industrial District	Industrial warehouse
South	M-3 Heavy Industrial District	Industrial warehouse
East	None	Kansas River
West	None	Canadian Pacific Kansas City and Kansas City Terminal Railways

Total Tract Size: 2.09 Acres

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

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

Parking Requirement: Section 27-668(a)(12) states taverns or private clubs serving alcoholic or cereal malt beverages shall provide one (1) space for each 50 square feet of seating area or assembly area plus one (1) space for each remaining 200 square feet of total floor area. The site plan does not depict the parking lot, so Staff cannot determine how many parking space are available on the property.

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

Landscaping Requirement: Section 27-4670(h) Trees may be required depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area.

Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026, May 5, 2026, and June 5, 2026
Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ryan Gale with GKL LLC, is requesting a Special Use Permit for an event space with alcohol sales and live entertainment at 1 Shawnee Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 2018 – 18220-00253 – Graffiti on the west and north sides of the building.
2. 2018 – 18225-00040 – Tires, junk, trash and rubbish on the property.
3. 2012 – 12220-00751 – Graffiti.

Outstanding or Related Permit and Cases:

1. 2013 – 13380-00535 – Electrical permit to install a new 400-amp service.
2. 2006 – 06380-01281 – Electrical permit for a 600-amp service upgrade.

Previous Planning Actions:

1. 2010 – S-2010-1 – Vacation of a street.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Armourdale Statistical Neighborhood and Census Block Group #0425011. The subject property is along Shawnee Avenue, which is an industrial street south of Kansas Avenue in the east Armourdale

neighborhood. This portion of Shawnee Avenue is heavily trafficked by trucks and railroad cars that crisscross Armourdale from the Kansas River to the east to Armourdale Parkway to the west.

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

   The zoning and uses of nearby property are set out above. There are two (2) parcels to the north and south that have active buildings and businesses. The Kansas River is to the east and the CPKC and KCT railway right-of-way abuts to the west. This commercial special use permit is not adjacent to any residential districts.

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 could be suitable for a small event space because the tenant space does not account for the majority of the building and generally, the event space should operate when the surrounding businesses in the building are closed.

   There is a possibility for increased parking demand with the use, although philosophically, the parking code should evaluate alternate modes of transportation to reduce drinking and driving. However, Kansas City ATA does not provide transit service in the area.

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

   Because the event space is a small, commercial business, the proposed use does conform to the Armourdale Area 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.***

As previously mentioned, the subject property includes space for live entertainment in which alcohol is served. The proposed use will by its nature result in increasing the amount of vehicular traffic, but not to the point where it exceeds the capacity of the street network to accommodate it because the site and building were developed for commercial purposes.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public, especially with the amount of truck and freight that moves through these streets throughout the day. It is not concluded that the presence of a drinking establishment at this space will substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property if properly managed.

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.***

   There is a potential for noise, vibration and illumination that would normally be associated with event spaces with live entertainment will not be of such duration and intensity to create problems for near-by property because this property is within a well-established industrial neighborhood.

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

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

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

    The proposed use would not damage or destroy an irreplaceable natural resource as it will operate within a multi-tenant structure.

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

    The proposed use will not have an adverse impact on the points listed above. If the application is denied, the applicant will need to find a new business/use that is allowed by right within the M-3 Heavy Industrial 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 would not result in undue concentrations of populations as the Fire Marshal will provide a limit on the number of allowed occupants. There should not be an overcrowding of land as there appears to ample parking on the property; however, Staff cannot make that determination until we received the requested information.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1 Shawnee Avenue on April 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Security

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-018**, **for two (2) years**, subject to:

1. **While KCKFD has not been responsive, upon your inspection for occupancy by the Building Inspection Department and KCKFD, ensure you establish an emergency routing plan with KCKFD and KCKPD;**
2. **Hours of operation are from Wednesday – Friday 6:00 PM to 1:00 AM. Saturday 12:00 PM to 1:00 AM. Sunday 12:00 PM to 12:00 AM;**
3. **The live entertainment shall cease operation by 1:00 AM;**
4. **Alcohol can only be provided by licensed vendors;**
5. **Doors and windows must stay closed during any entertainment performance;**
    a. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104(f)) including:**
        i. **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.**
        ii. **Patrons are not allowed to loiter in their vehicles. If so, they will be asked to leave.**
        iii. **An I.D. scanner will be used at all times.**
        iv. **At closing time, all security personnel will begin from a**

designated area to move patrons towards the exit and then to their vehicles.

v. No amplified speakers or entertainment is allowed in outdoor spaces.

vi. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;

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. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 or businesslicense@wycokck.org;**
8. **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;**
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. **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;**
11. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application**

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

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Floor Layout
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-018** 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 **SP2026-018,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:43:05:
SP2026-018 - RYAN GALE WITH GKL LLC
Synopsis: Special Use Permit for an event venue with live entertainment and alcohol sales at 1 Shawnee Avenue. *Detailed Outline of Requested Action:* The applicant, Ryan Gale with GKL LLC, is requesting a Special Use Permit for an event space with alcohol sales and live entertainment at 1 Shawnee Avenue.

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

Present in Support:

- Ryan Gale, Applicant, 1 Shawnee Avenue, Kansas City, Kansas

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:44:32: Alyssa Marcy, Long Range Planner, stated that this application is recommended for approval for two (2) years. This parcel is surrounded by M-3 Heavy Industrial zoning, so there are conditions listed for lighting and noise, but it is not in a residential area.

Motion starts at 1:45:06:

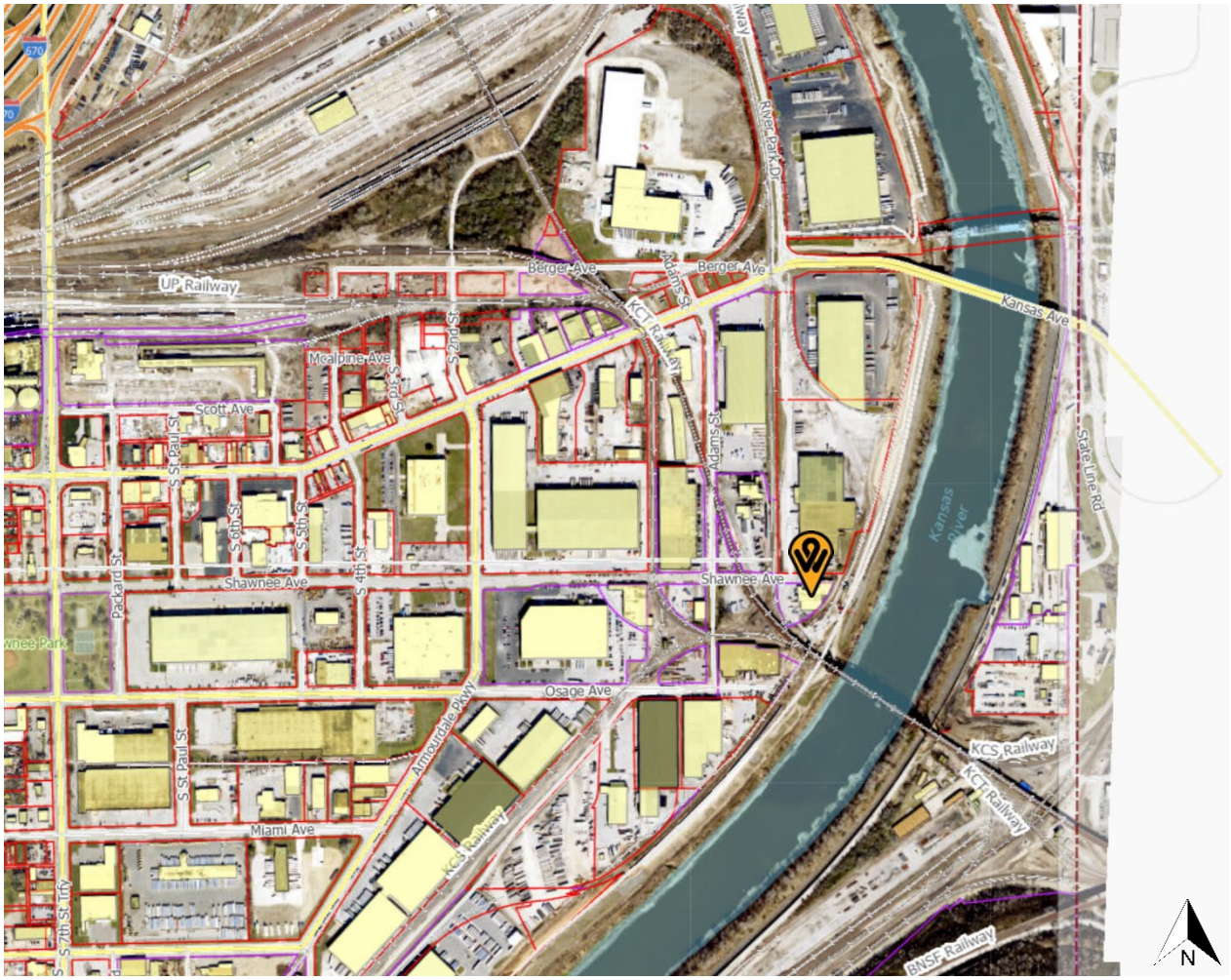
On motion by Commissioner Straws, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-018 for two (2) years:**

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

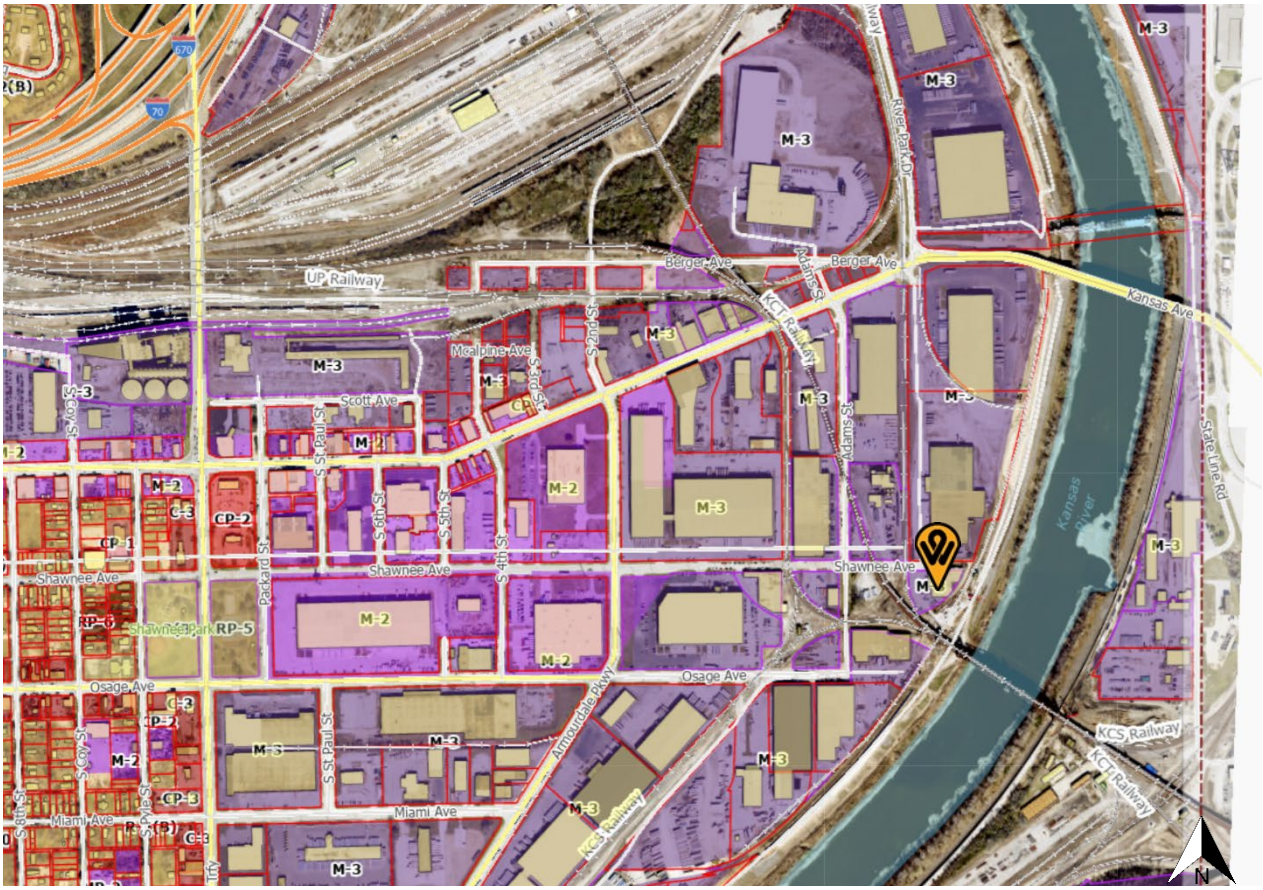
Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP


M-3
M-2
CP-1
CP-2
CP-3
C-3
RP-5
RP-6
UP Railway
KCT Railway
KCS Railway
Berger Ave
Kansas Ave
Mcalpine Ave
Scott Ave
Shawnee Ave
Osage Ave
Miami Ave
Packard St
S St Paul St
S 6th St
S 5th St
S 4th St
S 2nd St
Adams St
Armourdale Pkwy
River Park Dr
State Line Rd
Kansas River
Shawnee Park
N

LAND USE MAP

Memorandum

TO: Department of City Planning

FROM: Ryan Gale, Application Permit #SP2026-018

DATE: 4.22.22025

SUBJECT: Inquiries regarding use of space

4. The application states an event space where community gatherings can occur, food and alcohol are served and occasionally host live entertainment.
a. Provide a detailed narrative of the event space will operate on a daily or weekly basis.

We currently have a business on the Missouri side called Panthers Place. We are looking to move the same operation over here to the riverfront. At least 50% of the business would be private events and then we would like to be open to the public as a restaraunt that serves cocktails on the days where events are not booked. We would like to be open Wednesday through Sunday. On days where no private events are booked, we'd like to be a spot you can ride your bike to, or walk down on the levy to and grab a cup of coffee, or a beer and a sandwich.

b. Will the business provide the caterers and alcohol, or is the guest (renter) responsible for hiring a third-party will a third party?

We would like to serve food and alcohol in house.

c. How often do you intend to host events on the premises?

We hope that at least 50% of our businesses is private events and the other half we will be open to the public.

5. What are the proposed hours of operation?

Wednesday - Friday 6pm to 1am. Saturday 12pm -1am. Sunday 12pm - 12am.

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. 2018 – 18220-00253 – Graffiti on the west and north sides of the building.
2. 2018 – 18225-00040 – Tires, junk, trash and rubbish on the property.
3. 2012 – 12220-00751 – Graffiti.

Outstanding or Related Permit and Cases:

1. 2013 – 13380-00535 – Electrical permit to install a new 400-amp service.
2. 2006 – 06380-01281 – Electrical permit for a 600-amp service upgrade.

Previous Planning Actions:

1. 2010 – S-2010-1 – Vacation of a street.

None of these items are applicable to GKL LLC. Property was purchased in 2020.

We have not had any code violations or open permits.

Neighborhood Meeting Sign in Sheet
4.23.2026
Regarding Petition #SP2026-018

Meeting Attendees

Name	Company
Warren Foster	Darling Ingredients
Kayla Ross	Darling Ingredients
Brad Eggers	Bison Hut
Gina Olsen	Big Muddy Gear Exchange
Ryan Gale	GKL LLC
Leah Gale	GKL LLC
Nathan Kent	Big Muddy Gear Exchange

Meeting Minutes

Application Number: SP2026-018
Date and Location: 4.23.2026 at 1 Shawnee ave KC, KS 66105

Meeting Called to Order at: 4:34pm

Names of attendees:

- Warren Foster - Darling Ingredients
- Kayla Ross - Darling Ingredients
- Brad Elpers - Bison Hut Co.
- Gina Olsen - Big Muddy Gear Exchange
- Nathan Kent - Big Muddy Gear Exchange
- Ryan Gale - GKL LLC/applicant
- Leah Gale - GKL LLC

Meeting Notes:

- Ryan Gale gave a presentation on the plan for an event space/restaurant with cocktails. He emphasized our focus on activating the riverfront and bringing more business to the Armourdale area
- **Question1: Kayla Ross with Darling Ingredients 685 Adams St, Kansas City, KS 66105**
    - Will it be mostly open on weekends?
    - Answer by Ryan Gale: yes it's going to be on the weekend and some days during the week. We currently have a space on the Missouri side and would like to bring it down here instead and operate in the same capacity
- **Questions 2: Kayla Ross with Darling Ingredients 685 Adams St, Kansas City, KS 66105**
    - We can only see the parking lot, will you use other space toward the back of the building?
    - Answer by Ryan Gale: Yes I can actually show you the drawings with the plans for where it'll be
    - Ryan then proceeded to present the drawings and go over the
- **Question 3: Brad Elpers with Bison Hut Co 1 Shawnee Ave, Kansas City, KS 66105**
    - Will people be able to access the space from the levy?
    - Answer by Leah Gale: Yes you actually can access both sides, but people will be able to walk down the levy to our space from either direction, once the work by the corp is done.
- **Questions 4: Brad Elpers with Bison Hut Co 1 Shawnee Ave, Kansas City, KS 66105**

    - How is this place currently zoned, it's industrial right?
    - Answer by Ryan Gale: It's currently industrial and that's why we are applying for a special use permit. He then explained the process.
- **Question 5: Warren Foster with Darling Ingredients 685 Adams St, Kansas City, KS 66105**
    - What is the occupancy level?
    - Answer by Ryan Gale: We are planning to cap it at 80. It abides with the code and is plenty of folks for the space.
- Questions 6: **Warren Foster with Darling Ingredients 685 Adams St, Kansas City, KS 66105**
    - What is your time frame?
    - Answer by Ryan Gale: Depending on the approval timeline we're looking to finish our season over in Missouri and then work on the space over the winter and bring it to life next year. Our whole idea over there is that it's geared toward an indoor garden and we'd like to replicate that over here.
- **Final comment from Kayla Ross with Darling Ingredients 685 Adams St, Kansas City, KS 66105**
    - Well we'll do our best to be supportive neighbors. It sounds like a great idea.

Meeting Adjourned at: 5:00pm

Minutes taken by: Gina Olsen

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-018
2. That I conducted a neighborhood meeting on 4.23.2026.
3. The notice to nearby property owners was sent on 4.6.2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29th day of April, 2026.

My commission expires 6th of March, 2029.

KATHRYN KLONDER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Mar. 06, 2029
Commission # 24004405

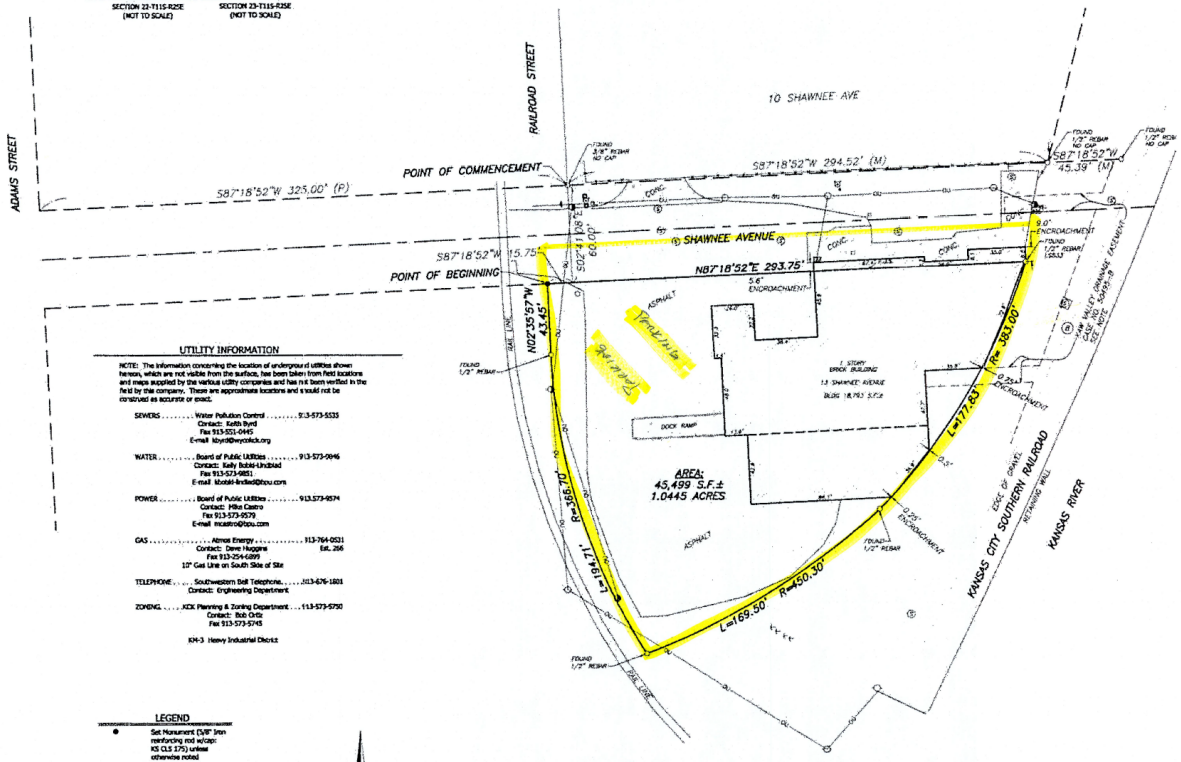
Notary Public

SP2026-018

July 30, 2026

20

ALTA/ACSM LAND TITLE SURVEY



UTILITY INFORMATION

NOTE: The information concerning the location of underground utilities shown hereon, which are not visible from the surface, has been taken from field locations and maps supplied by the various utility companies and has not been verified in the field by this company. There are approximate locations and should not be construed as accurate or exact.

SEWERS ..... Water Pollution Control 913-573-5533
Contact: Keith Byrd
Fax 913-551-0445
E-mail kbyrd@wycokck.org

WATER ..... Board of Public Utilities 913-573-9846
Contact: Kelly Bobbi-Lindsay
Fax 913-573-9851
E-mail kbobbi-lindsay@bpu.com

POWER ..... Board of Public Utilities 913.573-9574
Contact: Mike Castro
Fax 913-573-9579
E-mail mcastro@bpu.com

GAS ..... Atmos Energy 913-764-0531
Contact: Dave Huggins Est. 266
Fax 913-254-6899
12" Gas Line on South Side of Site

TELEPHONE ..... Southwestern Bell Telephone 913-676-1601
Contact: Engineering Department

ZONING ..... KCK Planning & Zoning Department 913-573-5750
Contact: Bob Ortiz
Fax 913-573-5745

KM-3 Heavy Industrial District

LEGEND

- Set Monument (5/8" iron reinforcing rod w/cap: KS CLS 175) unless otherwise noted
- Found Monument
- Overhead Utility Lines
- Guy Anchor
- Utility Pole w/Light
- Light Pole
- Electric Meter
- Water Valve
- Fire Hydrant
- Water Meter
- Sanitary Sewer Manhole
- Wire Fence
- Single Pole Sign
- Wood Bollard or Wood Post

TITLE COMMITMENT

Commitment Number: NCS-288638-KCTY
Effective Date: March 9, 2009

FIRST AMERICAN TITLE INSURANCE COMPANY OF KANSAS
911 MAIN STREET, SUITE 2500
KANSAS CITY, MO 64105
Ph. (816) 410-7911 Fax: (816) 410-7912

TITLE COMMITMENT DESCRIPTION

A tract of land in the Northeast Quarter of Section 22, Township 11, Range 25 and in the Northwest Quarter of Section 23, Township 11, Range 25, Kansas City, Wyandotte County, Kansas, described as follows: Beginning at a point in the South line of Shawnee Avenue 507.8 feet East of the East line of Adams (formerly First) Street in Kansas City, Kansas; thence West along said South line of Shawnee Avenue 197.8 feet to the East line of Right-of-Way of the Kansas City Terminal (formerly Kansas City Belt) Railway; thence South along said East line of Right-of-Way 43.5 feet; thence Southerly continuing along the Easterly line of said Right-of-Way on a curve to the left of radius 366.7 feet tangent to the last described line 194 feet to an intersection with the Westerly line of a tract of land conveyed to the Kansas City Belt Railway Company, by Kaw Valley Townsite and Bridge Co., in the 1st day of July, 1901, for a Right-of-Way, thence Northeasterly along the Westerly line of the last mentioned Right-of-Way on a curve to the left of radius 450.3 feet a distance of 166.3 feet; thence Northeasterly along the Westerly line of land conveyed to the Kansas City Terminal Railway by Justine Redfern, et al on the 23rd day of March, 1911, on a curve to the left of radius 383 feet, a distance of 111.8 feet to a point 60.7 feet South of said South line of Shawnee Avenue; thence West 39.8 feet; thence North 4 feet; thence West 26.1 feet; thence North 56.7 feet to the point of beginning, excepting therefrom the following described tract, to-wit: Beginning at a point in the South line of Shawnee Avenue 507.8 feet East of the East line of Adams (formerly First) Street in Kansas City, Kansas, thence West along said South line of Shawnee Avenue 14.05 feet; thence South 2° 40' East 121.70 feet; thence North 88° 59' East 34.33 feet to the Right-of-Way line of the Kansas City Terminal Railroad as described in deed recorded in Book 465 at Page 554 in the Register of Deeds Office in Wyandotte County, Kansas, thence Northeasterly on a 383 foot radius curve to the left to a point on the South line of said Shawnee Avenue; thence West along the South line of Shawnee Avenue 109.55 feet, more or less, to the point of beginning, all being situated in Kansas City, Wyandotte County, Kansas.

AND

Beginning at a point on the South line of Shawnee Avenue 493.75 feet East of the East line of Adams Street in Kansas City, Kansas; thence South 2° 40' East 121.70 feet; thence North 88° 59' East 34.33 feet to the Right-of-Way of the Kansas City Terminal Railroad as described in deed recorded in Book 465, Page 554 in the Register of Deeds Office in Wyandotte County, Kansas; thence Northeasterly on a 383 foot radius curve to the left to a point on the South line of said Shawnee Avenue; thence West along the South line of Shawnee Avenue 109.55 feet, more or less, to the point of beginning, all being situated in Kansas City, Wyandotte County, Kansas.

SURVEY LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 22, Township 11, Range 25 and in the Northwest Quarter of Section 23, Township 11, Range 25, Kansas City, Wyandotte County, Kansas, described as follows:

Note: the basis of bearings is this description is Grid North, Kansas State Plan North Zone as determined by Global Positioning System observations.

Commencing at a point on the north right-of-way line of Shawnee Avenue and the east right-of-way line of Railroad Street, said point being monumented by a found one-half inch iron bar;
Thence South 02°41'08" East 60.00 feet to a point on the south right-of-way line of Shawnee Avenue;
Thence South 87°18'52" West a distance of 15.75 feet to the Point of Beginning said point being monumented by a set five-eighths inch iron bar with KS CLS 175 survey cap;
Thence North 87°18'52" East on said southerly right-of-way 293.75 feet to the beginning of a curve concave to the northwest having a radius of 383.00 feet said point being monumented by a found one-half inch iron bar;
Thence southwesterly on said curve a distance of 177.83 feet to a point at the beginning of a curve concave to the northwest having a radius of 450.30 feet; said point being monumented by a found one-half inch iron bar;
Thence southwesterly on said curve a distance of 169.50 feet to a point at the beginning of a curve concave to the northeast having a radius of 366.70 feet; said point being monumented by a found one-half inch iron bar;
Thence northwesterly on said curve a distance of 194.71 feet to a point being monumented by a found one-half inch iron bar;
Thence North 02°35'57" West 43.45 feet to the Point of Beginning, containing 45,499 square feet or 1.0445 acres.

Subject to all easements and restrictions of record.

UTILITY NOTES

1. No underground utilities were located for this survey. Underground utilities may exist at this site that are not shown hereon. It is the excavator's responsibility to have any utilities located before digging.

NOTES CORRESPONDING TO SCHEDULE B EXCEPTIONS

Items 1 through 7 appear to be standard exceptions and are not plottable survey matters.

(8) A permanent easement over a portion of the premises in question as condemned by Case No. 50495-B, Parcel A-43, filed in the District Court of Wyandotte County, Kansas, styled The Kaw Valley Drainage District, Plaintiff vs. Sambol Packing Co., et.al, Defendants. - AS SHOWN - There is some discrepancy in the distance from the centerline of Shawnee Ave South to where easement turns and apparently runs along existing building.

(9) Terms and provisions of an unrecorded lease dated October 25, 1993, by and between Sambol Packing Company, Inc., Lessor and Anderson-Erickson Dairy, notice of which was disclosed by document designated "Assignment of Rents, Leases and other Benefits" recorded November 2, 1994, in Book 3716, Page 341. -AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE

(10) Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.

FLOOD STATEMENT

The subject property lies within Flood Zone " C " (Areas of minimal flooding), as shown on the City of Kansas City, Kansas Flood Insurance Rate Map (F.I.R.M.).
Map Number: 20I363 0030 A
Panel No: 30 of 35
Effective Date: August 3, 1981
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of the zone. The information was derived by scaling the subject property on the above referenced map.

SURVEYOR'S CERTIFICATION

To:
- SAMBOL PACKING COMPANY, INC., a Kansas Corporation
- FIRST AMERICAN TITLE INSURANCE CO.,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items: 1, 2, 3, 4, 7a, 7b, 8, 10, 11a, 14, and 16, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Kansas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein

No.	Description	Date	Drawn.	Check

DEVRIES & ASSOCIATES, P.C.
CIVIL ENGINEERS • SURVEYORS
Kansas City, Kansas 66101
P. (913) 371-3300 F. (913) 371-2677
www.devriesassociates.com

Client: DEVRIES & ASSOCIATES, P.C.
F. COULTER DEVRIES
3145 BROADWAY
KANSAS CITY, MO 64111-2405

Project: ALTA/ACSM LAND TITLE SURVEY
SAMBOL PACKING COMPANY, INC.
13 SHAWNEE AVENUE
KANSAS CITY, KANSAS 66105

Drawn By:	REA
Project Number:	10850
Field Date:	3-11-09
Issue Date:	3-20-09

Sheet: 1 of 1
1

EXIST BUILDING

1 SHAWNEE AVE., KANSAS CITY, KS

SULLIVAN PALMER ARCHITECTS

Date: 31 AUG 2020

Revision:

Drawn by: MVM

Sheet: S-1

site plan

1 SITE PLAN S1 1" = 20'-0"

0' 20' 40' 60'

N

4' SWING GATE

20' SLIDING GATE

ADJACENT PROPERTY LINE

20' SLIDING GATE

20' SLIDING GATE

10' DOUBLE SWING GATE

SHAWNEE BUILDING

TENANT SPACES

1 & 13 SHAWNEE AVE, KANSAS CITY, KS

Drawn by:

Sheet:

SITE PHOTOS, TAKEN BY STAFF, DATED JANUARY 12, 2024

PARKING
FOR
BIG MUDDY
GEAR
THIS LOT
PLEASE!

BIG

(Published _____)

SP2026-018

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 SP2026-018, commonly known as 1 Shawnee Avenue, Kansas City, Kansas, legally described as:

A tract of land in the Northeast Quarter of Section 22, Township I I, Range 25 and in the Northwest Quarter of Section 23, Township 1 1 9 Range 25, Kansas City, Wyandotte County, Kansas, described as follows:
Commencing at a point on the North right-of-way line of Shawnee Avenue and the East right-of-way line of Railroad Street, said point being monumented by a found three-eighths inch iron bar; thence South 02041 '08" East 60.00 feet to a point on the South right-of-way line of Shawnee Avenue; thence South 870 18'52" West a distance of 15 75 feet on said South right-of-way line to the Point of Beginning said point being monumented by a set five-eighths inch iron bar with KS CLS 175 survey cap; thence North 870 1 8'52" East on said Southerly right-of-way 293.75 feet to the beginning of a curve concave to the Northwest having a radius of 383,00 feet with a chord bearing of South 30021 '55" West, said point being monumented by a found one-half inch iron bar with KS LS 533 survey cap; thence Southwesterly on said curve a distance of 177.38 feet to a point of beginning of a curve concave to the Northwest having a radius of 450.30 feet and a chord bearing of South 58 023B I 'l West; said point being monumented by a found one-half inch iron bar; thence Southwesterly on said curve a distance of 169.50 feet with a chord bearing of North 17048'37" West, to a point at the beginning of a curve concave to the Northeast having a radius of 366.70 feet; said point being monumented by a found one-half inch iron bar; thence Northwesterly on said curve a distance of 194.71 feet to a point being monumented by a found one-half inch iron bar; thence North 02035'57" West 43.45 feet to the point of beginning. 14.0S feet; thence South 2,.,40' East 121.70 feet; thence North 88°59' East 34.33 feet to the right of way line of the Kansas City Tenninal Railroad as described in Deed recorded in Book 465 at Page 554 in the Register of Deeds Office in Wyandotte County, Kansas, thence

Northeasterly on a 383 foot radius curve to the left to a point in said right-of-way line that is 60.7 feet South of the said South line of Shawnee Avenue; thence West 39.8 feet; thence North 4 feet; thence West 26.1 feet; thence North 56.7 feet to the point of beginning. AND Beginning at a point on the South line of Shawnee Avenue 493.75 feet East of the East line of Adams Street in Kansas City, Kansas; thence South 2°40' East 121.70 feet; thence North 88°59' East 34.33 feet to the right of way of the Kansas City Terminal Railroad as described in Deed recorded in Book 465, Page 554, in the Register of Deeds Office in Wyandotte County, Kansas; thence Northeasterly on a 383 foot radius curve to the left to a point on the South line of said Shawnee Avenue; thence West along the South line of Shawnee Avenue 109.55 feet, more or less, to the point of beginning, all being situated in Kansas City, Wyandotte County, Kansas, located at approximately 1 Shawnee Avenue.

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

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

1. **While KCKFD has not been responsive, upon your inspection for occupancy by the Building Inspection Department and KCKFD, ensure you establish an emergency routing plan with KCKFD and KCKPD;**
2. **Hours of operation are from Wednesday – Friday 6:00 PM to 1:00 AM. Saturday 12:00 PM to 1:00 AM. Sunday 12:00 PM to 12:00 AM;**
3. **The live entertainment shall cease operation by 1:00 AM;**
4. **Alcohol can only be provided by licensed vendors;**
5. **Doors and windows must stay closed during any entertainment performance;**
    a. **Must comply with Unified Government Security Ordinance (Chapter 4, Article II Division 1, Sec 4-104(f)) including:**
        i. **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.**
        ii. **Patrons are not allowed to loiter in their vehicles. If so, they will be asked to leave.**
        iii. **An I.D. scanner will be used at all times.**
        iv. **At closing time, all security personnel will begin from a designated area to move patrons towards the exit and then to**

their vehicles.

v. No amplified speakers or entertainment is allowed in outdoor spaces.

vi. Any illumination that results from an entertainment event shall not be seen or otherwise impact adjacent residential uses;

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. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division located at 4953 State Avenue, Kansas City, KS 66102 – (913) 573-8780 or businesslicense@wycokck.org;**
8. **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;**
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. **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;**
11. **The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior**

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-034**

GENERAL INFORMATION

Applicant Information:
Tom Giefer with G&G Holdings, LLC
Property Owner
19501 State Avenue
Tonganoxie, Kansas 66086

Subject Property:
7241 Kaw Drive
Kansas City, Kansas 66111

Requested Action and Purpose:
Approval of Special Use Permit Renewal to continue operating a stockpiling, processing, and crushing of concrete materials (SP2025-008 expired on June 19, 2026).

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

Existing Zoning District(s):
M-3 Heavy Industrial District

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	M-2 General Industrial and R-1 Single Family Districts	Fleet Trailer Rental Company with Undeveloped Open Space
South	None	Kansas River
East	M-3 Heavy Industrial and R-1 Single Family Districts	Industrial Sandblasting Company, Open Space
West	RP-M Planned Mobile Home Park District	Riverview Estates Mobile Home Park

Total Tract Size: 9.32 Acres

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Kaw Drive as a Major Arterial.

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 27-470, all land area that is not covered by buildings or otherwise surfaced shall be brought to a finished grade and landscaped. Six (6) foot high architectural screening in combination with a buffer area is to be provided along side and rear property lines across from residentially zoned property. A timber stand buffers the property from the river and adjacent property, although it does not meet the standard for the mix-zoned property to the east.

Advertisement:	The Wyandotte Echo – May 14, 2026 Letters to Property Owners – May 15, 2026 and May 29, 2026
Public Hearing:	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tom Giefer with G & G Holdings, LLC DBA Kansas Heavy Construction, is requesting the renewal of a Special Use Permit to continue to operate a material stockpile and processing operation. This is the third renewal of their Special Use Permit, which expires on June 19, 2026.

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 – Traffic Accident – fatality.
2. 2022 – Accident with minor injuries.
3. 2021 – 110521 – accident with minor injuries.
4. 2019 – Traffic Accident – fatality.

Building, Zoning, or Code Enforcement Complaints:

1. 2019 – 19215-00028 – Operating of Gravel Recycling Site with violations (Closed).
2. 2016 – 16395-00107 – Stop Work Order – Dirt Work with No Erosion Control.
3. 2008 – KDHE Complaint C410572641– Abandoned Trailer Leaking Oil/contaminates – Remediation Effort Withdrawn by Owner (prior owner).

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – SP2025-008 – Special Use Permit for Material Stockpiling, Crushing, and Processing (Approved).
2. 2022 – SP-2022-061 – Special Use Permit for Material Stockpiling, Crushing, and Processing (Approved).

3. 2019 – SP-2019-111 – Special Use Permit for Material Stockpiling, Crushing, and Processing (Approved).
4. 2019 – BOZA 2337 - Administrative Appeal of conditions of a Special Use Permit (Withdrawn).

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Morris Statistical Neighborhood, Census Block Group 0438021 and is situated along the Kansas River. A frequently utilized Union Pacific Railway Line runs between the subject property and Kaw Drive. The neighborhood is a mix of industrial, agricultural, heavy commercial, and residential uses and an industrial use related to construction is not out of the ordinary for the area.

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 directly surrounded by industrial uses. Residential uses across Kaw Drive are buffered by the highway and agriculture uses are buffered by the Kansas River to the south. These features provide substantial buffers from less intense uses. The adjacent property at 7259 Kaw Drive has been listed as a Superfund Site although not in active remediation, and has known leaking storage tanks, possibly contaminating the soil beneath the surface at the subject property. Therefore, it is expected that these uses are compatible with the uses of adjacent properties.

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?

The proposed use is only somewhat suitable for the subject property. The contamination from nearby uses and shape of the property, as limited by its natural and man-made boundaries, makes formal development difficult. The proposed use at this property is limited due to the frequency of traffic trips to and from the property, which require drivers to cross the Union Pacific Railroad line and merge onto Kaw Drive, proving dangerous for motorists at the intersection. A use at the property that required less frequent traffic or trips to the property would reduce the interaction with traffic and frequency of crashes. The property has some additional limitations as it borders the Kansas River and includes area that is within the Special Flood Hazard Area (SFHA). The boundaries of the SFHA limit the uses at the property, including material storage and processing, and aerials demonstrate that the applicant has encroached into the SFHA, possibly affecting nearby owners in the case of a flood or high water event. If properly managed, it should not detrimentally affect nearby property owners,

however it is likely that it will affect the operation of the subject property.

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

   The subject property is not vacant and has been utilized for this use since it was licensed in 2017.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Industrial, which allows for small, medium and large-scale industrial processing, manufacturing and outdoor storage. These uses are often the most intensive uses characteristic of heavy truck traffic, excessive noise, and potentially noxious impacts. The characteristics of this operation align with the PlanKCK Comprehensive Plan's description of allowed uses and activities 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 does not increase vehicular traffic beyond the capacity of Kaw Drive, a Major Arterial Street, however the access road from Kaw Drive to the subject property does not appear to give substantial distance between Kaw Drive and the train tracks in a way that supports traffic safety. During the staff-conducted site visit to the property, staff spoke with UP Railway contractors who were upgrading signal relay and railroad tracks at the property to assist with mitigating safety concerns after the prior accident in 2022, although it was unclear if these signal relays will provide site control directly in front of the subject property. This also does not alleviate the short distance between Kaw Drive and the tracks, in which traffic congestion may occur in a way not experienced by smaller, non-construction vehicles. Previous conditions of approval include steps to mitigate traffic impacts to the subject property, but it is unclear that they have been adequately implemented.

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

   The proposed use is not reasonably necessary for the convenience or welfare of the public, as it is for the use of a private construction company's activities. It is not determined to substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property, as adjacent properties along Kaw Drive utilize similar activity.

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 not foreseen to be issues created for nearby property, as adjacent industrial uses in this district utilize similar activities. Although residences lie to the north, it is expected that the construction activities occur in the daytime during typical work hours, and there is substantial noise from Kaw Drive traffic that may supersede any noise from the construction activity across from it. The primary concern at this property is the dust that does occur from the crushing activity which may impact the visibility of drivers and employees as well as impact localized air quality for adjacent residents and businesses. Dust can be mitigated by a watering plan and maintaining adequate landscaping. The applicant has previously provided evidence of third-party testing that certifies the air quality remains at an opacity meeting the EPA's Visible Emissions performance requirements to maintain their state construction permits and licensure.

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

   The proposed use may pollute the air as dust is an operationally-based externality of the proposed use. Additionally, the southeast edge of the property borders the Kansas River, which places the property in the SFHA. A Letter of Map Amendment and Revision has been provided, although some parts of the property remain in the SFHA. The applicant has not been shown to provide adequate control measures to prevent operating within the SFHA, and as the equipment and materials are not anchored nor readily removable, they may attribute damage in the case of a water event.

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

    The proposed use has the propensity to damage or destroy an irreplaceable natural resource. The former timber stand has been reduced and cleared to provide for additional site development, and the reduction of mature trees may contribute to erosion along the bank of the Kansas River. When combined with ineffective methods of boundary material retention, it is likely that the Kansas River will be affected. Staff has provided additional methods for repairing these boundaries in the staff comments.

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 negligible, as this is a private development. There is some propensity for a loss of public safety as demonstrated by traffic incidents. If denied, the property owner may not use the property for material processing and stockpiling, however, they can still utilize

the property for other construction related purposes or sell the property.

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

The applicant has somewhat maintained the proposed use as originally proposed and previous conditions of approval. The proposed activity has not changed, however the applicant has not maintained a substantial buffer around the SFHA, resulting in erosion to the bank of the river. It appears that the water truck has remained on site to assist with dust mitigation. Other conditions of approval have been initiated to various degrees. It was unclear to staff if the applicant had made any street signage improvements due to the work of the Union Pacific Railroad on-site.

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

The proposed use is not expected to result in overcrowding or land or undue concentrations of population because it is largely open space use with a minimal number of employees on-site.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1737 North 82nd Street (Wyandotte West Library) on May 20, 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
Dust Mitigation
Traffic / Railroad Crossing
Floodway
Site Erosion

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-034**, **for five (5) years**, subject to:

1. **Pertaining to development in this section, “development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials;**
2. **Per Section 27-552 (a)(5)(a-b) The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited. Storage of other material or equipment may be allowed if not**

subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;

3. **The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for all new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other development:**
    a. **Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;**
    b. **Construction with materials resistant to flood damage;**
    c. **Utilization of methods and practices that minimize flood damages;**
    d. **All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;**
4. **New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination from them during flooding;**
5. **The applicant shall place "Texas Barriers" or "Jersey Barriers" to form a retaining wall to block the SFHA from encroachment, with boundary marking to be completed by a Kansas Licensed Survey or Engineer;**
6. **Any dead, dying, or otherwise unhealthy landscaping shall be planted along the Kansas River edge to mitigate erosion;**
7. **Continue to obtain hauling permits associated when moving material on or off-site;**
8. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
9. **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;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all**

ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;

13. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
16. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Floodplain Map
Floor Plan
Home Inspection Report
Site Visit Photos, Taken by Staff – Dated March 18, 2025

PUBLIC HEARING SCHEDULE

Action(s)	**City Planning Commission**	**Unified Government Board of Commissioners**
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-034** 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 **SP2026-034,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-034 - TOM GIEFER WITH G&G HOLDINGS LLC
Synopsis: Special Use Permit (Renewal of SP2025-008, expired June 19, 2026) for stockpiling, crushing, and processing of concrete materials at 7241 Kaw Drive. *Detailed Outline of Requested Action:* The applicant, Tom Giefer with G & G Holdings, LLC DBA Kansas Heavy Construction, is requesting the renewal of a Special Use Permit to continue to operate a material stockpile and processing operation. This is the third renewal of their Special Use Permit, which expires on June 19, 2026.

Motion starts at 1:29:13:

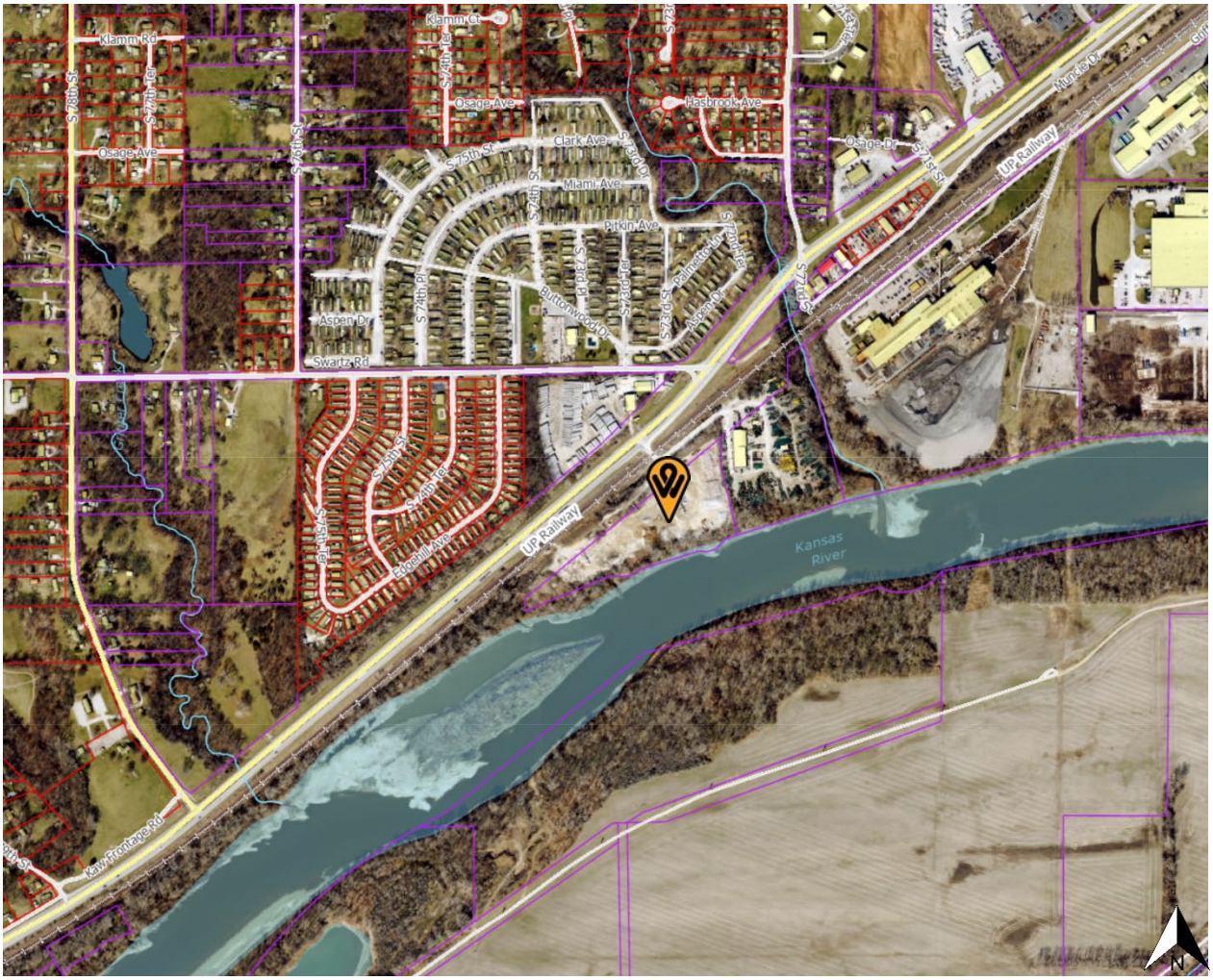
On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of the consent agenda:**

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

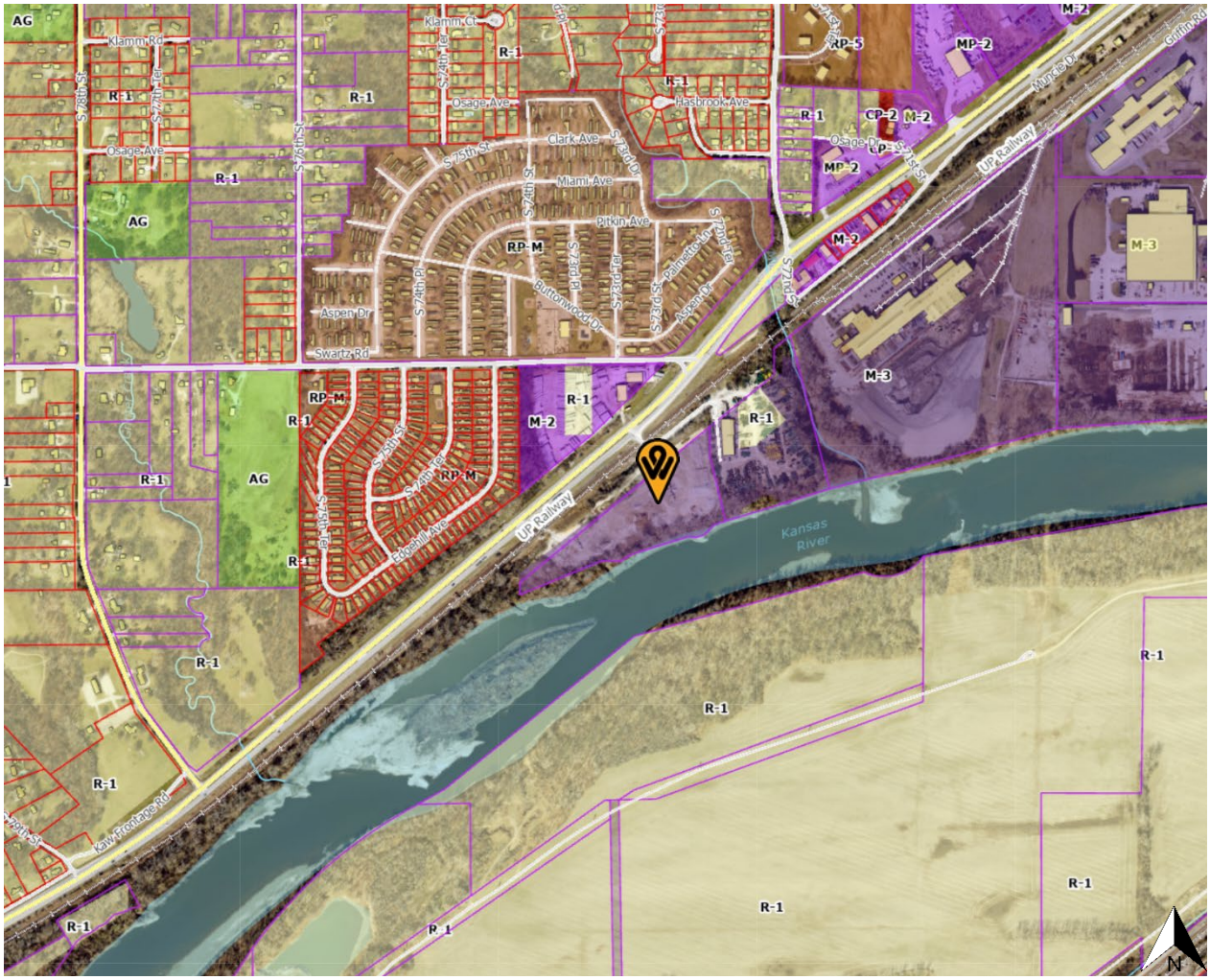
Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



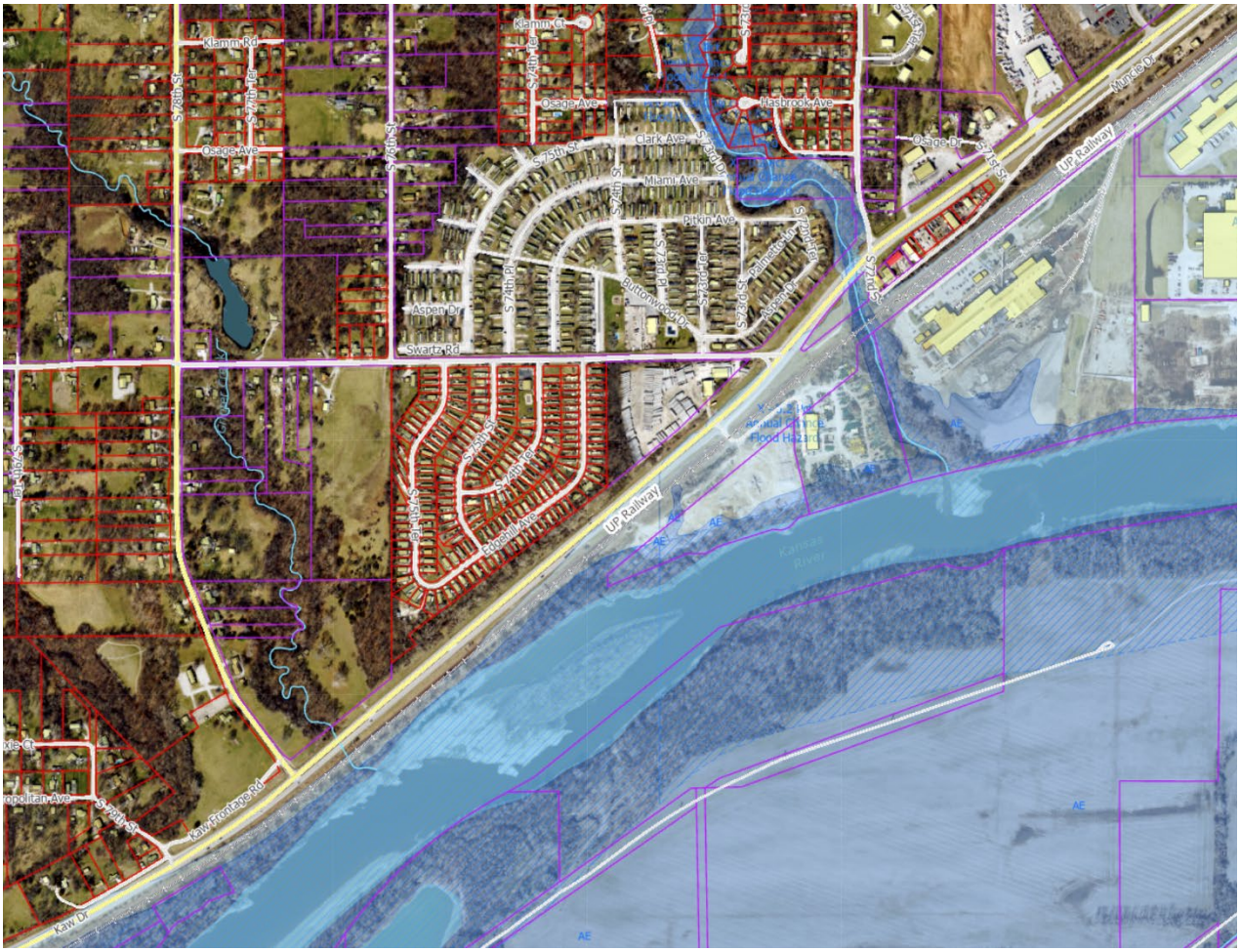
ZONING MAP


AG
R-1
RP-M
M-2
MP-2
M-3
CP-2
RP-5
Klamm Rd
Klamm Ct
Osage Ave
Clark Ave
Miami Ave
Pitkin Ave
Aspen Dr
Swartz Rd
Hasbrook Ave
Buttonwood Dr
Edgehill Ave
Osage Dr
UP Railway
Kansas River
Kaw Frontage Rd
Griffin Rd
S 73rd St
S 74th Pl
S 74th Ter
S 75th St
S 76th St
S 78th St
N

LAND USE MAP

KANSAS
KLAMM
OSAGE
CLARK
HASBROOK
MIAMI
PITKIN
BUTTONWOOD
PALMETTO
ASPEN
SWARTZ
Medium-Density Residential
EDGEHILL
Right-of-Way
Floodway
Utilities
Public / Semi-Public Institutions
Open Space
DIXIE
METROPOLITAN
KAW FRONTAGE
Industrial
Rural Residential
GRIFFIN
MUNGLE
EMORN
N

FLOODPLAIN MAP



G & G Holdings, LLC 19501 State Ave., Tonganoxie, KS 66086

May 21, 2026

Travis Trumble / Byron Toy
Dept. of Planning and Urban Deign

RE: SP2026-034
7241 Kaw Drive
Response to Planning and Urban Design Comments

All,

This letter reflects our response to Planning and Urban Design's comments Dated May 19th.

Questions / Response:

1. We have complied with all previous conditions of approval.
2. Site Plan Enclosed.
3. The same Dust Mitigation Plan is active and in place.
4. No additional clearing has occurred. Any erosion that may be occurring on the river bank, is due to natural causes.
5. Trucks and/or vehicles are instructed to wait in the turn lane, or on the shoulder, until train traffic clears.
6. We will continue to obtain haul permits.

Sincerely,

Tom Giefer
Managing Member
G & G Holdings, LLC

G & G Holdings, LLC

19501 State Ave., Tonganoxie, KS 66086

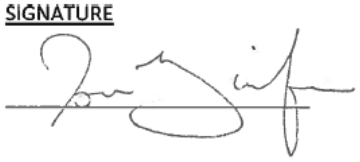
May 20, 2026

RE: Neighborhood Meeting
West Wyandotte Co. Library – Meeting Room A
6:00 PM May 20th

G & G Holdings, LLC has filed an application with the Department of Urban Planning and Land Use #SP2026-034. The purpose of this:

SPECIAL USE PERMIT

All in attendance of the neighborhood meeting sign below:

NAME	SIGNATURE
TOM GIEFER	

G & G Holdings, LLC

19501 State Ave., Tonganoxie, KS 66086

Neighborhood Meeting Minutes

Application Number: SP2026-034
Date: May 20, 2026
Location: West Wyandotte Library – Conference Room A

Meeting Called to Order at: 6:00 PM 5/20/2026

Names of Attendees:

Tom Giefer

The Meeting was called to order by Tom Giefer.

Tom Giefer was the only attendee of the meeting.

Meeting Ended: 6:30 PM

No questions were asked.

Minutes taken by Tom Giefer

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Leavenworth)

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

1. That I am the petitioner for Petition # 2026-034.
2. That I conducted a neighborhood meeting on 5/20/26.
3. The notice to nearby property owners was sent on 5/3/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 21st day of May, 2026.

My commission expires 28 of February, 2028.

Alicia M. Segura
My Appt. Exp. 02/28/2028

Notary Public

KANSAS HEAVY CONSTRUCTION
7241 KAW DRIVE, KANSAS CITY, KS
SPECIAL USE PERMIT
SITE PLAN
C01
PROPERTY DESCRIPTION (Deed Book 2014R, Page 08750, Parcel No. 926714):
OWNER
CIVIL ENGINEER
SURVEYOR OF RECORD
SITE DATA
FEMA INFORMATION
GENERAL NOTES
EROSION CONTROL LEGEND
KANSAS RIVER
KAW DRIVE (WEST BOUND)
DUPLATTE
APPROX. CRUSHER LOCATION
GRAVEL STOCKPILE
MIXED DEBRIS
CRUSHED ASPHALT
ASPHALT DEBRIS
REMOVE STOCKPILE FROM RAILROAD R.O.W.
REMOVE STOCKPILE FROM FLOODWAY & FLOODPLAIN
GRAPHIC SCALE
UNPLATTED 7259 KAW, LLC
7259

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED MARCH 18, 2025

CAT

(Published _____)

SP2026-034

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 SP2026-034, commonly known as 7241 Kaw Drive, Kansas City, Kansas, legally described as:

> 9267, S21, T11, R24, ACRES 10.36, BEG INT W LN SE1/4 & S LN RR R/W; N53E-1479.4FT, S 175.15FT, S13E-400FT M/L TO RIVER, SWLY TO PT S OF POB, N TO POB CONTG 10.3AC M/L, located at approximately 7241 Kaw Drive, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of stockpiling and processing of concrete materials.

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

1. **Pertaining to development in this section, "development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials;**
2. **Per Section 27-552 (a)(5)(a-b) The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited. Storage of other material or equipment may be allowed if not**

subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning;

3. **The Subject Property, being within the SFHA, shall comply with the following requirements of the floodplain ordinance for all new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other development:**
    a. **Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;**
    b. **Construction with materials resistant to flood damage;**
    c. **Utilization of methods and practices that minimize flood damages;**
    d. **All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;**
4. **New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination from them during flooding;**
5. **The applicant shall place "Texas Barriers" or "Jersey Barriers" to form a retaining wall to block the SFHA from encroachment, with boundary marking to be completed by a Kansas Licensed Survey or Engineer;**
6. **Any dead, dying, or otherwise unhealthy landscaping shall be planted along the Kansas River edge to mitigate erosion;**
7. **Continue to obtain hauling permits associated when moving material on or off-site;**
8. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
9. **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;**
10. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
11. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
12. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges**

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

13. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
14. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
15. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
16. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and**
17. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination**

of this Special Use Permit.

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-039**

GENERAL INFORMATION

Applicant Information:
Leslee Dummermuth
8301 Johnson Drive
Merriam, Kansas 66202

Subject Property:
120 South Cherokee Street
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue operating a Non-Owner Occupied Short-Term Rental (SP2025-038 expires on September 16, 2026).

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

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

Plan Area:
Rosedale Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single-family residences
South	R-1(B) Single Family District	BPU Substation
East	R-1(B) Single Family District	Wooded, undeveloped land
West	R-1(B) Single Family District	BPU Substation

Total Tract Size:	0.13 Acre
Comprehensive Plan Designation:	The Rosedale Area Plan designates this property as Single Family, which allows for single family, detached houses. Townhomes and side-by-side rowhouses are appropriate where the property has frontage on a mixed use or neighborhood corridor.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates South Cherokee Street as a Local Street.
Parking Requirement:	Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.
Landscaping Requirement:	Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard, and one (1) tree per 7,000 square feet of site area for uses other than residences.
Advertisement:	The Wyandotte Echo – June 18, 2026 Letters to Property Owners – June 19, 2026
Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Leslee Dummermuth, is seeking to renew a Special Use Permit (SP2025-038 expires on September 18, 2026) to continue operating a non-owner occupied short-term rental. This is not the owner's primary residence. This will be the only permitted non-owner occupied short-term rental on the 120 South Cherokee Street, Kansas City, Kansas 66103.

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. Staff does not have access to this information currently.

Building, Zoning, or Code Enforcement Complaints:

1. 16212-00473 – Code-Environment – May 11, 2016 – Completed – Previous Owner.
2. 15203-00043 – Code-Environment – May 27, 2015 – Completed – Previous Owner.
3. 06212-00000-01000 – Code-Environment – July 11, 2006 – Completed – Previous Owner.

Outstanding or Related Permit and Cases:

1. NSF24-0105 – New Single-Family Home – Building Inspection – April 29, 2025 – Issued.
2. GRD24-0131 – Grading – Excavation – Building Inspection – November 5, 2024 – Issued.

Previous Planning Actions:

1. SP2025-038 – Special Use Permit for a Non-Owner Occupied Short-Term Rental for one (1) year – expiring on September 16, 2026.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, Rosedale Development Association Neighborhood Business Group, Census Block Group 0451001. The neighborhood consists of single-family homes and an industrial use in the rear of the property, Rosedale substation.

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 single-family homes to the north and west. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The length of time the property has remained vacant is unknown.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as General Urban, which allows for residential uses such as rowhouses, townhomes, and single-family houses. The use, as a short-term rental conforms to the Area Plan with the continuation 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 and will exceed the capacity of Cherokee Street, a local street to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

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

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

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

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

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

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

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

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is five (5). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting through Zoom at 5:00 PM on May 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Overcrowding and Undue Concentrations of Population
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-039**, **for two (2) years**, subject to:

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

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

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Proof of Insurance
Plot Plan
Site Plans
Property Images Submitted by Applicant
Images Taken on July 1, 2025

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-039** 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 **SP2026-039,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-039 - LESLEE DUMMERMUTH
Synopsis: Special Use Permit (Renewal of SP2025-038, expires September 18, 2026) for a Non-Owner Occupied Short-Term Rental at 120 South Cherokee Street. *Detailed Outline of Requested Action:* The applicant, Leslee Dummermuth, is seeking to renew a Special Use Permit (SP2025-038 expires on September 18, 2026) to continue operating a non-owner occupied short-term rental. This is not the owner's primary residence. This will be the only permitted non-owner occupied short-term rental on the 120 South Cherokee Street, Kansas City, Kansas 66103.

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 1:29:13:

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

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

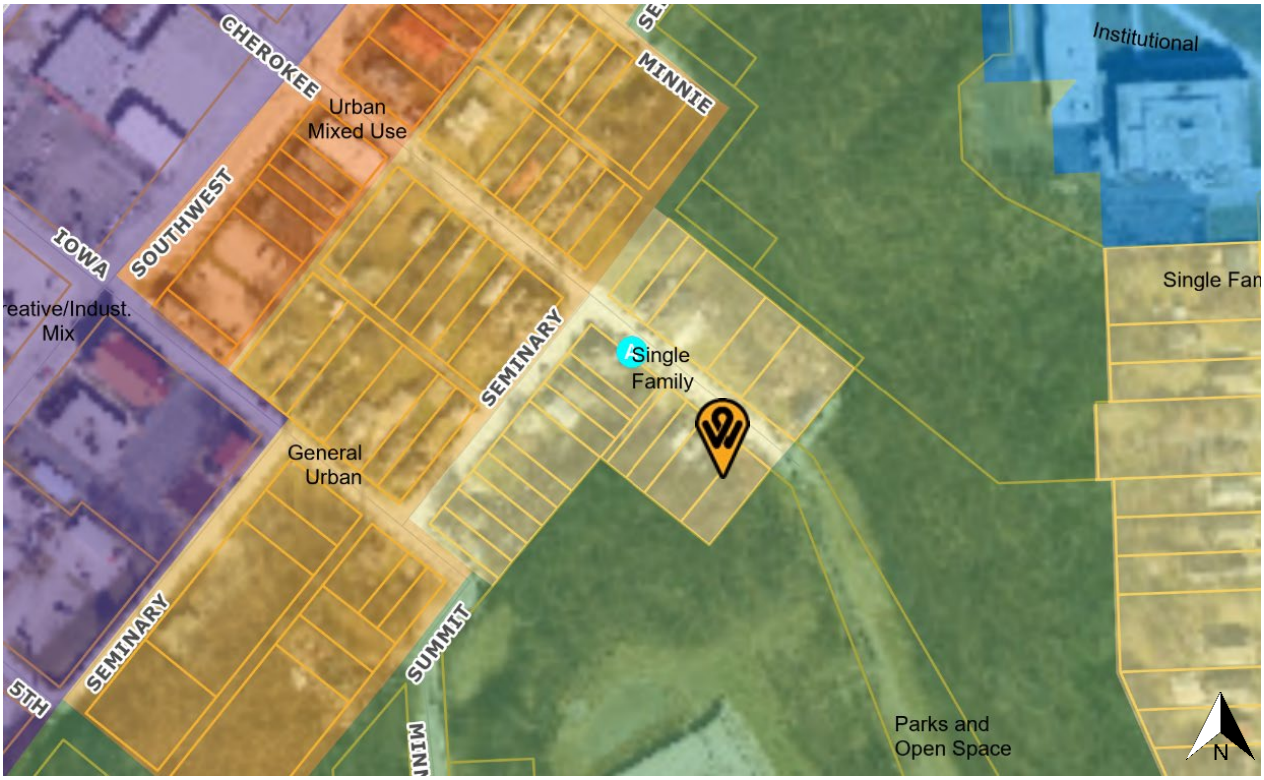
ATTACHMENTS

AERIAL IMAGERY

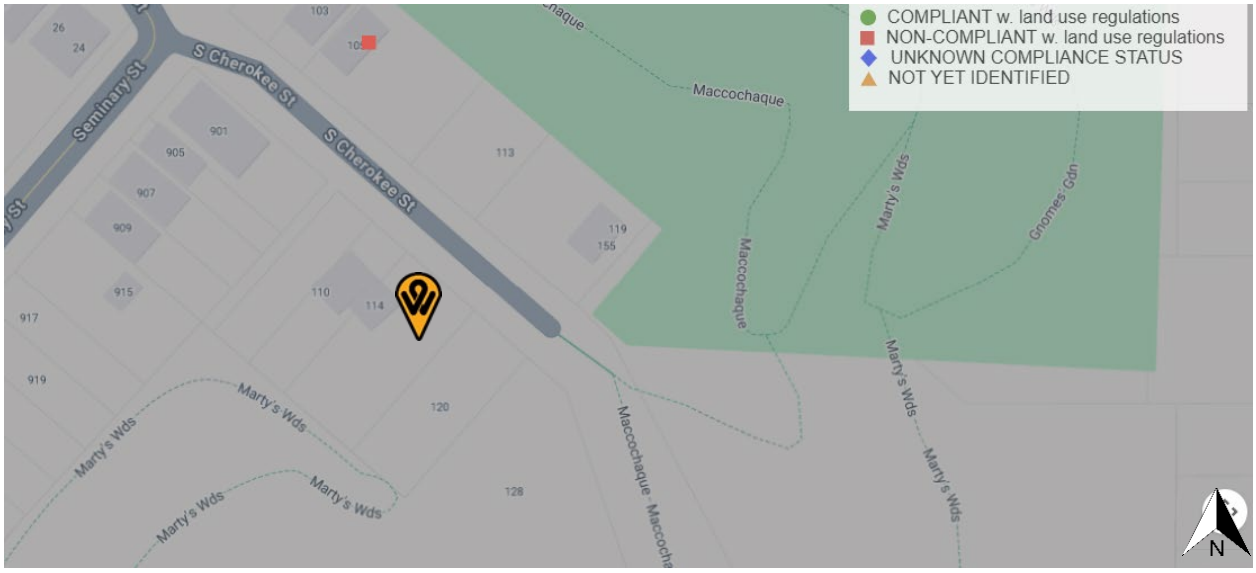
ZONING MAP

R-1(B)
R-1(B)
R-1(B)
R-1(B)
R-1(B)
R-1(B)
R-1(B)
Mount
Marty Park
Seminary St
S Cherokee St
S Iowa St
Summit St
N

LAND USE MAP



SHORT-TERM RENTAL MAP



Toy, Byron

From: Morris, Rose
Sent: Wednesday, June 24, 2026 11:17 AM
To: Toy, Byron
Subject: Fw: Neighborhood meeting and draft responses
Attachments: neighbormeeting26.pdf; 120plotplan.pdf

Rose Morris
Professional Assistant
913.573.5764
rmorris@wycokck.org
Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

Note: Applications are public record and recently have been subject to scams. Check the sender when receiving invoices for payment (all fees listed here). Payment will only be taken through check addressed to the **Unified Treasurer** and delivered to the Planning Department at 701 North 7th Street, Kansas City, Kansas, Suite 423 or online through Pay.payitgov.com/wyco-urban-design. When in doubt, please contact the Planning Department at 913-573-5750 or Planninginfo@wycokck.org.

From: Leslee Dummermuth <lesleedummermuth@gmail.com>
Sent: Wednesday, June 24, 2026 11:15 AM
To: Morris, Rose <rmorris@wycokck.org>; PlanningInfo <Planninginfo@wycokck.org>
Subject: Neighborhood meeting and draft responses

Here are my answers to the questions in the draft copy and the neighborhood meeting documents. Please let me know if there is anything else you need.
Leslee

2. Have there been any changes since the permit was approved one (1) year ago?
Applicant Response: No

3. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park? Indicate guest parking on the site plan.
Applicant Response: The whole house is rented. There are two vehicles allowed and are parked on the driveway (see plot plan, parking is to the north of the house).

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

5. Who will be the designated property manager? Explain the details of this arrangement. What is their contact information? Provide the contact information to the neighbors within the notice area.
Applicant Response: I am the property manager. Leslee Dummermuth 913.484.5097

1

6. How will you communicate with the neighbors if there are any issues?
Applicant Response: All neighbors have been given my contact info and I have the contact information for the neighbors closest to the property.

7. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary?
Applicant Response: I live 10 minutes from the property in Merriam, KS.

8. What is the projected annual occupancy rate for this listing?
Applicant Response: Right now I'm hosting anywhere from 5-21 nights occupied per month at an average of 10-11.

9. 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: I am the one who maintains the property (including all the cleaning between guests) so I regularly check all items listed. I am also still in touch with the company that built my company and have had them out to fix any issues that have occurred.

10. How will you pay appropriate Kansas State Lodging Taxes? Does Airbnb or other short-term rental platform deduct and pay these taxes?
Applicant Response: Airbnb handles the taxes and I use an account during the tax season to make sure everything is covered on my end.

11. Do you provide a guest manual that lists rules and regulations such as "no parties," etc.?
Applicant Response: Rules are posted and sent to each guest by Airbnb and I also provided a hard copy manual at the house.

12. Will guests be allowed to bring pets to the property?
Applicant Response: No pets are allowed.

13. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet.
Applicant Response: Included.

Neighborhood Meeting Minutes

Application Number: SP2026-039

Date: 6/23/26

Location: Zoom meeting (ID 744 8404 1106)

Call to order @ 5:00pm

Attendees: no one attended

Introductions: NA

Questions/Comments: NA

Who:

What:

Answer given:

Meeting adjourned @ 5:31pm

Minutes taken by Leslee Dummermuth

In addition to the meeting, I have not received any emails or phone calls from anyone concerning the short term rental.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2026-039.
2. That I conducted a neighborhood meeting on 6/23/26.
3. The notice to nearby property owners was sent on 6/8/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24th day of June, 2026.

My commission expires 30th of NOV., 2029.

ISAAC G. MUGLER
NOTARY PUBLIC
STATE OF KANSAS
My appt. expires on 11-30-29

Notary Public

STEADILY.

Policy Number [redacted]

Declarations Page for 120 S Cherokee St

120 S Cherokee St
Kansas City, KS 66103
Wyandotte County

Occupancy	Tenant-Occupied
Short term rental	Yes
Residence type	Single Family
Year built	2025
Construction	Brick Veneer
Size	1,093 square feet

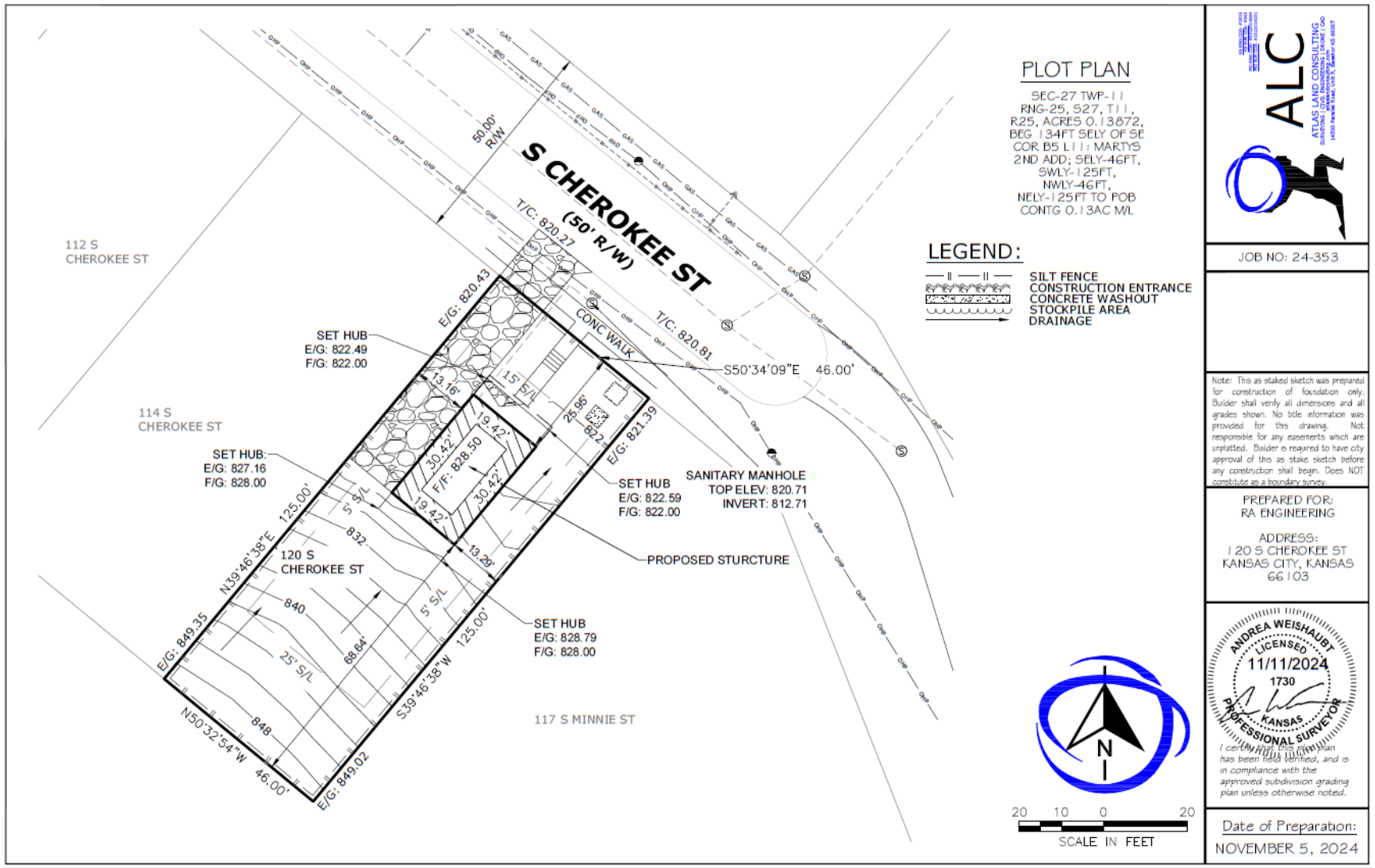
Coverages

Property Coverage	**Limits**	**Premium**
Dwelling (the house)	$293,000	$736.00
Loss Valuation*	Replacement Cost	
Dwelling Limit with Extended Replacement Cost Coverage (25%)**	$73,300	$59.00
Private Structures (other than the house)	$29,300	$0.00
Loss Valuation	Replacement Cost	
Personal Property	$40,000	$158.00
Loss Valuation	Replacement Cost	
Additional Living Costs And Fair Rental Value	$29,300	$0.00
Bed Bug Infestation Cost Reimbursement Coverage		$18.00
Aggregate Limit Per Policy	$5,000	
Aggregate Limit Per Described Location	$5,000	
HOA Fines Coverage		$0.00
Aggregate Limit Per Policy	$1,000	
Limit Per Occurrence	$500	
Limited Hidden Water Or Steam Seepage Or Leakage Coverage	$25,000	$113.00
Limited Theft Coverage	$20,000	$325.00
Loss Assessment Coverage	Excluded	Excluded
Ordinance or Law	$29,300 or 10%	$40.00
Vandalism or Malicious Mischief	$293,000 or 100%	$0.00
Water Back Up and Sump Overflow or Discharge	$15,000	$93.00
Water Damage Limitation	10% ($29,300)	$0.00
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	$5,000	

*Roof Loss Settlement Terms may vary based on the age of the roof and the location of the risk. Please refer to your policy for the Roof Loss Settlement Type which is applicable to this dwelling. (Not applicable in New Mexico.)

Liability Coverage	**Limits**	**Premium**
Premises Liability	$500,000 per occurrence	$120.00
Animal Liability Sublimit	$10,000	
Off-Premises Liability Extension	$50,000	$24.00

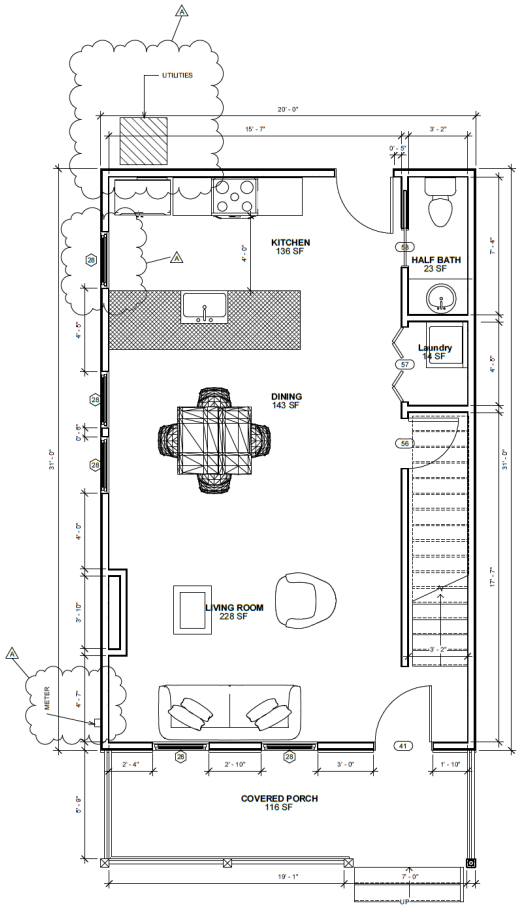
STDLYDEC-CW 1123
Program administered by Steadily Insurance Agency, Inc. | 9450 SW Gemini Dr, PMB 18626, Beaverton OR 97008


PLOT PLAN
SEC-27 TWP-11
RNG-25, S27, T11,
R25, ACRES 0.13872,
BEG 134FT SELY OF SE
COR B5 L11: MARTYS
2ND ADD; SELY-46FT,
SWLY-125FT,
NWLY-46FT,
NELY-125FT TO POB
CONTG 0.13AC M/L
LEGEND:
SILT FENCE
CONSTRUCTION ENTRANCE
CONCRETE WASHOUT
STOCKPILE AREA
DRAINAGE
S CHEROKEE ST
(50' R/W)
50.00' R/W
T/C: 820.27
T/C: 820.81
112 S CHEROKEE ST
114 S CHEROKEE ST
120 S CHEROKEE ST
117 S MINNIE ST
CONC WALK
S50°34'09"E 46.00'
SET HUB
E/G: 822.49
F/G: 822.00
SET HUB:
E/G: 827.16
F/G: 828.00
SET HUB
E/G: 822.59
F/G: 822.00
SET HUB
E/G: 828.79
F/G: 828.00
SANITARY MANHOLE
TOP ELEV: 820.71
INVERT: 812.71
PROPOSED STURCTURE
E/G: 820.43
E/G: 821.39
E/G: 849.35
E/G: 849.02
F/F: 828.50
N39°46'38"E 125.00'
S39°46'38"W 125.00'
N50°32'54"W 46.00'
15' S/L
5' S/L
25' S/L
832
840
848
68.64'
13.29'
25.95'
822
30.42'
19.42'
13.16'
N
20 10 0 20
SCALE IN FEET
ALC
ATLAS LAND CONSULTING
JOB NO: 24-353
Note: This as staked sketch was prepared for construction of foundation only. Builder shall verify all dimensions and all grades shown. No title information was provided for this drawing. Not responsible for any easements which are unplatted. Builder is required to have city approval of this as stake sketch before any construction shall begin. Does NOT constitute as a boundary survey.
PREPARED FOR:
RA ENGINEERING
ADDRESS:
120 S CHEROKEE ST
KANSAS CITY, KANSAS
66103
ANDREA WEISHAUBT
LICENSED
11/11/2024
1730
KANSAS
PROFESSIONAL SURVEYOR
I certify that this plan has been field verified, and is in compliance with the approved subdivision grading plan unless otherwise noted.
Date of Preparation:
NOVEMBER 5, 2024

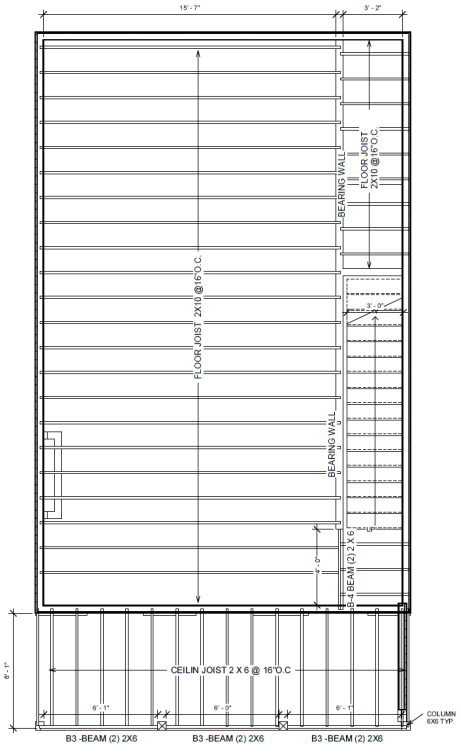
SP2026-039

July 30, 2026

20



1 FIRST FLOOR
3/8" = 1'-0"



2 FIRST FLOOR FRAMING PLAN
3/8" = 1'-0"

KEVIN D. AVALOS
LICENSED
22704
11/22/2024
KANSAS
PROFESSIONAL ENGINEER

1. QUALITY AND CONSTRUCTION OF WOOD FRAMING MEMBERS AND FASTENINGS FOR LOAD SUPPORTING PURPOSES NOT OTHERWISE COVERED SHALL BE IN ACCORDANCE WITH THE 2018 IRC

2.ALL FRAMING LUMBER SHALL BE DOUGLAS-FIR LARCH #2 OR EQUIVALENT.

3.ALL FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.

4.ALL INTERIOR AND EXTERIOR WALLS SHALL BE 2X4 STUD GRADE @ 16" O.C.

5.PROVIDE DOUBLE JOIST UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

6.PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS.

7. ALL BOLTS USED IN WOOD FRAMING SHALL BE ASTM A307, GRADE A OR ASTM A 36

8. ALL STANDARD HEADERS AT OPENINGS IN EXTERIOR AND INTERIOR WALLS NOT OTHERWISE DETAILED SHALL BE (DL+LL=950 PLF)
(2) 2X8 FOR OPENINGS UP TO 3'-4" WIDE.
(2) 2 X 12 FOR OPENINGS UP TO 6'-0" WIDE

9. SIDING SHALL HAVE A 6-INCH SEPARATION FROM GRADE

FRAMING NOTES
1/4" = 1'-0"

Door Schedule		
Mark	Type	Count
41	36" x 80"	1
44	30" x 80"	1
45	30" x 80"	1
47	84" X 80"	1
48	84" X 80"	1
55	42" x 80"	1
56	32" x 80"	1
57	48" x 80"	1
58	24" X 80"	1
59	30" x 80"	1
66	36" x 80"	1

Window Schedule		
Type Mark	Type	Count
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
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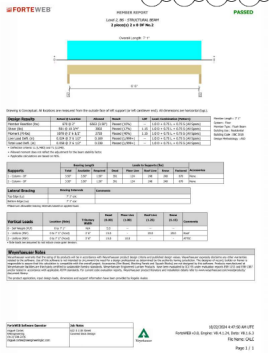
NOTE: ALL WINDOW ARE THE SAME SIZE AND STYLE



REVISION TABLE			
NUMBER	DATE	BY	DESCRIPTION
A	7/7/2024	RA	COMMENTS

RA PROJECT: 24-189

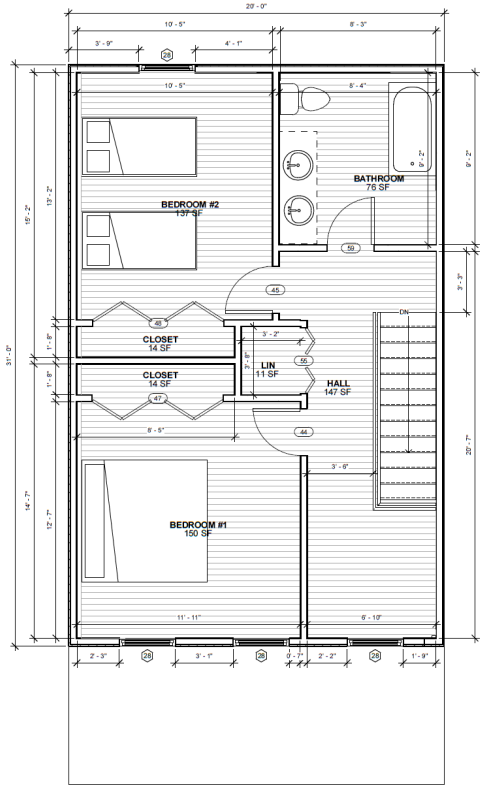
NEW CONSTRUCTION
120 S Cherokee St, Kansas City, KS 66103

FIRST FLOOR PLAN

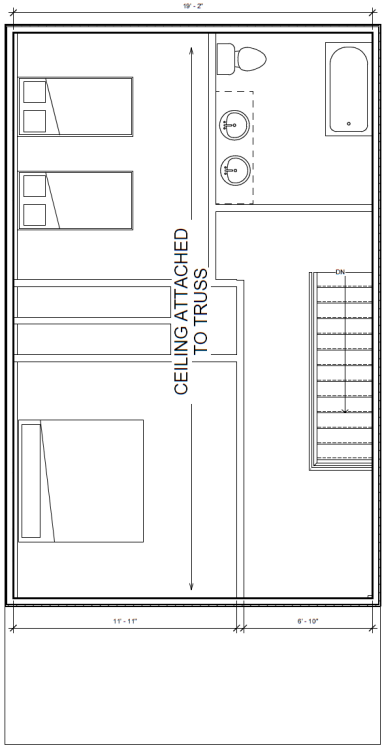
RAE ENGINEERING
1211 MINNESOTA AVE
KANSAS CITY, KS 66102

SCALE:
As indicated

SHEET:
3



1 SECOND FLOOR
3/8" = 1'-0"



2 SECOND FLOOR - FRAMING PLAN
3/8" = 1'-0"

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28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1
28	36" X 60"	1

REGINALD O. AVALOS
LICENSED
22704
11/22/2024
KANSAS
PROFESSIONAL ENGINEER

REVISION TABLE			
NUMBER	DATE	BY	DESCRIPTION

RA PROJECT: 24-189

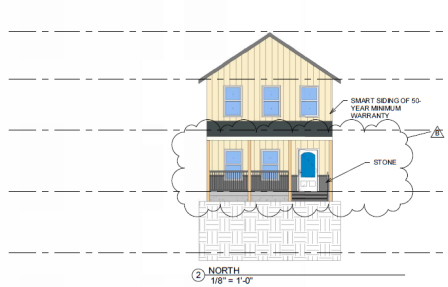
NEW CONSTRUCTION
120 S Cherokee St, Kansas City, KS 66103

SECOND FLOOR PLAN

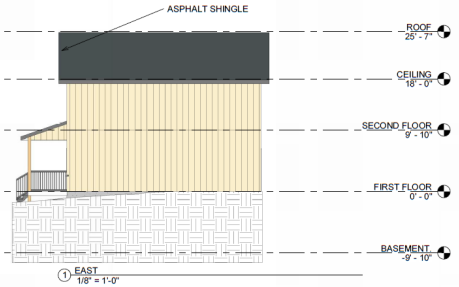
RAE ENGINEERING
1211 MINNESOTA AVE
KANSAS CITY, KS 66102

SCALE:
As indicated

SHEET:
4



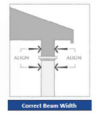
2 NORTH
1/8" = 1'-0"

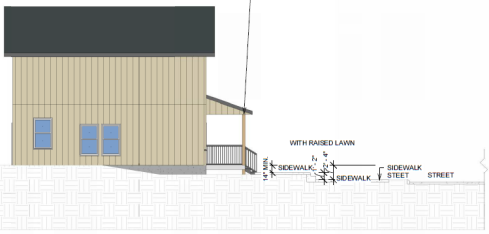


1 EAST
1/8" = 1'-0"

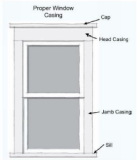
Standard:

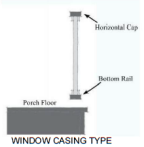
Front porches shall be a minimum of six (6) feet deep. Porch beams shall be visible. Porch column width shall match the width of the porch beam. If possible, columns and piers should be evenly spaced. Masonry and stucco columns and piers shall be a minimum of 16 inches in diameter or width and shall extend to the ground. Columns or piers less than 16 inches in diameter or width shall be spaced no greater than 10 feet apart. Paired columns no less than 8 inches in diameter or width may substitute for a 16 inch column or pier. Porches closer than 10 feet to the sidewalk shall include a railing. Accessibility issues shall be handled in an architecturally sensitive manner. Handicapped ramps used in conjunction with a front porch must be constructed of masonry or concrete and shall be not be located on a street-facing side of the porch.





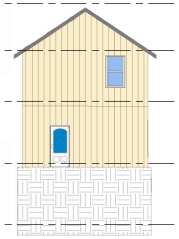
5 RAISED STOOP
1/8" = 1'-0"





WINDOW CASING TYPE

RAILING TYPE



4 SOUTH
1/8" = 1'-0"

3 WEST
1/8" = 1'-0"

MODEL 10 AVAILABLE LICENSED 22704 KANSAS PROFESSIONAL ENGINEER 11/7/2024

REVISION TABLE

NUMBER	DATE	BY	DESCRIPTION
A	11/7/2024	RA	PERMITTING COMMENTS
B	11/27/2024	RA	COMMENTS

RA PROJECT: 24-189

NEW CONSTRUCTION
120 S Cherokee St, Kansas City, KS 66103

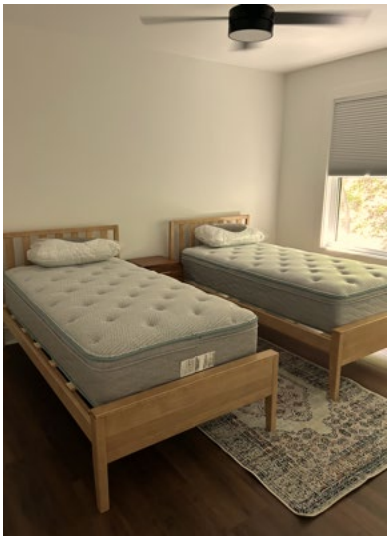
ELEVATIONS

RAEngineering
1211 MINNESOTA AVE
KANSAS CITY, KS 66102

SCALE:
1/8" = 1'-0"

SHEET:
7

PROPERTY IMAGES SUBMITTED BY APPLICANT



IMAGES TAKEN ON JULY 1, 2025

(Published _____)

SP2026-039

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 SP2026-039, commonly known as 120 South Cherokee Street, Kansas City, Kansas, legally described as:

> A tract of land in the Southeast 1/4 of Section 27, Township 11, Range 25, located in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at a point on the Southwest side of Wyandotte Street, now Cherokee Street, 134 feet Southeast of the Southeast corner of Lot 11, Block 5, MARTY'S SECOND ADDITION TO ROSEDALE; thence Southeasterly along said Southwest side of Wyandotte Street, now Cherokee Street, 46 feet; thence Southwesterly at right angles to said Cherokee Street, 125 feet; thence Northwesterly parallel to Cherokee Street, 46 feet; thence Northeasterly 125 feet to Beginning, less that part taken or used for road purposes, located at approximately 120 South Cherokee Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

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

1. **Maximum number of guests shall be five (5);**
2. **All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;**

3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The**

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-040**

GENERAL INFORMATION

Applicant Information:
Megan Painter with CHWC Holding Corporation
2 South 14th Street
Kansas City, Kansas 66102

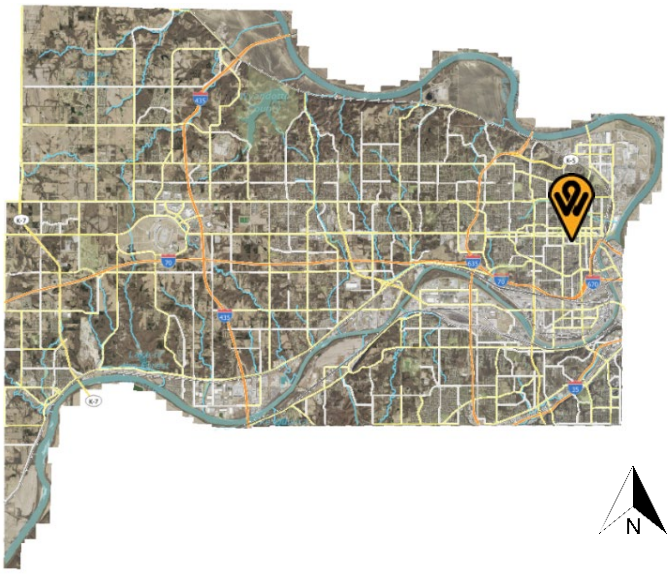
Subject Property:
1026 Ann Avenue
Kansas City, Kansas 66101

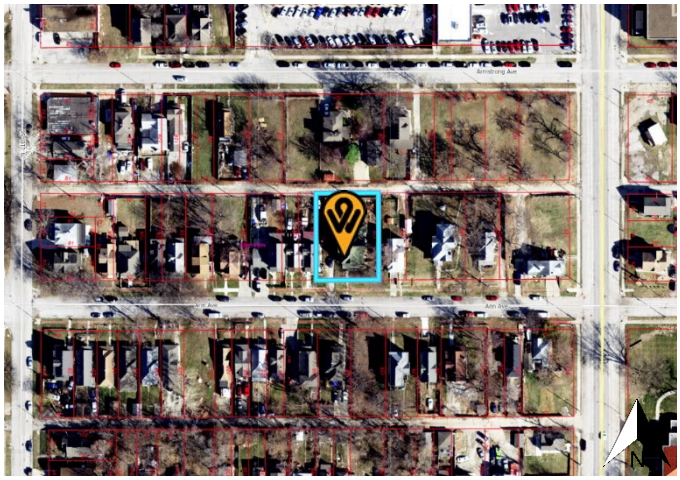
Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue operating a group dwelling for up to 14 veterans (SP2024-008 expired on June 13, 2026).

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

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

Plan Area:
Rosedale Area Plan





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

Total Tract Size: 0.27 Acre

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

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

Parking Requirement: Section 27-668(6) states one (1) parking space for each guest room and one parking space for each employee during the peak shifts or make specific legally binding commitments that assure that normal daily parking needs are met on site and/or on the adjacent streets directly abutting the property.

The applicant plans to have five (5) bedrooms and one (1) employee on-site, which requires six (6) 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, and one (1) tree per 7,000 square feet of site area for uses other than residences.

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Megan Painter with CHWC Holding Corporation, is requesting a Special Use Permit (Renewal) to continue operating a group dwelling for up to 10 veterans at 1026 Ann Avenue (SP2024-08 expired on June 13, 2026).

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. There have been no notices of violation on the subject property under the current owner.

Outstanding or Related Permit and Cases:

1. MEC25-0393 – Mechanical Permit – Venting hood through roof from kitchen – August 26, 2025.
2. ELE25-0700 – Electrical Permit – Install emergency and exit features – August 18, 2025.
3. SPK25-0028 – Fire Suppression – Installation of fire sprinkler system – August 13, 2025.
4. DRC24-0031 – DRC – Building Permit – House renovation – June 7, 2024.
5. MEC23-0203 – Mechanical Permit – Replace HVAC system, furnace and coil – April 24, 2023.
6. ELE23-0347 – Electrical Permit – Upgrade from 100 to 200 AMP service – April 3, 2023.
7. PLM23-0199 – Plumbing Permit – Replace gas water heater – February 27, 2023.
8. 11390-00442 – Plumbing Permit – Connect main water service to existing plumbing in house – June 27, 2011.

Previous Planning Actions:

1. SP2024-008 – Special Use Permit for a group dwelling for 14 veterans. Approved for two (2) years, expired on June 13, 2026.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Riverview Statistical Neighborhood, The Cathedral Neighborhood Group, the Downtown Shareholders Neighborhood Business Group, and Census Block Group 0417002. The neighborhood consists of single-family residences, with commercial uses to the North along Minnesota Avenue and 10th Street and Waterway Park to the west.

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

   The zoning and uses of properties nearby are set out above. The R-1(B) zoning district allows for a single-family dwelling. A group dwelling is not allowed without a Special Use Permit. A group dwelling may create compatibility issues, as the subject property, as well as surrounding properties are, or were designed for single-family residences, rather than a group or multi-family dwelling, however, current zoning and land use designations, however, allow for multi-family uses, which would be compatible. There are concerns with the potential for noise, demand for parking, and potentially undue concentrations of population.

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

   The removal of restrictions could detrimentally affect nearby property due to noise or demand for parking. As long as the operation is managed properly and all conditions are adhered to, the proposed use could be suitable.

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Downtown Area Plan. The Downtown Area Plan designates the subject property as Neighborhood Residential, which allows single-family residences. The proposed use does not necessarily conform to the Area Plan designation, as it functions as a multi-family residence, however, as the use is "temporary" in nature, with minimal alteration to the floor plan, a Plan Amendment is not necessary.

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

The proposed use will inherently result in the increase in traffic, as a group home requires staffing in addition to outside services coming to and from the home, however, it is not expected to exceed the capacity of Ann Avenue, a local street. The subject property proposes to provide two (2) parking spaces. While it is expected that individuals staying at the property may utilize public transportation via routes #101, #104 and #402 or other transportation options besides a private vehicle, there is still expected to be a parking demand for visitors and staff. Either a variance must be obtained, or the property owner must work out a parking agreement with an adjacent property owner, as well as bring parking areas up to UG standard.

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 necessary for the welfare of the public as it provides transitional housing and access to services for veterans, a population that is traditionally underserved. If managed properly, the proposed use is not expected to substantially impact the use of adjoining property. The proposed use, however, has the potential to impact the marketability and quality of adjoining property as this is a higher intensity use located mid-block of a primary single family residential roadway.

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

   Noise and illumination are typical issues of this type of use, however, if managed properly, noise should not be a major issue, and any outdoor lights can be affixed and dimmed with 90-degree cutoffs. Dust is not expected to be an issue as long as the driveway and rear parking are paved.

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

   The proposed use will not pollute air, land or water, if managed properly as it is located within a built-out, urban residential neighborhood.

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

    The proposed use would not damage or destroy an irreplaceable natural resource, as it is located within a built-out, urban residential 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 compared to the hardship on nearby property owners is substantial. The proposed use provides transitional housing and access to services for veterans, a population which has been historically underserved. The proposed use has the potential to improve the outcomes for those veterans, which has a community benefit and stands to improve the health, safety and welfare of the community. A denial of the application would result in the group dwelling having to find a different location or serve up to five (5) people only.

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

The applicant will be required to maintain their group dwelling according to the submitted management plan and conditions of approval, including limits to number of residents, the 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 has the potential for both the overcrowding of land and undue concentrations of population. The property provides only two (2) parking spaces, four (4) short of the required six (6) spaces. The residence has five (5) rooms; however, the applicant seeks to place three (3) residents per room to serve up to 15 people; This may result in a condition of overcrowding.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via in-person at 1026 Ann Avenue on June 25, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Previous Conditions of Approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-040**, **for two (2) years**, subject to:

1. **There shall be no more than 14 guests on site at a time;**
2. **There shall be screening along the side and rear yards, in the form of either an architectural screen, landscape screening, or a combination of the two (2);**
3. **There shall be one (1) staff member on-site at all times;**
4. **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;

5. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
6. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. They are located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66012. They can be contacted at (913) 573-8780 or businesslicense@wycokck.org;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **All exterior lighting on the building 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. No flood lights are allowed;**
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e. change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **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;**
11. **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;**
12. **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;**
13. **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;

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; and,**
15. **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

July 13, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
Landscape Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-040** 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 **SP2026-040,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-040 - MEGAN PAINTER
Synopsis: Special Use Permit (Renewal of SP2024-008, expired June 13, 2026) for a group dwelling at 1026 Ann Avenue. *Detailed Outline of Requested Action:* The applicant, Megan Painter with CHWC Holding Corporation, is requesting a Special Use Permit (Renewal) to continue operating a group dwelling for up to 10 veterans at 1026 Ann Avenue (SP2024-08 expired on June 13, 2026).

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 1:29:13:

On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning

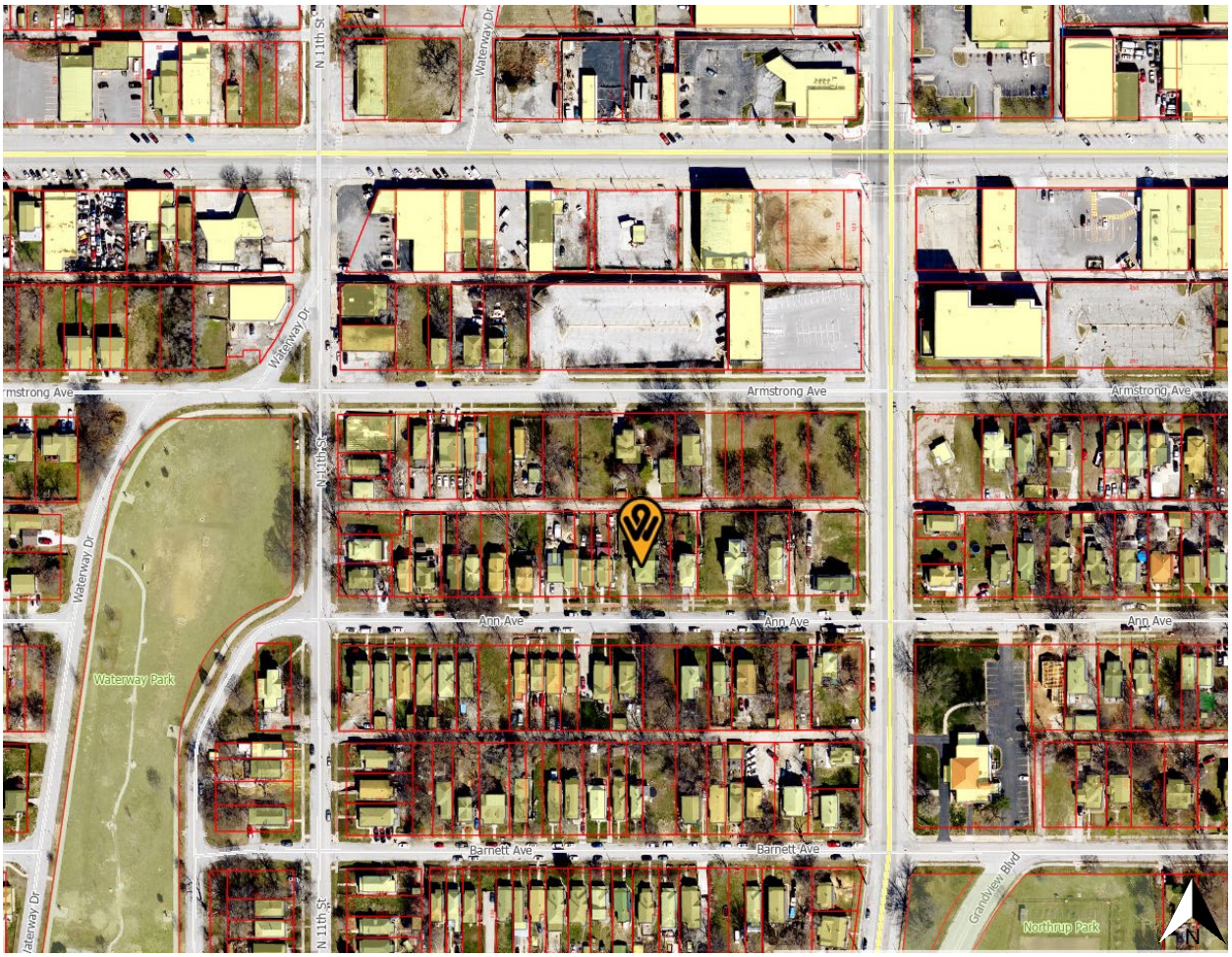
Commission voted as follows to **recommend APPROVAL of the consent agenda:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

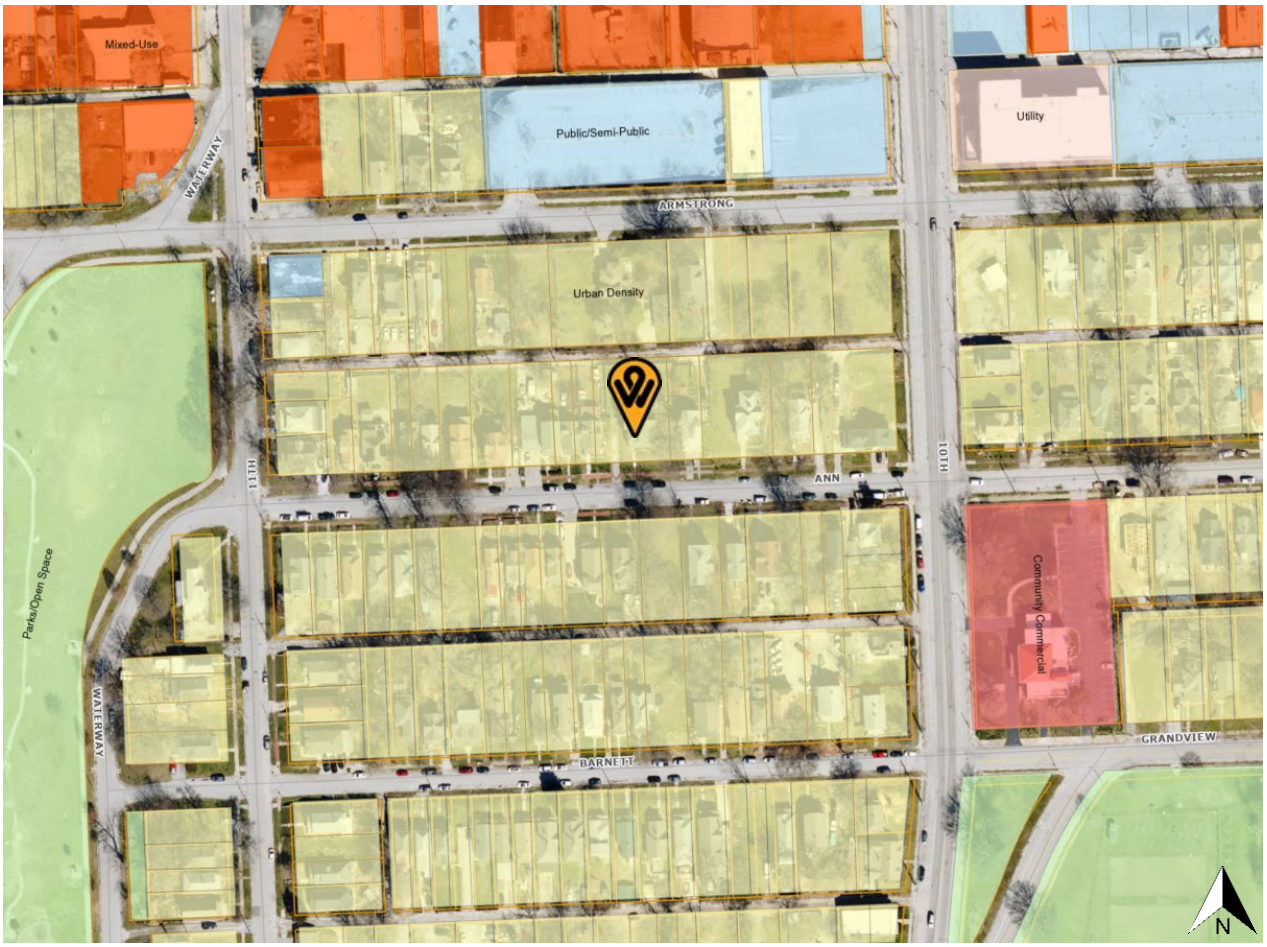
AERIAL IMAGERY



ZONING MAP

C-3
C-D
R-2(B)
R-1(B)
C-0
CP-2
CP-1
CP-0
Armstrong Ave
Ann Ave
Barnett Ave
Waterway Dr
N 11th St
Waterway Park
Grandview Blvd
N

LAND USE MAP


Mixed-Use
Public/Semi-Public
Utility
WATERWAY
ARMSTRONG
Urban Density
HILL
ANN
10TH
Parks/Open Space
Community Commercial
WATERWAY
BARNETT
GRANDVIEW
N

ADDITIONAL ATTACHMENTS

Response for SP 2026-040 1026 ANN AVE

Veteran's housing

Page 1 Edits:

Requested Action and Purpose: Our past and current request is for 14 veterans. The document says 10 here.

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval from SP2024008? All items were completed in order to receive CO for the property.
   a. The property owner shall plant a tree along Ann Avenue in the front yard of the residence; Completed
   b. The brick sidewalk along Ann Avenue shall be preserved, maintained, and repaired if needed; Completed
   c. There shall be no more than 10 guests on site at a time; This has not been an issue.
   d. Repair the handrail in the front of the residence; Completed
   e. There shall be screening along the side and rear yards, in the form of either an architectural screen, landscape screening, or a combination of the two Completed
   (2);

   f. The applicant shall file a Building Permit/Change of Occupancy with the
   Development Review Committee (DRC); Completed

   g. There shall be one (1) staff member on-site at all times; This is standard practice and a requirement of the VA as well.
   h. All items in the home inspection report shall be repaired prior to renewal of this Special Use Permit; Items were completed
   i. 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;
   j. If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate

the need for additional licenses as this application is for Zoning approval only;

k. If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. They are located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66012. They can be contacted at (913) 573-8780 or businesslicense@wycokck.org;

l. All existing and future driveways must feature curb cuts that are constructed to UG standards;

m. All exterior lighting on the building 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. No flood lights are allowed;

n. 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;

o. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

p. 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;

q. 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;

r. 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;

s. 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,

t. 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.

2. Have there been any changes since the permit was approved two (2) years ago? We completed work to have the property meet group home requirements including addition of parking spaces, storm shelter, fire sprinkler system, and other necessary upgrades. The CO for the property to operate as a group home was issued in October of 2025.

3. Will residents have jobs or other engagements outside of the home? If so, what will be their mode of transportation? Have any residents owned a vehicle in the last two (2) years? Yes, Veterans will have jobs or engagements outside of the home. Some Veterans have their own personal vehicles, some walk and take a bus, and some use rideshare or Uber-type transportation. Since starting operations, we have had a 11 Veterans with personal vehicles (not at the same time), and currently have two Veterans in the house with personal vehicles.

4. What is the security plan for the facility? How does CHWC ensure the safety of those living in the group home? Footprints has security cameras outside and inside the home, and they are monitored. Doors are locked after 10 pm. All Veterans are searched before entering the program, and no weapons, drugs, or paraphernalia are allowed inside or on the premises. Signs are posted throughout the house with emergency numbers posted.

5. What, if any services are provided on-site for residents? Therapeutic Case Manager is provided onsite, and VA resources are provided (VA Social worker, employment specialist, and HUD-VASH Case Management). KansasWorks comes to the house for employment readiness. Veterans Upward Bound is provided on-site to support Veterans in continuing education or obtaining training required for employment or schooling. BuildWyco provides on-site financial management classes (Meghan Freeman). Wyandot Center for Community Behavioral Health Case Managers have provided services for Veterans on site. Wounded Warrior Project has been on site providing resources and education to Veterans.

FOOTPRINTS, GPD NEIGHBORHOOD MEETING

1026 Ann Ave, KCK 66102

JUNE 25,2026

5:30 pm to 6:30 pm

NOTES:

Joel Bailey - Director
Jackie Brown - Program

Footprints, GPD Neighborhood Meeting
1026 Ann Ave, KCK 66102
25-Jun-26
5:30pm-6:30 pm

	Name	Address	Phone	Email	Remarks
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					

Footprints, GPD Neighborhood Meeting
1026 Ann Ave, KCK 66102
25-Jun-26
5:30pm-6:30 pm

	Name	Address	Phone	Email	Remarks
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					

1026 Ann

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP 2026-040.
2. That I conducted a neighborhood meeting on June 25th 2026
3. The notice to nearby property owners was sent on June 10th 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.

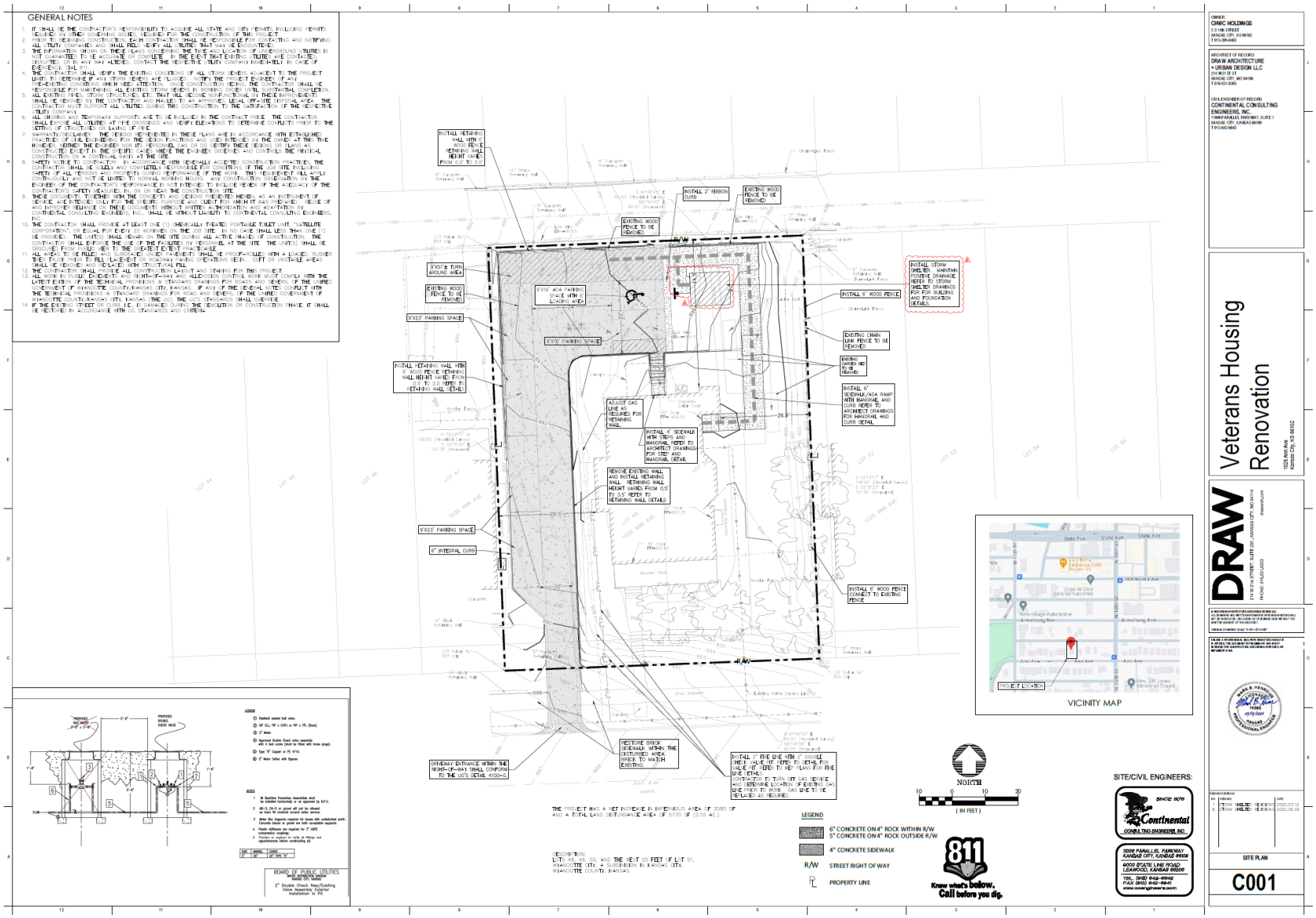
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25 day of June, 2026.

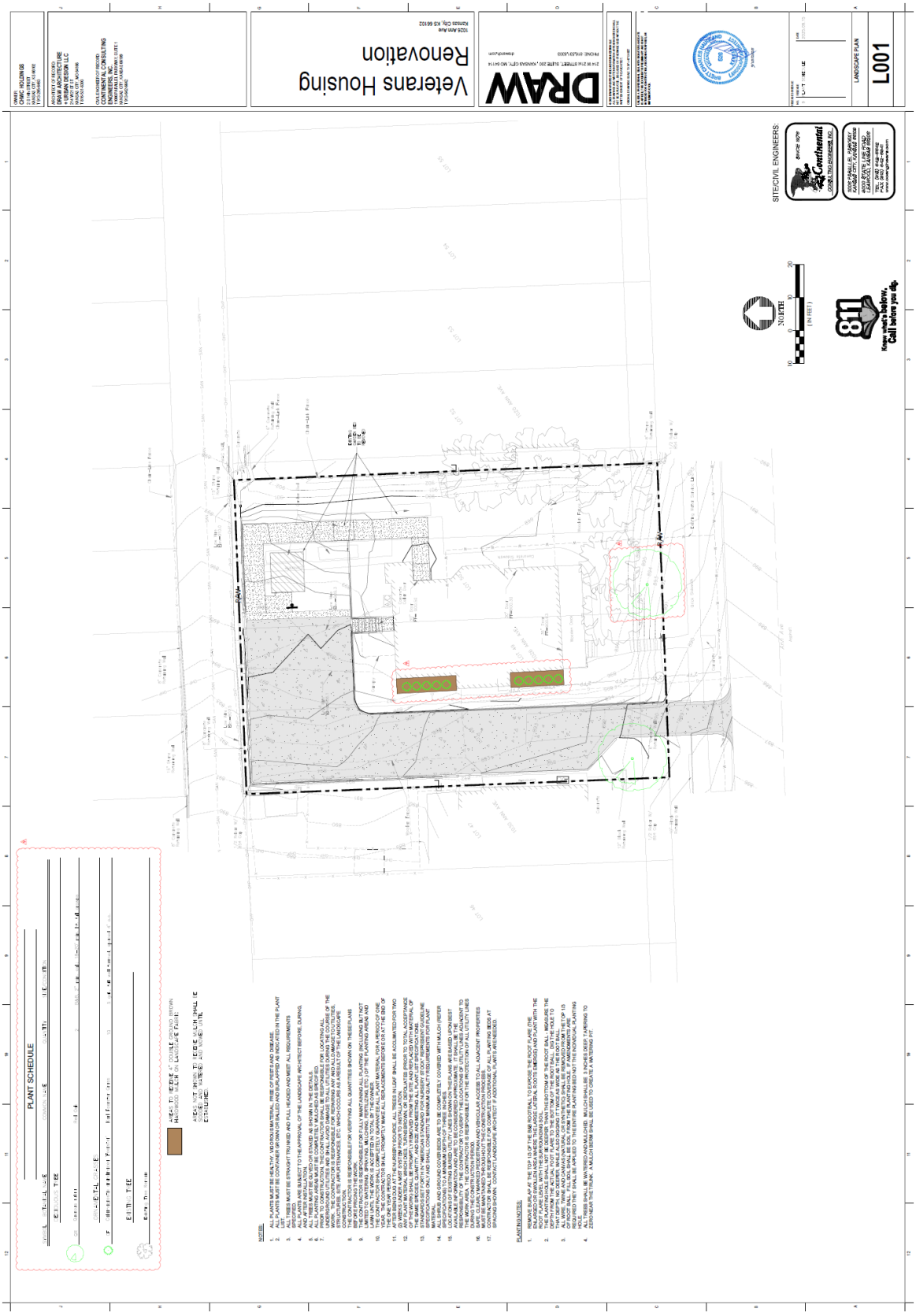
My commission expires 14th of May, 2028.

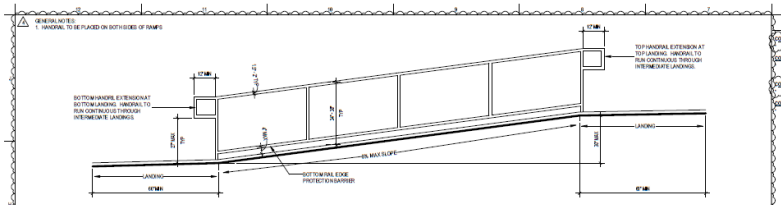
Notary Public

NOTARY PUBLIC - STATE OF KANSAS
YESENIA LUCERO VALENZUELA
MY APPT. EXPIRES 5/14/28


GENERAL NOTES
1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL STATE AND CITY PERMITS, INCLUDING PERMITS REQUIRED BY OTHER GOVERNING BODIES, REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
2. PRIOR TO BEGINNING CONSTRUCTION, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND NOTIFYING ALL UTILITY COMPANIES AND SHALL FIELD VERIFY ALL UTILITIES THAT MAY BE ENCOUNTERED.
3. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR COMPLETE. IN THE EVENT THAT EXISTING UTILITIES ARE CONTACTED, DISRUPTED, OR IN ANY WAY ALTERED, CONTACT THE RESPECTIVE UTILITY COMPANY IMMEDIATELY IN CASE OF EMERGENCY, DIAL 911.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF ALL STORM SEWERS ADJACENT TO THE PROJECT LIMITS TO DETERMINE IF ANY STORM SEWERS ARE PLUGGED. NOTIFY THE PROJECT ENGINEER OF ANY PRE-EXISTING CONDITIONS WHICH NEED ATTENTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING STORM SEWERS IN WORKING ORDER UNTIL SUBSTANTIAL COMPLETION.
5. ALL EXISTING INLET, STORM STRUCTURES, ETC. THAT WILL BECOME NONFUNCTIONAL BY THESE IMPROVEMENTS SHALL BE REMOVED BY THE CONTRACTOR AND HAULED TO AN APPROVED LEGAL OFF-SITE DISPOSAL AREA. THE CONTRACTOR MUST SUPPORT ALL UTILITIES DURING THIS CONSTRUCTION TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANY.
6. ALL SHORING AND TEMPORARY SUPPORTS ARE TO BE INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES AT THE CROSSINGS AND VERIFY ELEVATIONS TO DETERMINE CONFLICTS PRIOR TO THE LETTING OF STRUCTURES OR LAYING OF PIPE.
7. WARRANTY/DISCLAIMER: THE DESIGN REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ETA-ULIMEI PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THE TIME HOWEVER, NEITHER THE ENGINEER OR ITS PERSONNEL CAN OR DO CERTIFY THESE DESIGNS OR PLANS ARE CONSTRUCTED EXACT IN THE DEPTH CASES WHERE THE ENGINEER OVERSEES AND CONTROLS THE INITIAL CONSTRUCTION ON A CONTINUAL BASIS AT THE SITE.
8. I HEREBY NOTIFY THE CONTRACTOR IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE FULLY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
9. THESE DOCUMENTS, TOGETHER WITH THE CONCEPTS AND DESIGNS CONTAINED HEREIN, AS AN INSTRUMENT OF SERVICE, ARE INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THESE DOCUMENTS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY CONTINENTAL CONSULTING ENGINEERS, INC. SHALL BE WITHOUT LIABILITY TO CONTINENTAL CONSULTING ENGINEERS, INC.
10. THE CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) CHEMICALLY TREATED PORTABLE TOILET UNIT, SATELLITE COMPANY, OR EQUAL FOR EVERY 20 WORKERS ON THE JOB SITE. IN NO CASE SHALL LESS THAN ONE (1) BE PROVIDED. THE UNITS SHALL REMAIN ON THE SITE DURING ALL ACTIVE PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENFORCE THE USE OF THE FACILITIES BY PERSONNEL AT THE SITE. THE UNITS SHALL BE SERVICED FROM STREET RIGHT-OF-WAY TO THE GREATEST EXTENT PRACTICABLE.
11. ALL AREAS TO BE FILLED, AND BACKFILLED UNDER PAVEMENTS, SHALL BE PROOF-ROLLED WITH A LOADED, DUMPER TYPE TRUCK PRIOR TO FILL PLACEMENT OR ROADWAY PAVING OPERATIONS BEGIN. SOFT OR UNSTABLE AREAS SHALL BE REMOVED AND BACKFILLED WITH STRUCTURAL FILL.
12. THE CONTRACTOR SHALL STAKE ALL CONSTRUCTION LAYOUT AND GRADING FOR THIS PROJECT.
13. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALLEVIATION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND BRIDGES, OF THE JOINT GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROAD AND BRIDGES, OF THE JOINT GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THE LATTER STANDARDS SHALL GOVERN.
14. IF THE EXISTING STREET OR CURB, I.E. IS DAMAGED DURING THE DEVOLUTION OR CONSTRUCTION PHASE, IT SHALL BE RESTORED IN ACCORDANCE WITH KC STANDARDS AND CRITERIA.
INSTALL RETAINING WALL WITH 6' WOOD FENCE RETAINING WALL HEIGHT VARIES FROM 0.5' TO 2.0'
INSTALL 2' RIBBON CURB
EXISTING WOOD FENCE TO BE REMOVED
9'X23' ± TURN AROUND AREA
EXISTING WOOD FENCE TO BE REMOVED
9'X16' ADA PARKING SPACE WITH 5' LOADING AREA
9'X23' PARKING SPACE
9'X16' PARKING SPACE
INSTALL 6' WOOD FENCE
INSTALL STORM SHELTER - MAINTAIN POSITIVE DRAINAGE AWAY FROM STORM SHELTER DRAWINGS PER FOR BUILDING AND FOUNDATION DETAILS.
EXISTING CHAIN LINK FENCE TO BE REMOVED
EXISTING SHED TO BE REMOVED
INSTALL RETAINING WALL WITH 6' WOOD FENCE RETAINING WALL HEIGHT VARIES FROM 0.5' TO 2.0' REFER TO RETAINING WALL DETAIL
ADJUST GAS LINE AS REQUIRED FOR RETAINING WALL
INSTALL 6' SIDEWALK/ADA RAMP WITH HANDRAIL AND CURB REFER TO ARCHITECT DRAWINGS FOR HANDRAIL AND CURB DETAIL
INSTALL 6' SIDEWALK WITH STEPS AND HANDRAIL REFER TO ARCHITECT DRAWINGS FOR STEP AND HANDRAIL DETAIL
REMOVE EXISTING WALL AND INSTALL RETAINING WALL RETAINING WALL HEIGHT VARIES FROM 0.5' TO 3.5' REFER TO RETAINING WALL DETAILS
9'X23' PARKING SPACE
6" INTEGRAL CURB
INSTALL 6' WOOD FENCE CONNECT TO EXISTING FENCE
R/W
RESTORE BRICK SIDEWALK WITHIN THE DISTURBED AREA WHEN TO MATCH EXISTING.
INSTALL 2" PRE LINE WITH 2" DOUBLE CHECK VALVE (SEE DETAIL) REFER TO DETAIL FOR VALVE PIT. REFER TO THE PLANS FOR PRE LINE DETAILS. CONTRACTOR TO TURN OFF GAS SERVICE AND DETERMINE LOCATION OF EXISTING GAS LINE PRIOR TO WORK. GAS LINE TO BE RELOCATED AS REQUIRED.
DRIVEWAY ENTRANCE WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE MC'S DETAIL 4100-0.
THE PROJECT HAS A NET INCREASE IN IMPERVIOUS AREA OF 3580 SF AND A TOTAL LAND DISTURBANCE AREA OF 5770 SF (0.10 AC.)
DESCRIPTION:
LOT 19, 45, 50, AND THE WEST 28 FEET OF LOT 51, WYANDOTTE CITY, A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.
LEGEND
6" CONCRETE ON 4" ROCK WITHIN R/W
5" CONCRETE ON 4" ROCK OUTSIDE R/W
4" CONCRETE SIDEWALK
R/W STREET RIGHT OF WAY
PROPERTY LINE
NORTH
10 0 10 20
(IN FEET)
811 Know what's below. Call before you dig.
VICINITY MAP
PROJECT LOCATION
BOARD OF PUBLIC UTILITIES
3" Double Check Valve Assembly Exterior Installation in Pit
OWNER:
CWC HOLDINGS
ARCHITECT OF RECORD:
DRAW ARCHITECTURE + URBAN DESIGN LLC
CIVIL ENGINEER OF RECORD:
CONTINENTAL CONSULTING ENGINEERS, INC.
Veterans Housing Renovation
1026 Ann Ave
Kansas City, KS 66102
DRAW
SITE/CIVIL ENGINEERS:
Continental CONSULTING ENGINEERS, INC.
SITE PLAN
C001

Veterans Housing
Renovation
C002
SITE/CIVIL ENGINEERS:
VICINITY MAP
LEGEND
GENERAL NOTES

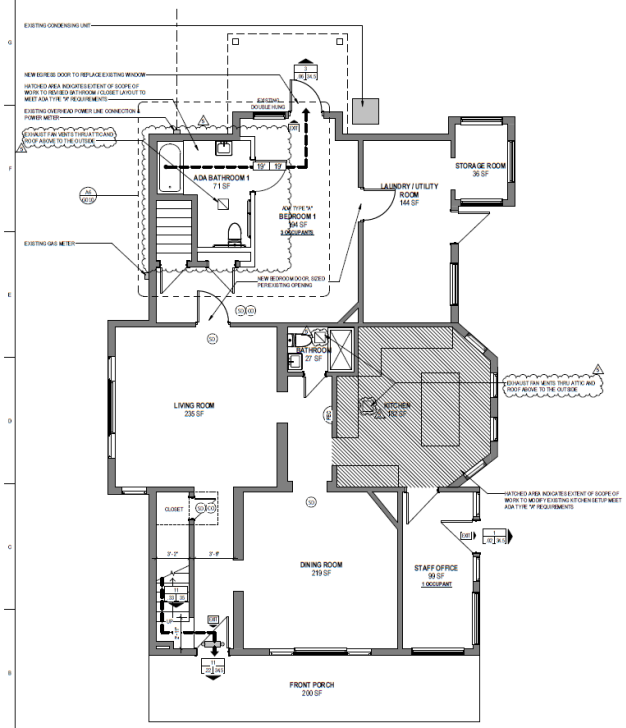

Veterans Housing
Renovation
DRAW
L001
LANDSCAPE PLAN
PLANT SCHEDULE
NOTES:
PLANTING NOTES:
811
Know what's below.
Call before you dig.



H12 TYPICAL EXTERIOR ADA HANDRAIL ELEVATION DETAIL

1/2" = 1'-0"

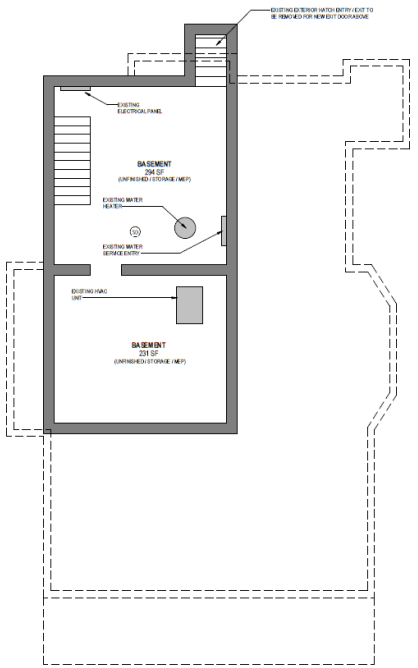
[EXTERIOR SITEWORK AS REQUIRED TO BE PERFORMED TO ACHIEVE ADA ACCESS FROM SIDE / REAR YARD DRIVEWAY TO ADA ACCESSIBLE ENTRANCE NOTED ON THIS PLAN]



A12 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

1,679 G.S.F.



A7 00 Basement

1/4" = 1'-0"

652 G.S.F.

MEP SYSTEMS & IECC 2018

COMPLIANCE WITH THE UNIFORM PLUMBING CODE, 2018 EDITION
NEW ADA BATHROOM 1 TO INCLUDE REVISED PLUMBING AS REQUIRED PER NEW LAYOUT

COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE, 2018EDITION
NO SCOPE OF WORK INCLUDED WITH THIS CHANGE OF OCCUPANCY. INTERIOR, EXISTING SYSTEMS TO REMAIN AS IS.

COMPLIANCE WITH THE 2018 NATIONAL ELECTRICAL CODE
NEW ADA BATHROOM 1 TO INCLUDE REVISED ELECTRICAL AS REQUIRED PER NEW LAYOUT

COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE
NO SCOPE OF WORK INCLUDED WITH THIS CHANGE OF OCCUPANCY. BUILDING EXTERIOR WALL & ROOF ENVELOPE, MECHANICAL SYSTEM, INTERIOR AND EXTERIOR LIGHTING TO REMAIN AS IS.

INTERIOR WALLS

EXISTING INTERIOR WALLS
- CURRENT CONDITIONS INCLUDE A MIX OF 3/4" TO 5/8" THICK CUT INSTALLED EXTERIOR WOOD STUDS OF WOODGRAIN, WOOD LATH BACKING EXISTS ON THE 2ND FLOOR HALL WAY WALLS, ON THE HALLWAY SIDE. TYPICAL INTERIOR WALLS BEHIND THIS LAYOUT IS INCONCLUSIVE.
- TYPICAL WOOD STUD SPACING IS INCONCLUSIVE. THERE ARE AREAS OF 16" SPACING FOR SOME WALLS AT THE 2ND FLOOR CORRIDOR. OTHER AREAS ARE EITHER MORE SPACED OR INCONCLUSIVE.
- TYPICAL EXISTING CALCULATED FIRE RESISTANCE RATINGS OF INTERIOR WALLS VARY THROUGHOUT AND IS INCONCLUSIVE.
- NEW FIRE SUPPRESSION SYSTEM ADDED TO BUILDING. IEBC SECTION 1394 APPLIES.
- SINGLE R-3 OCCUPANCY WITH A SINGLE DWELLING UNIT APPLIES PER IEBC TABLE 1006.2.1. MAX OCCUPANCY ALLOWANCE IS 20 OCCUPANTS. MAX OCCUPANCY FOR THIS PROJECT IS 15 OCCUPANTS.

NEW INTERIOR WALLS
- NO NEW INTERIOR WALLS ARE ADDED TO THE EXISTING BUILDING.
- NO MODIFICATIONS ARE BEING MADE TO EXISTING INTERIOR WALLS.

GENERAL NOTES

ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE, COUNTY, AND LOCAL MUNICIPAL BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING DISCREPANCIES IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT WITH ALL OTHER TRADES.

CALCULATIONS BASED UPON INFORMATION BELOW:
- NFPA 13D – FIRE SUPPRESSION SYSTEM PROVIDED THROUGHOUT
- MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1) - N/A
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE (1006.2.2.6) - 125'
- TOTAL EXITS PROVIDED - 3 EXIT DOORS + EMERGENCY ESCAPE & RESCUE OPENINGS
- EXIT WIDTH REQUIRED AT DOORS CALCULATED AT .2" PER OCCUPANT
- EXIT WIDTH REQUIRED AT STAIRS CALCULATED AT .3" PER OCCUPANT

PROJECT DESCRIPTION

EXISTING HOME RENOVATION
1826 Ann Ave Kansas City, Kansas 66102

2 STORY EXISTING HOME WITH BASEMENT. FIRST AND SECOND FLOOR AREA = 3,6272 G.S.F.
THE PROJECT INCLUDES THE FOLLOWING COMPONENTS:
- RETAINING HOUSING FOR MAX 1-4 NON-TRANSIENT, INDEPENDENT LIVING OCCUPANTS.
- STAFF TO ONLY BE 1 OCCUPANT (CODE) MOST RESIDENTS PROVIDING THE NECESSARY VA RELATED SERVICES TO ENCHANCE INDEPENDENT LIVING.
- SINGLE DWELLING UNIT CONTAINING 5 BEDROOMS.
- (1) BEDROOM ON FIRST FLOOR / (4) BEDROOMS ON SECOND FLOOR
- (4) BATHROOMS
- FULL KITCHEN, DINING, LIVING, OFFICE, LAUNDRY, AND UTILITY ROOMS.
- UNFINISHED BASEMENT CONTAINING PRIMARY MEP SERVICES.
- UNFINISHED ATTIC ACCESSED BY CEILING HATCH LADDER. MAY BE UTILIZED FOR FUTURE BUILD OUT.

CODE REVIEW

THE BUILDING IS LOCATED IN THE CITY LIMITS OF KANSAS CITY, KANSAS.
LOCAL ADOPTED CODES:

THE PROJECT IS DESIGN TO MEET THE INTENT OF THE FOLLOWING ADOPTED CODES

2018	INTERNATIONAL BUILDING CODE (IBC)
2018	UNIFORM PLUMBING CODE (UPC)
2018	INTERNATIONAL MECHANICAL CODE (IMC)
2018	INTERNATIONAL FIRE CODE (IFC)
2017	NATIONAL ELECTRICAL CODE (NFPA)
2018	INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018	INTERNATIONAL ENERGY CONSERVATION CODE
	ICC/ANSI A117.1 – 2009 ACCESSIBILITY AND USABILITY CODE
	ASHRAE 90.1 2016
2018	NFPA – NEW NFPA 13D FIRE SUPPRESSION SYSTEM ADDED TO EXISTING HOME THROUGHOUT AS ALLOWED PER IEBC 903.2.8.1

DEFERRED SUBMITTALS:
- N/A

LEVEL OF ALTERATION PER IEBC 2018: LEVEL 2 PER SECTION 601

RECONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, RECONFIGURATION OR EXTENSION OF ANY SYSTEM, INSTALLATION OF ANY ADDITIONAL EQUIPMENT

CHANGE OF OCCUPANCY PER IEBC 2018 PER SECTION 1204

EXISTING OCCUPANCY = R1 SINGLE FAMILY RESIDENTIAL
NEW PROPOSED OCCUPANCY = R3 NON-TRANSIENT CONGREGATE LIVING FACILITY

TYPICAL BUILDING INFORMATION:

OCCUPANCY CLASSIFICATION (SECTION 310.3):	R-3 (CONGREGATE LIVING FACILITY – NON-TRANSIENT) SINGLE DWELLING UNIT MAX 15 OCCUPANTS
CONSTRUCTION TYPE (SECTION 601):	TYPE V-B
BUILDING HEIGHT (TOTAL)	
BASIC ALLOWABLE (TABLE 504.3 AND 504.4)	3 STORIES / 40 FEET
ACTUAL	2 STORY / 41-.36 FEET
BUILDING AREA (PER FLOOR)	
BASIC ALLOWABLE (TABLE 506.2)	UNLIMITED
ACTUAL	3,622 G.S.F. 1823 G.S.F. BASEMENT (UNFINISHED) 1,236 G.S.F. ATTIC (UNFINISHED)

GENERAL LIFE SAFETY NOTES:

1. HARD-WIRED INTER-CONNECTED SMOKE DETECTORS REQUIRED TO BE INSTALLED IN AREAS IDENTIFIED IN SECTION R 72.10.2 BASED ON OCCUPANT. BATTERY BACK-UP TO BE PROVIDED FOR ALL DETECTORS. LOCATIONS ARE AS FOLLOWS:
   - ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
   - IN EACH ROOM USED FOR SLEEPING PURPOSES
   - IN EACH STORY INCLUDING THE BASEMENT
2. PROVIDE HARD WIRED INTER-CONNECTED CARBON MONOXIDE DETECTORS NEAR EACH SLEEPING AREA PER IEBC 915.2.1.
3. FIRE EXTINGUISHERS TO BE MOUNTED ON WALL BY BRACKET. MOUNT SO HANDLE IS MAX 48" A.F.F. MINIMUM SIZE FOR EACH FIRE EXTINGUISHER IS 2A 10BC CLASS RATED.
4. BATHROOM EXHAUST FANS SHALL BE PROVIDED WALL BATHROOMS IN ACCORDANCE TO IMC 400. FANS SHALL EXHAUST TO THE EXTERIOR.

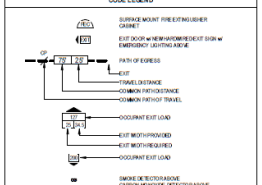
EMERGENCY ESCAPE AND RESCUE OPENINGS:

1. REFER TO BEDROOM SCHEDULE FOR EMERGENCY ESCAPE AND RESCUE OPENINGS PER IEBC TH-44.7825
2. OPERABLE WINDOWS WITH SILL LOCATED LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW SHALL BE PROVIDED WITH LIMITERS THAT DO NOT ALLOW A 44 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
   - WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING
3. PROVIDE INTERIOR SIDE, BUILT IN ROPE LADDERS AT EGRESS WINDOW IN EACH SLEEPING AREA / ROOM.

KNOX BOX:

1. PROVIDE KNOX BOX NEAR PUBLIC RIGHT OF WAY FACING ENTRANCE TO BUILDING PER IBC 506.1.

CODE LEGEND



OWNER:
CHVAC HOLDING CORP
2 S 14TH STREET
KANSAS CITY, KS 66102
T 913-390-6463

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
+ LURBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-8383

CIVIL ENGINEER OF RECORD:
CONTINENTAL CONSULTING ENGINEERS, INC.
11900 PARALLEL PARKWAY, SUITE 1
KANSAS CITY, KANSAS 66109
T 913-642-6642

Veterans Housing Renovation

1826 Ann Ave
Kansas City, KS 66102

DRAW
214 W 21st STREET, SUITE 200, KANSAS CITY, MO 64114
PHONE 816.231.8333
drawarch.com

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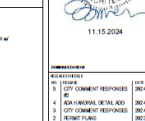
LICENSED IN KANSAS AND MISSOURI



11.15.2024

NO.	ISSUE	DATE
5	CITY COMMENT RESPONSES #2	2024.11.07
4	ADA HANDRAIL DETAIL ADD	2024.10.21
3	CITY COMMENT RESPONSES	2024.09.05
2	PERMIT PLANS	2023.10.23
1	AS-BUILT PLANS	2023.10.09

EGRESS & LIFE SAFETY PLAN, CODE REVIEW

G002

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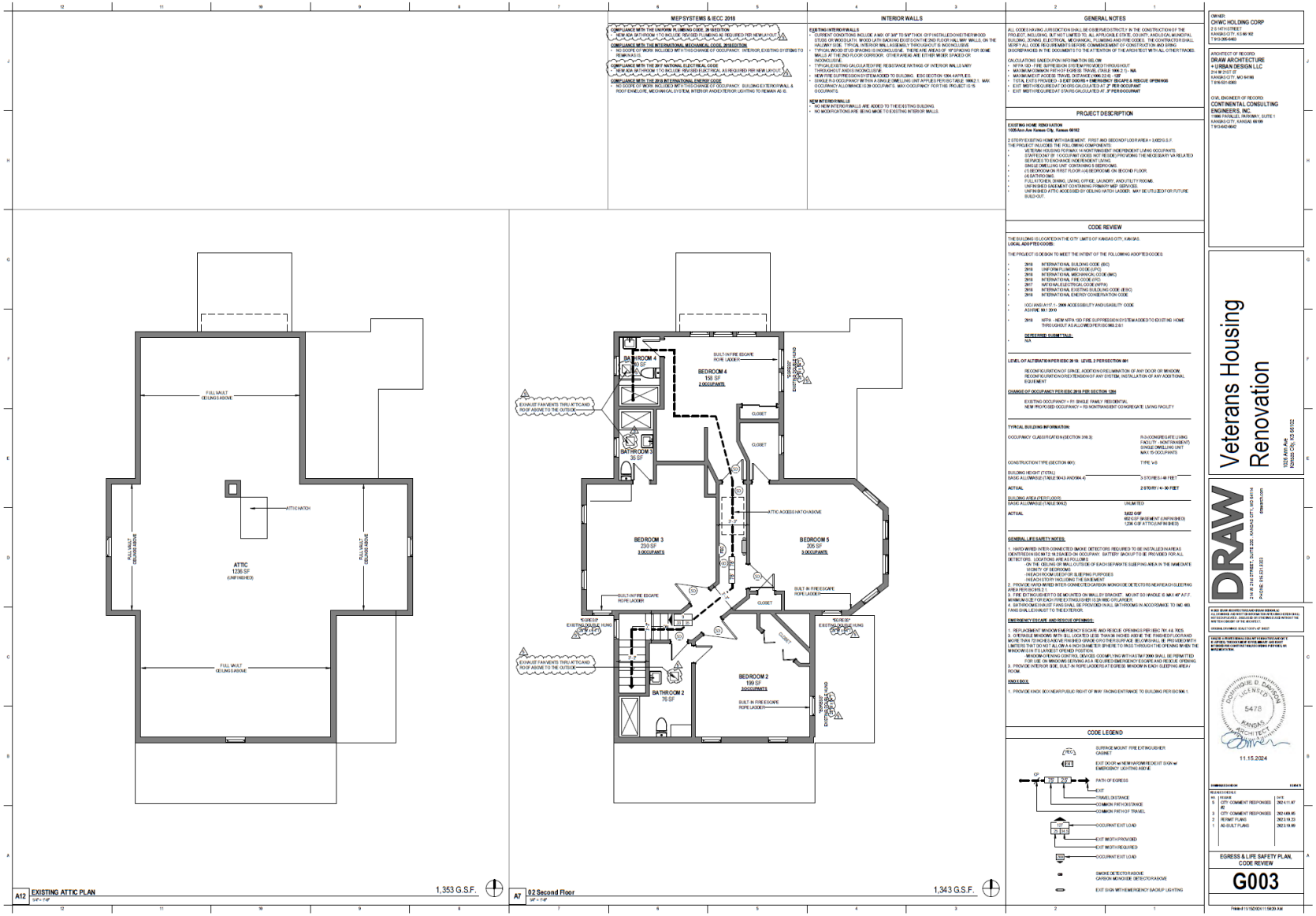

MEP SYSTEMS & IECC 2018
COMPLIANCE WITH THE UNIFORM PLUMBING CODE, 2018 EDITION
• NEW 4TH BATHROOM 1 TO INCLUDE REVISED PLUMBING AS REQUIRED PER NEW LAYOUT.
COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE, 2018 EDITION
• NO SCOPE OF WORK INCLUDED WITH THIS CHANGE OF OCCUPANCY. INTERIOR, EXISTING SYSTEMS TO REMAIN AS IS.
COMPLIANCE WITH THE 2017 NATIONAL ELECTRICAL CODE
• NEW 4TH BATHROOM 1 TO INCLUDE REVISED ELECTRICAL AS REQUIRED PER NEW LAYOUT.
COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CODE
• NO SCOPE OF WORK INCLUDED WITH THIS CHANGE OF OCCUPANCY. BUILDING EXTERIOR WALL & ROOF ENVELOPE, MECHANICAL SYSTEM, INTERIOR AND EXTERIOR LIGHTING TO REMAIN AS IS.
INTERIOR WALLS
EXISTING INTERIOR WALLS
• CURRENT CONDITIONS INCLUDE A MIX OF 3/8" TO 5/8" THICK OF INSTALLED OVER EITHER WOOD STUDS OR WOOD LATH. WOOD LATH BACKING EXISTS ON THE 2ND FLOOR HALL WAY WALLS, ON THE HALLWAY SIDE. TYPICAL INTERIOR WALL ASSEMBLY THROUGHOUT IS INCONCLUSIVE.
• NEW FIRE SUPPRESSION SYSTEM ADDED TO BUILDING. ESC SECTION 1204.4 APPLIES.
• SINGLE R-3 OCCUPANCY WITHIN A SINGLE DWELLING UNIT APPLIES PER SECTABLE 1006.2.1. MAX OCCUPANCY ALLOWANCE IS 2 OCCUPANTS. MAX OCCUPANCY FOR THIS PROJECT IS 15 OCCUPANTS.
NEW INTERIOR WALLS
• NO NEW INTERIOR WALLS ARE ADDED TO THE EXISTING BUILDING.
• NO MODIFICATIONS ARE BEING MADE TO EXISTING INTERIOR WALLS.
GENERAL NOTES
ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ALL APPLICABLE STATE, COUNTY, AND LOCAL MUNICIPAL BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. THE CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING DISCREPANCIES IN THE DOCUMENTS TO THE ATTENTION OF THE ARCHITECT WITH ALL OTHER TRADES
CALCULATIONS BASED UPON INFORMATION BELOW.
• NFPA 13D – FIRE SUPPRESION SYSTEM PROVIDED THROUGHOUT
• MAXIMUM COMMON PATH OF EGRESS TRAVEL (1006.2.1) - N/A
• MAXIMUM EXIT ACCESS TRAVEL DISTANCE (1006.2.2.4) - 125'
• TOTAL EXITS PROVIDED - 2 EXIT DOORS + EMERGENCY ESCAPE & RESCUE OPENINGS
• EXIT WIDTH REQUIRED AT DOORS CALCULATED AT .2" PER OCCUPANT
• EXIT WIDTH REQUIRED AT STAIRS CALCULATED AT .3" PER OCCUPANT
PROJECT DESCRIPTION
EXISTING HOME RENOVATION
1320 Ann Ave Kansas City, Kansas 66102
2 STORY EXISTING HOME WITH BASEMENT. FIRST AND SECOND FLOOR AREA = 3,402 G.S.F.
THE PROJECT INCLUDES THE FOLLOWING COMPONENTS:
• VETERAN HOUSING FOR MAX 14 NONTRANSIENT INDEPENDENT LIVING OCCUPANTS.
• STAFF ON DUTY 10 OCCUPANT (DOES NOT RESIDE) PROVIDING THE NECESSARY VA RELATED SERVICES TO THE RESIDENTS OF THE HOUSE.
• SINGLE DWELLING UNIT CONSISTING 5 BEDROOMS.
• (1) BEDROOM ON FIRST FLOOR / (4) BEDROOMS ON SECOND FLOOR.
• (4) BATHROOMS.
• FULL KITCHEN, DINING, LIVING, OFFICE, LAUNDRY, AND UTILITY ROOMS.
• UNFINISHED BASEMENT CONTAINING PRIMARY MEP SERVICES.
• UNFINISHED ATTIC ACCESSED BY CEILING HATCH LADDER. MAY BE UTILIZED FOR FUTURE BUILD OUT.
CODE REVIEW
THE BUILDING IS LOCATED IN THE CITY LIMITS OF KANSAS CITY, KANSAS.
LOCAL ADOPTED CODES:
THE PROJECT IS DESIGN TO MEET THE INTENT OF THE FOLLOWING ADOPTED CODES
• 2018 INTERNATIONAL BUILDING CODE (IBC)
• 2018 UNIFORM PLUMBING CODE (UPC)
• 2018 INTERNATIONAL MECHANICAL CODE (IMC)
• 2018 INTERNATIONAL FIRE CODE (IFC)
• 2017 NATIONAL ELECTRICAL CODE (NFPA)
• 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
• 2018 INTERNATIONAL ENERGY CONSERVATION CODE
• ICC/ ANSI A117.1 - 2009 ACCESSIBILITY AND USABILITY CODE
• ASHRAE 90.1 2010
• 2018 NFPA - NEW NFPA 13D FIRE SUPPRESSION SYSTEM ADDED TO EXISTING HOME THROUGHOUT AS ALLOWED PER IEBC 2.2.8.1
DEFERRED SUBMITTALS:
N/A
LEVEL OF ALTERATION PER IEBC 2018: LEVEL 2 PER SECTION 401
RECONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, RECONFIGURATION OR EXTENSION OF ANY SYSTEM, INSTALLATION OF ANY ADDITIONAL EQUIPMENT
CHANGE OF OCCUPANCY PER IEBC 2018 PER SECTION 1204
EXISTING OCCUPANCY = R1 SINGLE FAMILY RESIDENTIAL
NEW PROPOSED OCCUPANCY = R3 NONTRANSIENT CONGREGATE LIVING FACILITY
TYPICAL BUILDING INFORMATION:
OCCUPANCY CLASSIFICATION (SECTION 310.3): R-3 (CONGREGATE LIVING FACILITY - NONTRANSIENT) SINGLE DWELLING UNIT MAX 15 OCCUPANTS
CONSTRUCTION TYPE (SECTION 601): TYPE V-B
BUILDING HEIGHT (TOTAL)
BASIC ALLOWABLE (TABLE 504.3 AND 504.4): 3 STORIES / 40 FEET
ACTUAL: 2 STORY / +/- 30 FEET
BUILDING AREA (PER FLOOR)
BASIC ALLOWABLE (TABLE 506.2): UNLIMITED
ACTUAL: 3402 GSF (1602 GSF BASEMENT (UNFINISHED) 1296 GSF ATTIC(UNFINISHED)
GENERAL LIFE SAFETY NOTES:
1. HARD-WIRED INTER-CONNECTED SMOKE DETECTORS REQUIRED TO BE INSTALLED IN AREAS IDENTIFIED IN SECTION 72.18.2 BASED ON OCCUPANY. BATTERY BACKUP TO BE PROVIDED FOR ALL DETECTORS. LOCATIONS ARE AS FOLLOWS:
ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
IN EACH ROOM USED FOR SLEEPING PURPOSES
IN EACH STORY INCLUDING THE BASEMENT.
2. PROVIDE HARD WIRED INTER-CONNECTED CARBON MONOXIDE DETECTOR NEAR EACH SLEEPING AREA PER SECTION 915.2.1.
3. FIRE EXTINGUISHER TO BE MOUNTED ON WALL BY ENTRANCE. MOUNT SO HANDLE IS MAX 48" A.F.F. MINIMUM SIZE FOR EACH FIRE EXTINGUISHER IS 2A:10BC OR LARGER.
4. BATHROOM EXHAUST FANS SHALL BE PROVIDED IN ALL BATHROOMS IN ACCORDANCE TO IMC 403. FANS SHALL EXHAUST TO THE EXTERIOR.
EMERGENCY ESCAPE AND RESCUE OPENINGS:
1. REPLACEMENT WINDOW EMERGENCY ESCAPE AND RESCUE OPENING PER IEBC 701.4.4, 705.9.
2. OPERABLE WINDOWS WITH SILL LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND MORE THAN 72 INCHES ABOVE FINISHED GRADE OR OTHER SURFACE BELOW SHALL BE PROVIDED WITH A LIMITING DEVICE THAT WILL RESTRICT THE OPENING CAPABILITY SO THAT THE OPENING IS NOT THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.
3. PROVIDE INTERIOR SIDE, BUILT IN ROPE LADDERS AT EGRESS WINDOW IN EACH SLEEPING AREA / ROOM.
KNOX BOX
1. PROVIDE KNOX BOX NEAR PUBLIC RIGHT OF WAY FACING ENTRANCE TO BUILDING PER IBC 506.1.
CODE LEGEND
SURFACE MOUNT FIRE EXTINGUISHER CABINET
EXIT DOOR w/ NEW HARDWIRED EXIT SIGN w/ EMERGENCY LIGHTING ABOVE
PATH OF EGRESS
EXIT
TRAVEL DISTANCE
COMMON PATH DISTANCE
COMMON PATH OF TRAVEL
OCCUPANT EXIT LOAD
EXIT WIDTH PROVIDED
EXIT WIDTH REQUIRED
OCCUPANT EXIT LOAD
SMOKE DETECTOR &/OR CARBON MONOXIDE DETECTOR ABOVE
EXIT SIGN WITH EMERGENCY BACKUP LIGHTING
FULL VAULT CEILING ABOVE
ATTIC HATCH
ATTIC 1296 SF (UNFINISHED)
FULL VAULT CEILING ABOVE
FULL VAULT CEILING ABOVE
FULL VAULT CEILING ABOVE
A12 EXISTING ATTIC PLAN
1/4" = 1'-0"
1,353 G.S.F.
EXHAUST FAN VENTS THRU ATTIC AND ROOF ABOVE TO THE OUTSIDE
BATHROOM 4 76 SF
BEDROOM 4 158 SF 2 OCCUPANTS
BUILT-IN FIRE ESCAPE ROPE LADDER
CLOSET
BATHROOM 3 35 SF
CLOSET
ATTIC ACCESS HATCH ABOVE
BEDROOM 3 230 SF 3 OCCUPANTS
BEDROOM 5 205 SF 3 OCCUPANTS
BUILT-IN FIRE ESCAPE ROPE LADDER
BUILT-IN FIRE ESCAPE ROPE LADDER
CLOSET
CLOSET
BATHROOM 2 76 SF
BEDROOM 2 199 SF 3 OCCUPANTS
BUILT-IN FIRE ESCAPE ROPE LADDER
A7 02 Second Floor
1/4" = 1'-0"
1,343 G.S.F.
OWNER
CHWC HOLDING CORP
2 S 14TH STREET
KANSAS CITY, KS 66102
T 913-295-6460
ARCHITECT OF RECORD
DRAW ARCHITECTURE + URBAN DESIGN LLC
214 W 21ST ST
KANSAS CITY, MO 64108
T 816-531-4360
CIVIL ENGINEER OF RECORD
CONTINENTAL CONSULTING ENGINEERS, INC.
11906 PARALLEL PARKWAY, SUITE 1
KANSAS CITY, KANSAS 66109
T 913-642-6642
Veterans Housing Renovation
1320 Ann Ave
Kansas City, KS 66102
DRAW
214 W 21st STREET, SUITE 200 KANSAS CITY, MO 64108
816.531.4360
drawkc.com
DONALD E. EASON LICENSED 5478 KANSAS ARCHITECT
11.15.2024
SUBMISSION/REVISION
REVISIONS LIST
NO. ISSUE DATE
5 CITY COMMENT RESPONSES 260.411.87
4 CITY COMMENT RESPONSES 262.409.05
2 PERMIT PLANS 2023.09.22
1 AS-BUILT PLANS 2023.10.09
EGRESS & LIFE SAFETY PLAN, CODE REVIEW
G003
Printed 11/15/2024 11:58:09 AM

(Published _____)

SP2026-040

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 SP2026-040, commonly known as 1026 Ann Avenue, Kansas City, Kansas, legally described as:

> All of Lots 48,49, and the West 20 feet of Lot 51, Block 140, Wyandotte City, located at approximately 1026 Ann Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a group dwelling.

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. **There shall be no more than 14 guests on site at a time;**
2. **There shall be screening along the side and rear yards, in the form of either an architectural screen, landscape screening, or a combination of the two (2);**
3. **There shall be one (1) staff member on-site at all times;**
4. **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;**

5. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
6. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. They are located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66012. They can be contacted at (913) 573-8780 or businesslicense@wycokck.org;**
7. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
8. **All exterior lighting on the building 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. No flood lights are allowed;**
9. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e. change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
10. **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;**
11. **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;**
12. **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;**
13. **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;

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; and,**
15. **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: July 30, 2026

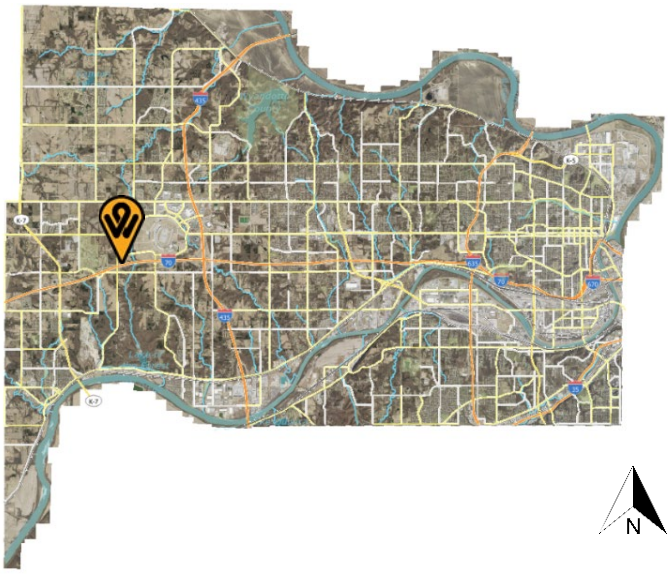
Re: **Special Use Permit Petition SP2026-043**

GENERAL INFORMATION

Applicant Information:
Doug Tree
Property Owner
818 Northwest 18th Street
Blue Springs, Missouri 64015

Subject Property:
347 North 118th Street
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Special Use Permit to continue operating a Short-Term Rental (Renewal). SP2025-023 expires on September 18, 2026. (This is not the owner's primary address).



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

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

Plan Area:
Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and A-G Agriculture Districts	Single-family homes and undeveloped land
South	None	Interstate I-70
East	A-G Agriculture District	Undeveloped land (Kansas Speedway)
West	City of Bonner Springs, Kansas	Large lot single-family homes

Total Tract Size: 1.69 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates this property as Low Density Residential, which allows low-density residential uses are recommended north of Donahoo Road. Should infrastructure improvements be provided such as public sewer and adequate road arterials, then higher single-family density may be appropriate.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Interstate I-70 to the south as a Freeway. This portion of North 118th Street is considered a Collector Street.

Parking Requirement: Per Section 27-452(e) two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The subject property has a very long driveway with rear parking and informal parking lot, meeting this requirement.

Landscaping Requirement: Section 27-700 states that one (1) shade tree per dwelling unit is required in the front or corner side yard and one (1) tree per 7,000 square feet of site area for uses other than residences is required. The subject property has one (1) large tree in the front yard, meeting this requirement.

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Doug Tree, is requesting a renewal of a Special Use Permit to operate a short-term rental at 347 North 118th Street (SP2025-023 expires September 18, 2026). This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 300 block of North 118th Street in the Kansas City, Kansas boundary. There are no other non-permitted short-term rental on this block that would have to cease operation if this petition is approved.

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. Staff does not have access to this information.

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. SP2025-023 – Special Use Permit – April 1, 2025 – Approved – Non-Owner Occupied Short Term Rental.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the I-435 West Statistical Neighborhood and is the southwestern-most property where Kansas City, Bonner Springs, and Edwardsville intersect at Interstate I-70. The neighborhood is transitional with a mix of residential, park, and now entertainment uses.

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

   The zoning and uses are set out above. The subject property is surrounded by the a mix of residential, commercial, and open space 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. 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. The owners have been utilizing the property as a short-term rental since at least April 2022.

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

   Special Use Permits are not addressed in the Prairie Delaware Piper Area Plan. The Prairie Delaware Piper Area Plan designates the subject property as Planned Entertainment, which allows areas of significant capital investment in infrastructure that attracts visitors throughout the area.

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 118th Street, a local street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

   Noise, vibration and illumination are all potential issues that are related to short-term rentals if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties. There is a gravel parking lot towards the rear of the property, which shall be upgraded to asphalt or concrete as gravel is not an improved surface.

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 has maintained the proposed use as originally proposed and according to previous conditions of approval.

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

The proposed use 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 16. The maximum number of vehicles off-street is four (4). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Noise, Illumination, Dust, and Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-043**, **for two (2) years**, subject to:

1. **Maximum number of guests shall be 16;**
2. **All parking must be off-street, maximum number of vehicles is six (6);**
3. **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;**
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, occupying businesses must file and maintain a current**

business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

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

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

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Floor Plan
Floor Pan – Storage Accessory Building
Lodging Inspection Report
Insurance Policy Summary
Rental Management Plan
Guest Book
Property Images Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-043** 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 **SP2026-043,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-043 - DOUG TREE
Synopsis: Special Use Permit (Renewal of SP2025-023, expires August 18, 2026) for a Non Owner Occupied Short-Term Rental at 347 North 118th Street. *Detailed Outline of Requested Action:* The applicant, Doug Tree, is requesting a renewal of a Special Use Permit to operate a short-term rental at 347 North 118th Street (SP2025-023 expires September 18, 2026). This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 300 block of North 118th Street in the Kansas City, Kansas boundary. There are no other non-permitted short-term rental on this block that would have to cease operation if this petition is approved.

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 1:29:13:

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

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

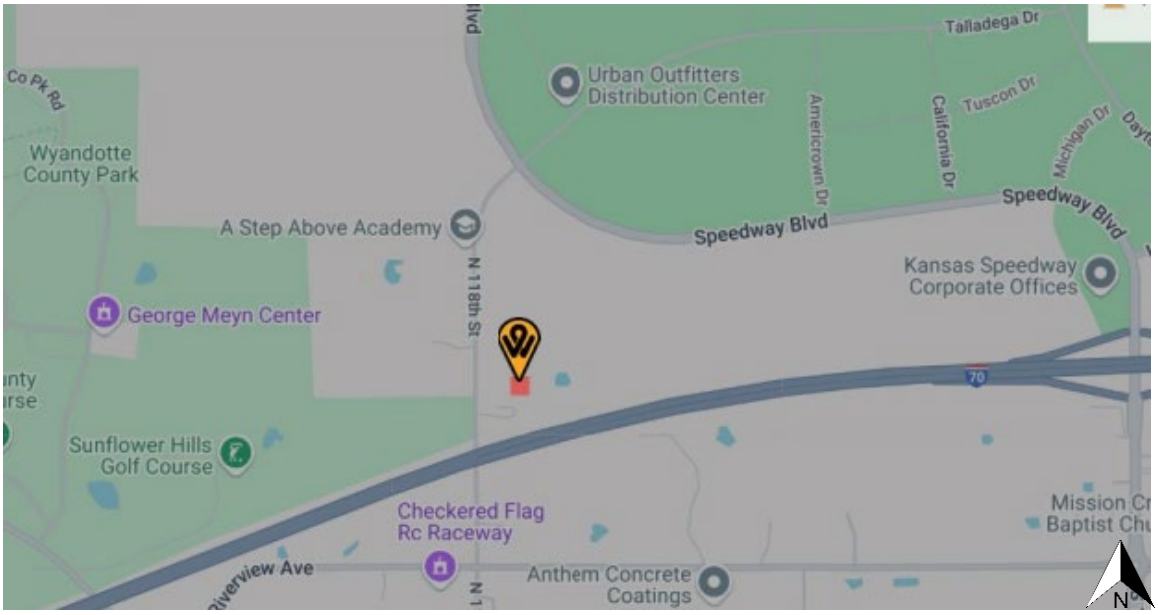
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



SP2026-043 STR SPU Neighborhood Meeting Notes and Applicant Responses to Staff Questions

When: June 26, 2026 - 6pm

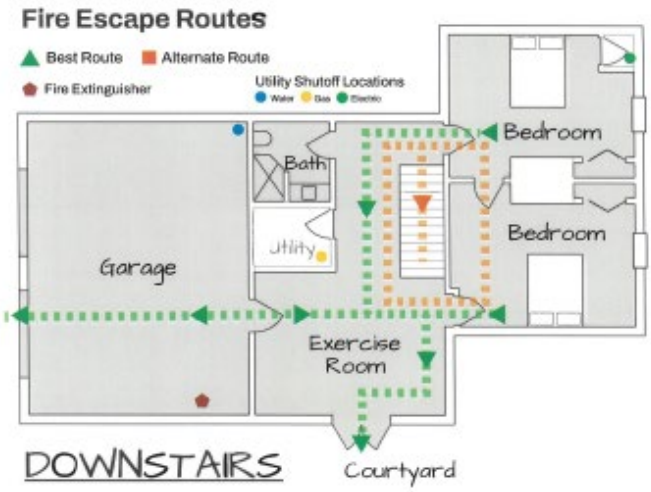
Meeting Location: Zoom (meeting URL was mailed to neighbors provided by the planning and urban design department)

Property: 347 N 118th St, Bonner Springs, KS 66012

Attendees: None

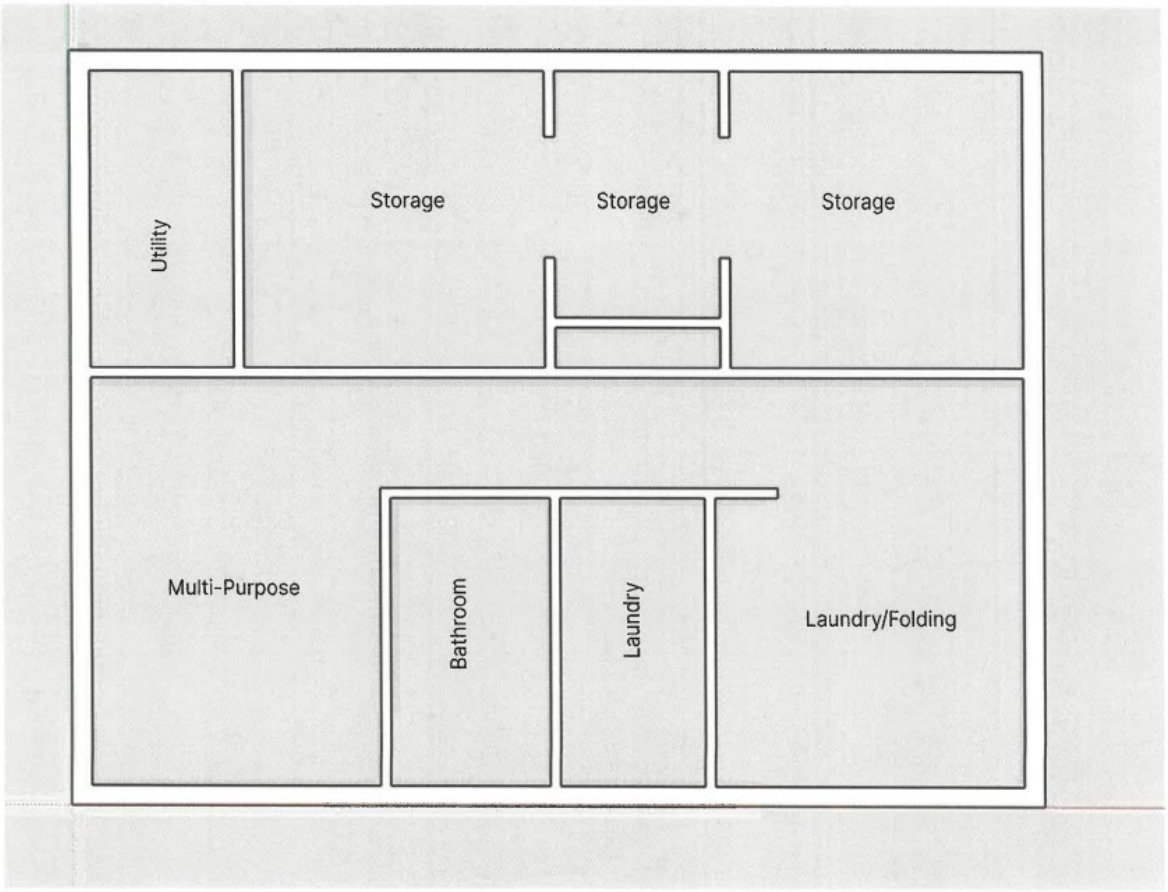
Neighbor Concerns: The only concern (late night noise complaint by neighbor, Steve Scherer) was addressed two years ago by implementing a strict noise curfew at 10pm (agreed time with neighbor). Wi-Fi enabled light controls were added and automatically turn lights off at 10pm and guests are asked to not bounce balls, play loud music or talk loudly outdoors after 10pm. This has not been a concern since enforcing this rule and there have not been any other concerns or complaints.

Notes:


Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Utility Shutoff Locations
Bedroom
Bath
Bedroom
Utility
Garage
Exercise Room
DOWNSTAIRS
Courtyard

Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Family Room
Master Bedroom
Master Bath
Bath
Closet
Living Room
Kitchen
Dining
Patio
MAIN FLOOR

Fire Escape Routes
Best Route
Alternate Route
Fire Extinguisher
Emergency Escape Ladder
Bath
Office
Bedroom
Loft
Balcony
UPSTAIRS


Utility
Storage
Storage
Storage
Multi-Purpose
Bathroom
Laundry
Laundry/Folding

Lodging Establishment Inspection Report -

Kansas Department of Agriculture
Food Safety and Lodging Program
1320 Research Park Drive
Manhattan, KS 66502

Date: 6/4/2025
Time In: 8:45 AM
Time Out:10:15 AM
Inspector Badge ID: KDA 38
Follow Up Required: Yes

Kansas Department of Agriculture

Establishment: 39938 DOUG TREE AIRBNB (SHORT TERM RENTAL)	**Address: 347 N 118TH ST**	**City/State: Bonner Springs, KS**	**Zip: 66012**	**Telephone: 5623093333**
License #: 39938	**Permit Holder: DOUG & CARRIE TREE**	**Inspection Reason: Licensing-Preoperational**	**Est. Type: Lodging Establishment**	**Risk Category:**

IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable * = Corrected on site during inspection (COS) R = Repeat Violation

LICENSURE	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	IN
5 Commercially prepared and prepackaged food meets requirements	IN
6 Food service for overnight guests in compliance	IN
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	IN
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	N/A
22 Door lock requirements met	IN
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	IN
ICE AND ICE DISPENSING	
31 Ice from approved source dispensed by sanitary methods	IN
32 Ice machines/buckets properly cleaned, sanitized, maintained and used	IN
EXTERIOR PREMISES	
33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
34 Refuse containers maintained; vector control measures implemented, pets	IN
SWIMMING POOLS, RWF'S AND HOT TUBS	
35 Facility properly designed, maintained sanitary and safe	IN
36 Water quality, clarity requirements met	IN
37 Fecal, vomit, and body fluid response requirements met	IN
38 Operation and maintenance procedures met	IN
WATER SUPPLY SYSTEM	
39 Potable water supply used	IN
40 Boil water advisories properly addressed	IN
SEWAGE SYSTEMS	
41 Sewage and waste water properly disposed	IN
ELECTRICAL SYSTEMS	
42 Electrical properly installed and maintained	IN
PLUMBING SYSTEMS	
43 Plumbing properly installed, supplied and maintained	IN
44 Proper use of backflow devices and testing requirements	IN
HVAC SYSTEMS	

Non Violation Comments

Item Number	Comment
22	Single occupancy house that will be let to one party at a time.
23	Dishes will be cleaned in the dish washer and then sanitized in a chlorine bleach solition in the sink and air dried.

Violation Comments

Item Number	Violation of Code	Comment
35	4-27-16(b)(3)(B)	Pools/RWFs (Depth marking for above-ground pool) Water depth markings for each aboveground swimming pool or RWF shall be on the edge of the deck and shall be visible to persons entering the swimming pool. If water depth markings cannot be placed on the edge of the deck, another means shall be used so that the water depth is visible to persons entering the swimming pool. [No depth markers on the above ground hot tub; hot tub is at least 3 feet deep.]

Inspection Published Comment:
Licensing inspection passed. Inspection will serve as license until license is delivered.

Bed Bug presence or complaints must be reported to KDA.FSL@ks.gov within 24 hours.

Person In Charge
Doug Tree

Inspector
Emily Stephens

USAA Casualty Insurance Company
9800 Fredericksburg Road
San Antonio, TX 78288

HOMEOWNERS INSURANCE POLICY SUMMARY

DOUGLAS LAWRENCE TREE AND CARRIE A TREE
347 N 118TH ST
BONNER SPRINGS, KS 66012

Existing USAA Homeowners Insurance Policy Summary

May 22, 2026

Dear Mr. Tree,

We're writing to provide the following summary of the USAA homeowners policy:

Effective Date of Policy:	April 15, 2026 12:01 a.m. standard time
Policy Expiration Date:	April 15, 2027 12:01 a.m. standard time
Policy Location:	347 N 118TH ST, BONNER SPRINGS, KS 66012
Policy Number:	[redacted]
Named Insured:	DOUGLAS LAWRENCE TREE AND CARRIE A TREE

Description of coverage(s)	
Dwelling coverage:	$704,000
Home Protector:	Included
Personal belongings:	$352,000
Personal liability:	$1,000,000
Medical payments:	$5,000
Deductible(s)	
All other perils:	1.00%($7,040)
Wind and hail:	1.00%($7,040)
Revised Annual Premium:	$3,532.32

RENTAL MANAGEMENT PLAN
For: 347 N 118th St, Bonner Springs, KS 66012
Owners: Doug and Carrie Tree

Property Overview:

- **Type:** Single-family residence
- **Short-Term Rental Area:** Main house only. The detached accessory unit and shed are not included in the rental.
- **Number of Units Rented:** 1
- **Occupancy:** Entire house rental, no shared spaces
- **Minimum Stay:** 3 nights

Property Management:

- **Self-Managed** by the owners, Doug and Carrie Tree.
- While not residing on-site, we are reachable 24/7 by phone and can be physically present within **30 minutes** if needed.
- All guest communications, bookings, and issues are handled directly by us through Airbnb and VRBO platforms.

Safety & Emergency Preparedness:

- **Evacuation Plan** is posted near the front door with clear exit paths.
- A **guest safety manual** is provided in the home that includes:
    - Emergency contact numbers
    - Utility shutoff locations

- Severe weather shelter guidance
- Fire safety instructions

- **Smoke detectors**, **CO detectors**, and **fire extinguishers** are installed on every floor per local safety codes.
- **Annual inspections** are performed and records are kept on file.

Guest Rules & Communication:

- House rules are clearly communicated in advance via Airbnb/VRBO and posted inside the home.
- **Strict no-party policy.** No events, gatherings, or commercial use permitted.
- **Quiet hours** are enforced from 10 PM to 8 AM.
- Smoking is prohibited indoors.
- Any violation of rules results in immediate cancellation and report to Airbnb/VRBO.
- Security cameras (exterior only) monitor entrances for guest verification and emergency purposes.

Cleanliness & Maintenance:

- Property is **professionally cleaned and sanitized** after each stay, including laundering all linens and disinfecting high-touch surfaces.
- Trash is collected according to the city schedule; no bins are left at the curb outside designated times.
- Preventive maintenance is conducted monthly to inspect HVAC, plumbing, and electrical systems.

- Pest control service is performed quarterly or as needed.

Insurance & Documentation:

- We maintain **$1,000,000 in short-term rental liability insurance**, and a copy is included in this application.
- All **guest reservation records are maintained for at least one year**.
- The property has passed a **third-party home inspection** (attached in application).
- All marketing materials include the Special Use Permit and Business License numbers once approved.

Neighborhood Consideration:

- We have had **no complaints** from neighbors and have worked to build trust and transparency.
- We proactively communicate with our immediate neighbor and address any concerns promptly.
- We take pride in maintaining the property's curb appeal and overall appearance.

Welcome to Village West

Kansas City, Kansas

Access Codes

- Front Door: (check-in email)
- Garage Door: (check-in email)

Wi-Fi

- VillageWest
- WelcomeKC

Mailing Address

347 N 118th St
Bonner Springs, KS 66012

House Rules

- No Shoes on Carpet
- No Pets
- No Smoking
- No Parties
- Sport Court Curfew: **10PM**

Contact Info

Please message us through your Airbnb/VRBO app or feel free to call/text us directly

Doug (Host) **562-309-3333**
Carrie (Host) **209-224-7998**

Check-Out Instructions

- ☑ Check-out @ 10am
- ☑ Leave bedding on beds
- ☑ Start a load of towels
- ☑ Start a load of dishes
- ☑ Take out trash
- ☑ Turn off all lights and fans
- ☑ Lock all doors

★★★★★

We strive for a 5-star experience

If there is anything we can do to make your stay a better one, please let us know.

During Your Stay

TRASH

Please take trash bin to road next to mailbox **Sunday evening**. Trash bin is located in the courtyard next to the garage. Trash gets picked up early Monday morning.

Swimspa RULES

- Shower before entering and rinse well
  We take pride in keeping the swimspa clean for our guests. If you leave it dirty and it requires to be drained when not scheduled, you will be asked to pay $350 for this service.
- Adult supervision is required
- Do not sit in front of the filter compartment
- Add one scoop of chlorine after exiting the spa each day
- Maximum 5 guests at a time
- Exit the spa after a few minutes to check for chlorine sensitivity
- Please do not use white bath towels to dry off from the swimspa (beach towels are provided)

FIREPLACE (OUT OF SERVICE)

The fireplace is non-operational. Due to safety guidelines, its use is not permitted. We appreciate your understanding.

OTHER AMENITIES

Kitchen items: Filtered water (spout is located inside the refrigerator on the left side), coffee maker, ice maker, blender, Ninja Foodi (slow-cooker, pressure-cooker, air-fryer), toaster, griddle, waffle maker, hand mixer, **Grill** (utensils, thermometer, grill baskets), wine set (glasses, electric corkscrew, preserver, aerator), Baking items (cookie sheets, muffin tins, 9x13 baking dish, pizza pan), **Games**: Basketball, Pickleball, Golf Putting Green (**sport court curfew is 10PM**), Board games, puzzles, cards, foosball, ping-pong, shuffleboard, lawn games (badminton, bocce, croquet), golf clubs, disc golf discs, **Exercise**: Functional trainer (cable machine), exercise bike (Peloton), dumbbells (5-30lbs), yoga mats and blocks, stability ball, **Office/Work**: Four individual desks and a dedicated office with workstation, wireless printer, desk lamps (w/wireless charging) **Other items**: ice chest, fans, garment steamer, smart alarm clocks in each bedroom ("hey Google, wake me up at 6am")

CONSIDERATIONS

- The entire home is yours during your stay, with the exception of a building and shed behind your rental, locked host storage closets in the master bedroom and garage, and shared access to the garage where the hosts store a riding lawnmower (plans will be made with you if/when garage access will be needed to mow the lawn).
- Please note we have outdoor Ring security cameras. There are no cameras or other recording devices inside the home. The alarm clocks and other electronic devices are google/alexa voice enabled.
- Please report any issues/concerns (injuries, broken or non-functioning items, etc.) to the owners as soon as possible. Thank you.

(Published _____)

SP2026-043

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 SP2026-043, commonly known as 347 North 118th Street, Kansas City, Kansas, legally described as:

> HIGH RIDGE ADD, REP L12, S10, T11, R23, ACRES 1.68, L1 LS: BEG SW COR; N TO NW COR, E 31.92FT ALG N LN, S18E-113.18FT, S28E-191.32FT TO S LN, SWLY-152.67FT TO POB, located at approximately 347 North 118th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

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

1. **Maximum number of guests shall be 16;**
2. **All parking must be off-street, maximum number of vehicles is six (6);**
3. **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;**
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, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
12. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
16. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463**

through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-045 and PR2026-010**

GENERAL INFORMATION

Applicant Information:
Sam Malinowsky with SM Engineering
5507 High Meadow Circle
Manhattan, Kansas 66503

Subject Property:
253 South 16th Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex.

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

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

Plan Area:
Central Area Plan

	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	CP-2 Planned General Business District	Commercial Plaza (Prescott Plaza)
West	R-1(B) Single Family District	Single family residence

Total Tract Size: 4.97 Acres

Comprehensive Plan Designation: The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 16th Street as a Local Street.

Parking Requirement: Section 27-466(e) states that not less than four (4) spaces per 1,000 square feet of floor area in the building. Applicant requires six (6) parking spaces and applicant is providing 79 parking spaces, four (4) are ADA.

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

Landscaping Requirement: Section 27-466(g) states that trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

75% multiplier from the Commercial Design Guidelines

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sam Malinowsky with SM Engineering, is requesting a Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex at 253 South 16th Street Kansas City, Kansas 66109.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Since 2022 there have been 8 Abatements.
2. Since 2022 there have been 8 Code – Environment complaints due to trash on site and overgown weeds.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Riverview Statistical Neighborhood and Census Block Group 0423003. The neighborhood includes Prescott Plaza to the west of the site, while residential properties surround the subject property to the north, east, and south, with Interstate 70 located directly to the south.

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 CP- Planned General Business District directly to the west of the subject property while on the north, east, and south of the property residential properties are found. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use can be appropriate for the subject property if it is properly managed. The site is bordered by residential properties to the north, east, and south. Mitigation measures for noise, vibration, and light pollution will be necessary to ensure the surrounding residential areas are not adversely affected. The removal of restrictions will detrimentally affect nearby property.

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

   The property is vacant

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

   Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to the Central Area Plan designation.

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

   The proposed use does the potential to increase vehicular traffic, but should not exceed the capacity of South 16th Street, a Local street type to accommodate it if managed properly.

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

   The proposed use is reasonably necessary for the convenience and welfare of the public, as it provides a dedicated space for community activities at this location. While several parks exist in the surrounding area, none offer volleyball courts, making the proposed site the only suitable location for this use. The proposed use will not affect the use, quality, or marketability of nearby property.

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

   Noise, vibration, and light pollution may occur at levels or durations that could affect nearby properties. However, these impacts are not expected to create significant issues if they are adequately addressed through appropriate mitigation measures.

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 a 8-court volleyball area.

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

    The proposed use will not damage or destroy an irreplaceable natural resource.

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

    The relative gain to public health, safety and welfare is large as the proposed use is providing new areas for the community to gather around. If denied, the property owner may not use the property for a volleyball court, however, they can still use the property with any allowable use in 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 is not expected to result in the overcrowding or land or undue concentrations of population because the site has enough space for the proposed use.

14. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

    The site is 4.97 acres, which affords enough space for the proposed development to provide adequate parking, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

15. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

    The proposed use provides adequate site access, directly from South 16th Street.

16. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

    The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely.

17. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

    The proposed plan is consistent with Unified Government regulations for new commercial development. The plan addresses and conforms to the Central Area Plan. The proposed use is consistent with the massing and scaling of nearby properties as there are other commercial uses directly to the west of the subject property. Although there are residential properties to the north, east, and south of the subject property, with adequate measurements, it should not create issues with noise, light, nor vibration.

18. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

    The proposed use accesses South 16th Street. No additional right-of-way needs to be dedicated.

19. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

    This is not applicable, as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

20. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

    This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

21. ***The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.***

The submitted final plan contains no significant changes from the previously approved preliminary plan as they are submitted simultaneously.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 24, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Lighting from residential properties
Screening from residential properties

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **PR2026-010** and **SP2026-045**, **for two (2) years**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Hours of operation are from Monday through Friday 9:30 AM to 4:00 PM. Saturday 10:00 AM to 9:00 PM pending event time frame. Sunday 12:00 PM to 4:00 PM;**
3. **Section 27-466(g) requires that a six (6) foot high architectural screening is required along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas. The applicant will work with staff on the elimination or modification of this condition (ADDED BY THE CITY PLANNING COMMISSION);**
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;**
5. **Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
6. **Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **The 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;

9. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
10. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573 8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of**

approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Preliminary Plans
Final Plans
Sanitary Sewer Memorandum

Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026
Preliminary and Final Plan Review	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

SPEICAL USE PERMIT

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-045** 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 **SP2026-045,** 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.

PRELIMINARY AND FINAL PLAN REVIEW

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2026-010** 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 **PR2026-010,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:46:43:
SP2026-045 - SAM MALINOWSKY WITH SM ENGINEERING
Synopsis: Special Use Permit for an 8-court volleyball complex at 253 South 16th Street (in conjunction with PR2026-010).
AND
PR2026-010 - SAM MALINOWSKY WITH SM ENGINEERING
Synopsis: Preliminary and Final Plan Review for an 8-court volleyball complex at 253 South 16th Street (in conjunction with SP2026-045). *Detailed Outline of Requested Action:* The applicant, Sam Malinowsky with SM Engineering, is requesting a Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex at 253 South 16th Street Kansas City, Kansas 66109.

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

Present in Support:

- Sam Malinowsky, Applicant, 5507 High Meadows Circle, Manhattan, Kansas 66503

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:48:41: Alyssa Marcy, Long Range Planner, stated that the Special Use Permit is recommended for approval for two (2) years. Regarding the applicant's comments about removing the condition of approval about fencing, there is heavy tree coverage around that area.

Motion starts at 1:50:01:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-045 for two (2) years, adding to condition #3 that the applicant will work with staff on the elimination or modification of the stated condition:**

Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**

Jones **Aye**
Mohler **Aye**
Straws **Aye**
Miller **Not present**
Easterwood **Not present**
Ward **Not present**
Armstrong **Not present**
Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 1:51:25:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of PR2026-010:**

Carson **Chairman**
Beth **Aye**
Ernst **Aye**
Foglesong **Aye**
Jones **Aye**
Mohler **Aye**
Straws **Aye**
Miller **Not present**
Easterwood **Not present**
Ward **Not present**
Armstrong **Not present**
Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

ADDITIONAL ATTACHMENTS

Proposed Volleyball Facility
SP2026-045
Neighborhood Meeting Notes
Wednesday June 24, 2026, 5:00 PM

The meeting was held virtually, and we had no attendees. We kept the meeting live until 5:45 PM.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Riley)

Comes now Samuel D. Malinowsky, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-045.
2. That I conducted a neighborhood meeting on June 24, 2026.
3. The notice to nearby property owners was sent on June 9, 2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

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

My commission expires 15 of March, 2027.

NOTARY PUBLIC - State of Kansas
JESSICA ERWIN
MY APPT. EXPIRES 03/15/2027

Notary Public

PRELIMINARY DEVELOPMENT PLANS
BRASS TAX COURTS
FOR
KANSAS CITY, KANSAS

NOTE
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS (Latin: STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS). IF ANY OF THE GENERAL NOTES CONFLICT WITH THESE STANDARDS, THE UG'S STANDARDS SHALL OVERRIDE.

2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY INCLUDING RIGHT OF WAY HAULING WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.

SITE DATA
TOTAL SITE = 4.97ac (216,590sf)
TOTAL AREA DISTURBED = 1.99ac
EXISTING IMPERVIOUS AREA = 0sf
EXISTING PERVIOUS AREA = 1.99sf
PROPOSED IMPERVIOUS AREA = 32,266sf
PROPOSED PERVIOUS AREA = 184,324sf

TOTAL EARTHWORK:
FILL 15hcy
CUT 215 hcy
TOTAL 199hcy FILL

UTILITIES INVOLVED

ELECTRIC BOARD OF PUBLIC UTILITIES 6745 STATE AVE KANSAS CITY, KS, 66111 CONTACT: COURTNEY CORNER (913) 573-9958	SANITARY AND STORM SEWER SEWER MAINTENANCE 701 N. 7th STREET 7th FLOOR KANSAS CITY, KS, 66101 CONTACT: KEVIN SWEARINGTON (913) 573-5180
WATER COMPANY WATER ENGINEERING 540 MINNESOTA AVE. KANSAS CITY, KS, 66101 CONTACT: STEVE TAYLOR (913) 721-2754	GAS KANSAS GAS SERVICE 1-800-794-4780

Kansas One Call
811
Know what's below. Call before you dig.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

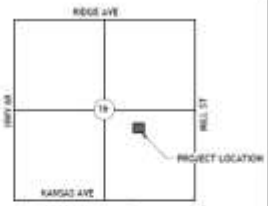
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SAI ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SAI ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LOCATION MAP

LEGAL DESCRIPTION:
LOT 3 PRESCOTT PLAZA SECOND PLAT A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY KANSAS PER PLAT THEREOF RECORDED AS DOCUMENT NO 201109-16800



SECTION MAP
SEC 19, T 11, R 25

INDEX OF SHEETS

C-1 COVER SHEET
C-2 EXISTING CONDITIONS (ALTA SURVEY)
C-3 SITE PLAN
C-4 UTILITY PLAN
C-5 GRADING PLAN
C-6 EROSION CONTROL PLAN
C-7 EROSION DETAILS
C-8 DETAILS
C-9 DETAILS
C-10 DETAILS
L-1 LANDSCAPE PLAN

DEVELOPER
ALEX'S INC
BRASS TACKS DESIGN & BUILD
210 W 40nd AVE
KANSAS CITY, KS 66103

OWNER
MARSFIELD HOMES, LLC
9913 OAK ST
KANSAS CITY, MO 64108

SURVEYOR
BEYOND SURVEYING, LLC
29090 W 119TH ST
OLATHE, KS 66061
OFFICE: 913-717-8838

ENGINEER
SAI ENGINEERING
8507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66502
SAICIVILENGR@GMAIL.COM
785.341.9747

SAMUEL D. HALUNOWSKY
PROFESSIONAL ENGINEER

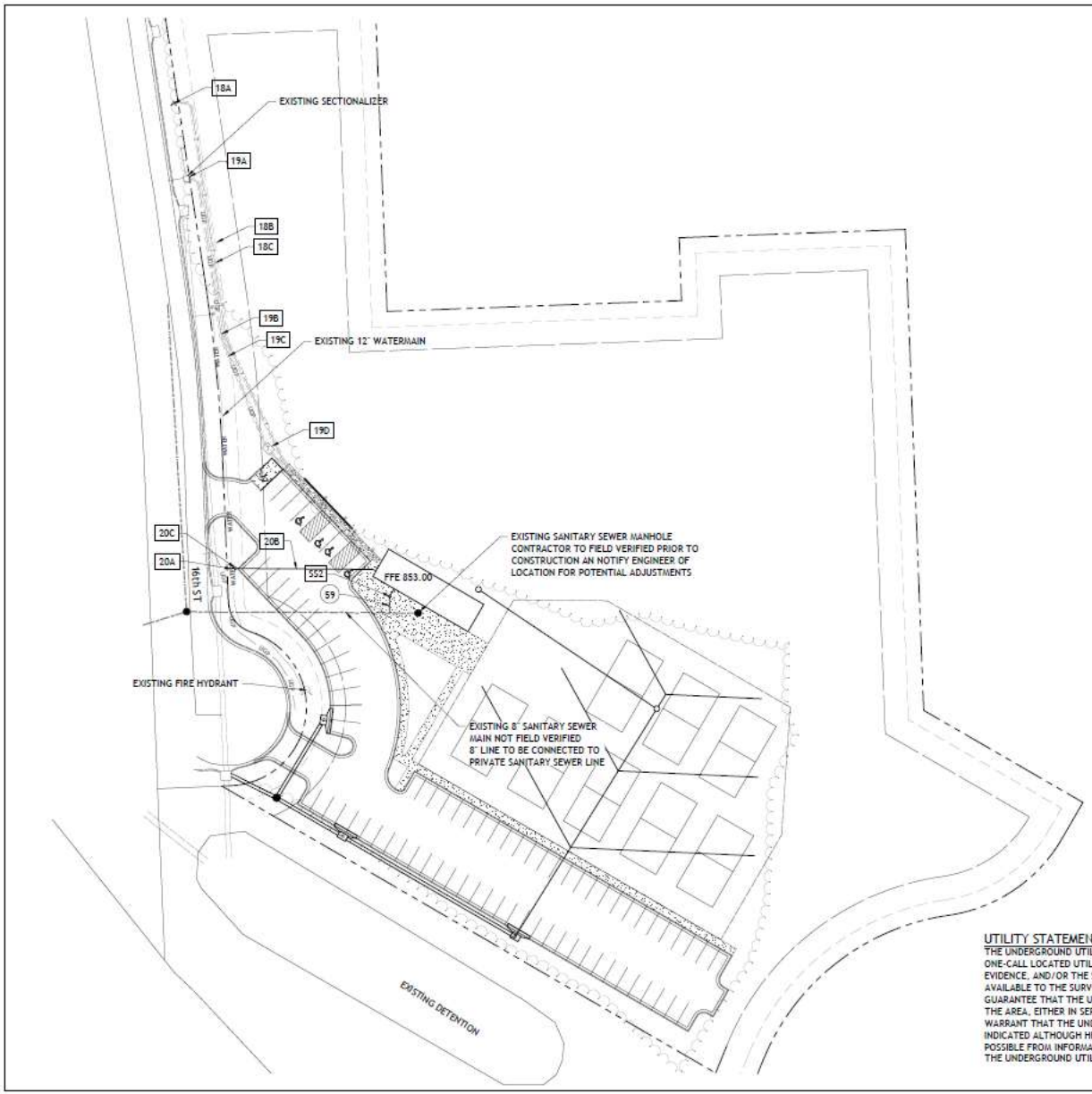
SAI Engineering
SME
8507 High Meadow Circle
Manhattan Kansas, 66502
www.saiengr@gmail.com
785.341.9747

Revisions
KCK CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C1.0
Cover
SITE PLAN
29 MAY 2026

CONSTRUCTION NOTES
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
3. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND THE MOST CONVENIENCE AND SAFETY POSSIBLE TO THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO ROADWAYS AT THE CONSTRUCTION AREA.
4. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAILS.
NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
6. CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK RETAINING WALL CONSTRUCTION DRAWINGS SEALED BY A KANSAS STATE PROFESSIONAL ENGINEER.
SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2 ACCESSIBLE SIGN
ADA HANDICAP RAMP
CB1 CONCRETE BUMPER
CW1 CONCRETE SIDEWALK
PV1 LIGHT DUTY ASPHALT
PV2 HEAVY DUTY ASPHALT
US 41/69-C CURB AND GUTTER
TE TRASH ENCLOSURE (SEE ARCH PLANS)
NOTES:
9A DOOR (SEE ARCH. PLANS)
10A WHITE PARKING LOT STRIPING (PAINTED-WILLIAMS TRAFFIC PAINT OR APPROVED EQUAL)
12A 4" YELLOW STRIPES 2'-0" O.C.
31G CLEAN OUT (SEE GRADING PLAN)
PARKING PROVIDED = 76
EXISTING DETENTION
US 41/71-C
16th ST
MODULAR BLOCK RETAINING WALL
6' TALL CHAINLINK FENCE
24" HYDRAULIC DRAIN BASIN WITH BEEHIVE TOP
6" PERFORATED PVC
BRASS TAX VB
KANSAS CITY, KS
sheet
C3.0
Civil
SITE PLAN
08/01/2025



NOTE:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

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UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

6. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

7. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

8. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

10. INSTALL 1" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

DETAILS

○	MS1	TRENCH AND BEDDING DETAILS
	SS2	CLEAN-OUT

NOTES

□	17A	POINT OF CONNECTION - GAS SERVICE
	17B	GAS SERVICE (BY GAS COMPANY)
	17C	GAS METER
	18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
	18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
	18C	4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
	19A	POINT OF CONNECTION - ELECTRICAL SERVICE
	19B	UNDERGROUND POWER - BPU
	19C	4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
	19D	TRANSFORMER PAD
	20A	POINT OF CONNECTION - WATER SERVICE
	20B	1" WATER LINE INSTALLED BY CONTRACTOR (SEE NOTE 11)
	20C	¾" WATER METER
	59	4" SANITARY SEWER SERVICE LINE

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

N

1"=30'
0 15 30

SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original unpublished work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

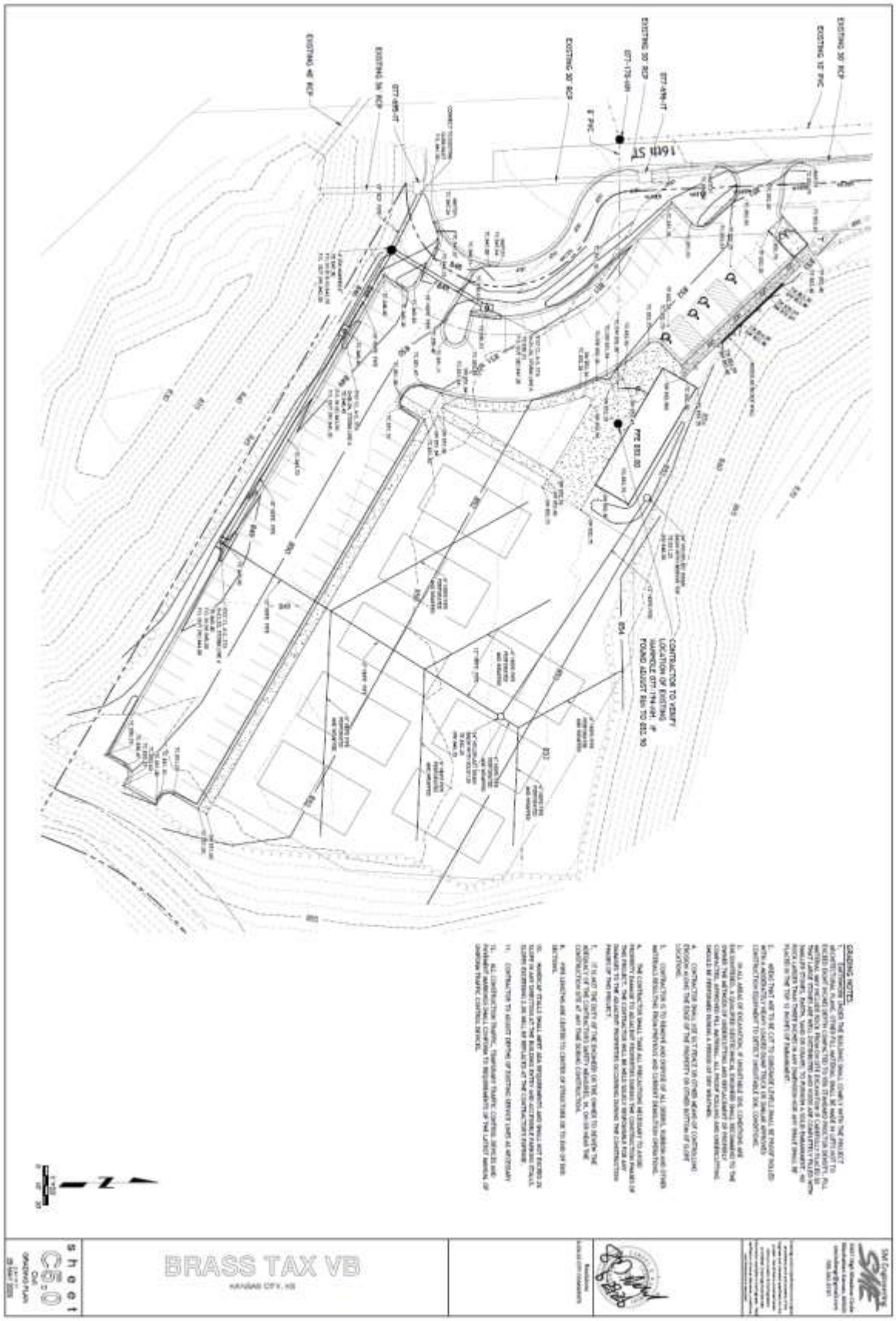
Revisions
6-29-26 CITY COMMENTS

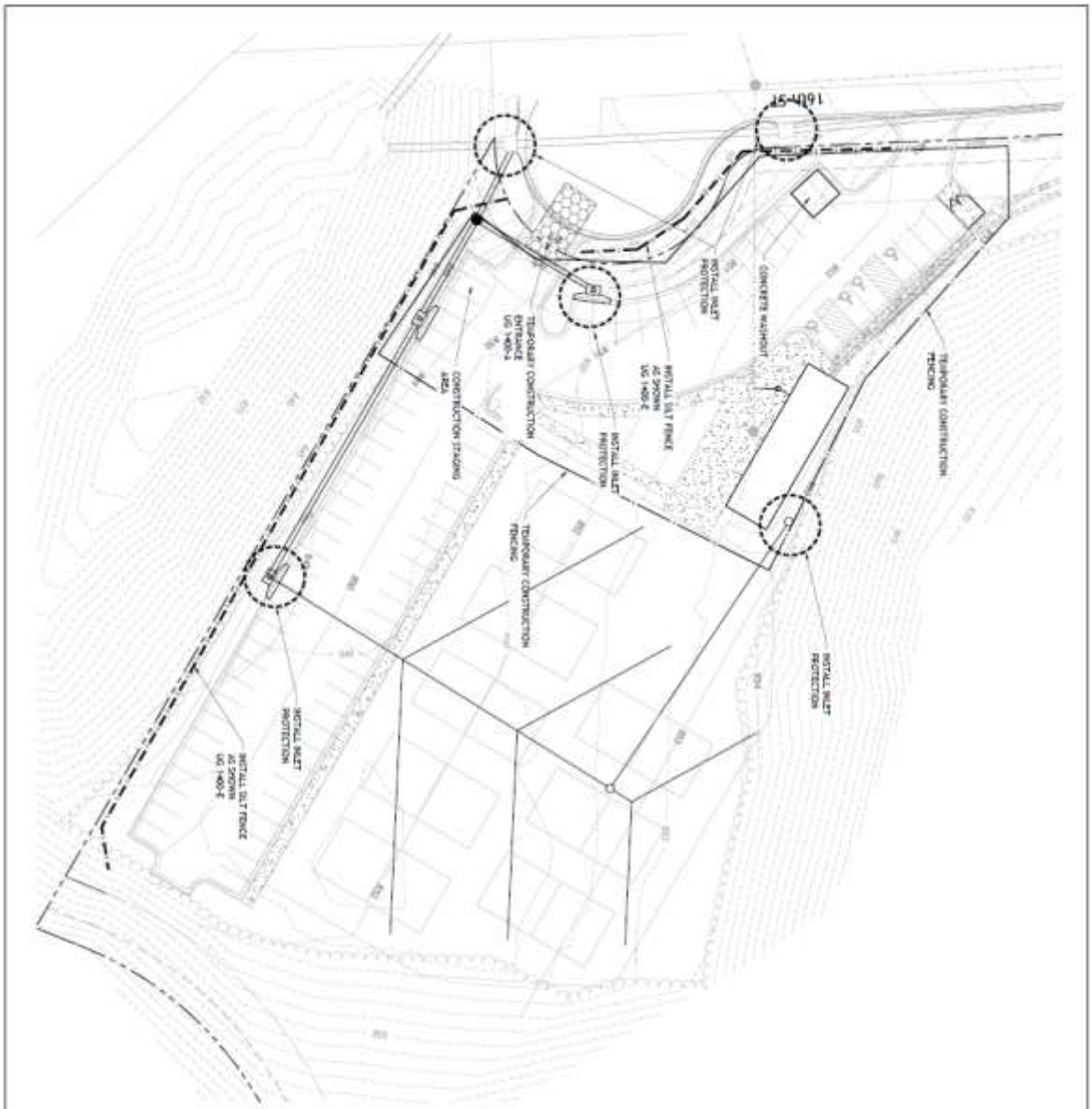
BRASS TAX VB
KANSAS CITY, KS

sheet
C4.0
Civil
UTILITY PLAN
plan date
29 MAY 2026

July 30, 2026

SP2026-045 and PR2026-010


16th ST
BRASS TAX VB
KANSAS CITY, KS



EROSION CONTROL NOTES:

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG), THE UG'S STANDARDS SHALL OVERRIDE.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
3. ENTRANCE AND BATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
4. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WARDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
5. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 5703.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NECESSARY TO MAINTAIN EFFECTIVE EROSION CONTROL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

BRASS TAX VB

KANSAS CITY, KS

sheet

C2.0

SW Engineering

SP2026-045 and PR2026-010 July 30, 2026 21

CURB WALK/CURB (AT BUILDING) CW1
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1
ACCESSIBLE PARKING SIGN PK2
STREET CUT RESTORATION SR2
TWO WAY CLEANOUT SS2
BRASS TAX VB
KANSAS CITY, KS
sheet
C8.0

Shrub List
Tree List
LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
Shrub Bed & Parking setback Detail
Tree Planting Detail
BRASS TAX VB
KANSAS CITY, KS
EXISTING TREES TO REMAIN
N 85 ST

FINAL DEVELOPMENT PLANS

FOR

BRASS TAX COURTS

KANSAS CITY, KANSAS

NOTE
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS. IF ANY OF THE GENERAL NOTES CONFLICT WITH THESE STANDARDS, THE UG'S STANDARDS SHALL OVERRIDE.

2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY INCLUDING RIGHT OF WAY HAULING WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.

SITE DATA
TOTAL SITE = 4.97ac (216,595sf)
TOTAL AREA DISTURBED = 1.99ac
EXISTING IMPERVIOUS AREA = 0sf
EXISTING PERVIOUS AREA = 1.99sf
PROPOSED IMPERVIOUS AREA = 32,266sf
PROPOSED PERVIOUS AREA = 184,329sf

TOTAL EARTHWORK:
FILL 159cy
CUT 2,151cy
TOTAL 1991cy FILL

UTILITIES INVOLVED

ELECTRIC BOARD OF PUBLIC UTILITIES 540 MINNESOTA AVE. KANSAS CITY, KS. 66101 CONTACT: COURTNEY CORNER (913) 573-9538	SANITARY AND STORM SEWER STATE MAINTENANCE 701 N. 7TH STREET 7TH FLOOR KANSAS CITY, KS. 66101 CONTACT: KEVIN SWEARINGTON (913) 573-5380
WATER COMPANY WATER ENGINEERING 540 MINNESOTA AVE. KANSAS CITY, KS. 66101 CONTACT: STEVE TAYLOR (913) 721-2754	GAS Kansas Gas Service 1-800-794-4780

Kansas One Call
8100 E 22nd St. N
Bldg 300 Wichita, KS 67226
1-800-DIG-SAFE or 811

LOCATION MAP

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.
SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

LEGAL DESCRIPTION:
LOT 5 PRESCOTT PLAZA SECOND PLAT A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY KANSAS PER PLAT THEREOF RECORDED AS DOCUMENT NO 2025R-16000

SECTION MAP
SEC 16, T 11, R 25

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS (ALTA SURVEY)
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	EROSION CONTROL PLAN
C-7	EROSION DETAILS
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
L-1	LANDSCAPE PLAN

DEVELOPER

ALDIS INC
BRASS TACKS DESIGN & BUILD
210 W 43rd AVE
KANSAS CITY, KS 66103

OWNER

HARSFIELD HOMES, LLC
3013 OAK ST
KANSAS CITY, MO 64108

SURVEYOR

BEYOND SURVEYING, LLC
29290 W 119TH ST
OLATHE, KS 66061
OFFICE: 913-717-8338

ENGINEER

SM ENGINEERING
8507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENG@GMAIL.COM
785.340.9747

Samuel D. Mallinowsky
PROFESSIONAL ENGINEER

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SME
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Revisions
8-25-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C1.0
Cover
SITE PLAN
29 MAY 2026

CERTIFICATE OF SURVEY
Beyond Surveying

BRASS TAX VB
KANSAS CITY, KS
sheet
C3.0
CONSTRUCTION NOTES:
NOTE:
PARKING PROVIDED = 76
MODULAR BLOCK RETAINING WALL
6' TALL CHAINLINK FENCE
24" WOOD-PLASTIC DRAIN BASIN WITH GRATE TOP
6" SLOTTED PERFORATED PVC

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, WALKS, RAMPS, CURBS, BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN REVIEWED WITH FINAL ARCHITECTURAL PLANS. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL PLANS WITH THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

UTILITY NOTES:
1. CONTRACTOR SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT OVERBURDEN MATERIAL PLACED ON EIGHT INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOTIFY DIGS, TODAY CITY, INTERFERE WITH, OR ATTEMPT ANY PIPE OR WORK TO OR TAP ANY WATER MAIN ELECTRONICALLY TO THE CITY, UNLESS SO AUTHORIZED TO DO SO BY THE CITY. TO ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

6. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

7. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

8. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHERE IT IS NECESSARY FOR A WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

10. INSTALL 1" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3408) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

DETAILS
MS1 TRENCH AND BEDDING DETAILS
SS2 CLEAN-OUT

NOTES
17A POINT OF CONNECTION - GAS SERVICE
17B GAS SERVICE (BY GAS COMPANY)
17C GAS METER
18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A POINT OF CONNECTION - ELECTRICAL SERVICE
19B 4" CONDUIT INSTALLED BY BPU
19C TRANSFORMER PAD
19D TRANSFORMER PAD INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
20A POINT OF CONNECTION - WATER SERVICE
20B 1" WATER LINE INSTALLED BY CONTRACTOR (SEE NOTE 11)
20C ¾" WATER METER
59 4" SANITARY SEWER SERVICE LINE

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

1" = 30'
0 15 30

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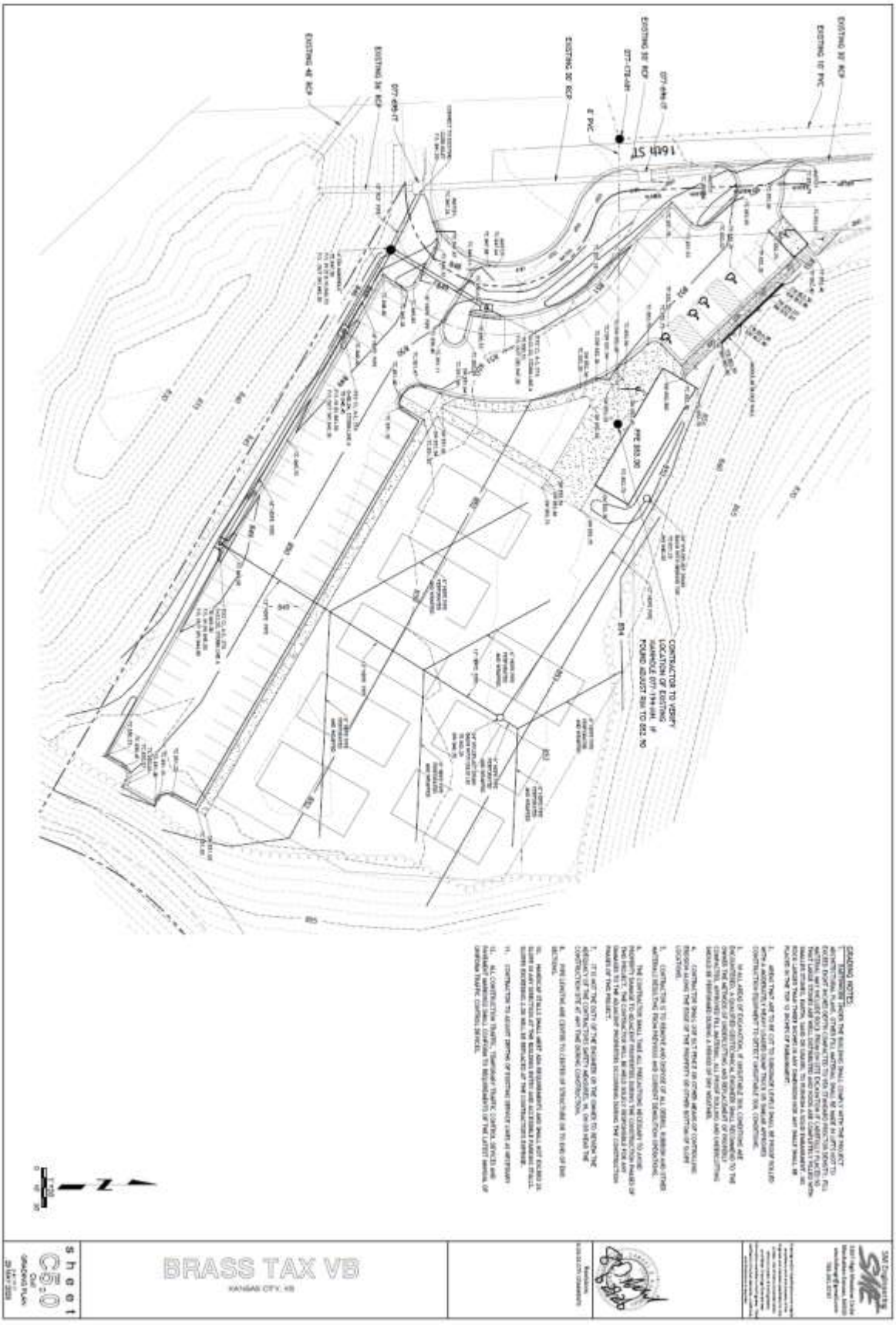
Revisions
6-24-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet C4.0 Civil UTILITY PLAN
project 29 MAY 2026


BRASS TAX VB
KANSAS CITY, KS
sheet
C2.0
GRADING PLAN
GRADING NOTES:
CONTRACTOR TO VERIFY LOCATION OF EXISTING MANHOLE 077-194-HH IF FOUND ADJUST RIM TO 852.76
EXISTING 48 RCP
EXISTING 36 RCP
EXISTING 30 RCP
EXISTING 18 RCP
EXISTING 12 PVC
8 PVC
16th ST
PPC 850.00
854
855

EROSION CONTROL NOTES

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE CONTRACT DOCUMENTS CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG), THE UG'S STANDARDS SHALL OVERRIDE.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
3. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND WATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
4. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE PROPERLY CONTAINED OR SHALL PROVIDE WATTLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
5. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL CLEAN OUT SEDIMENT AND MAKE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

1"=20'
0 10 20

Revisions
6-29-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet C6.0
EROSION CONTROL
29 MAY 2026

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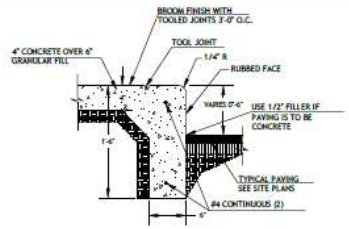
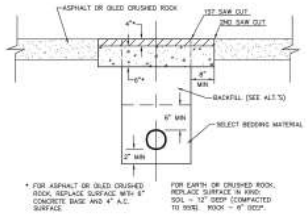
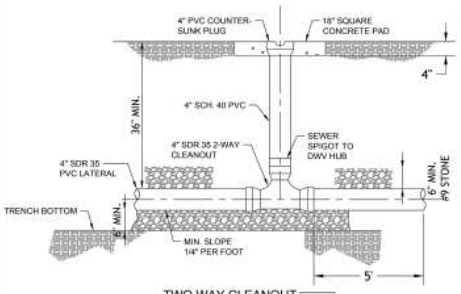


CURB WALK/CURB (AT BUILDING) CW1

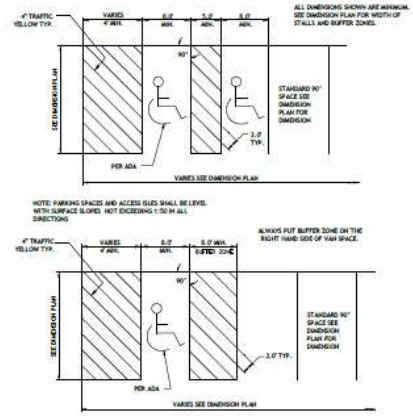


1. ALTERNATE BACKFILL METHODS
   A. CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELETERIOUS MATERIAL MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
   B. LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
   C. CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.
2. ALL CUTS
   ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
3. CLEANUP
   ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.

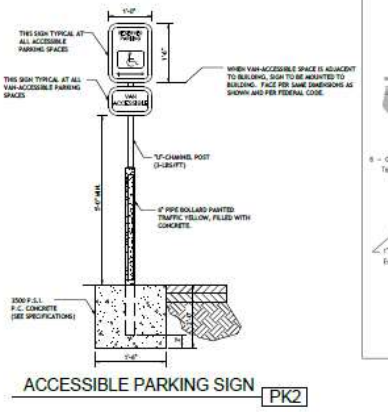
STREET CUT RESTORATION 030
ASPHALT PAVEMENT



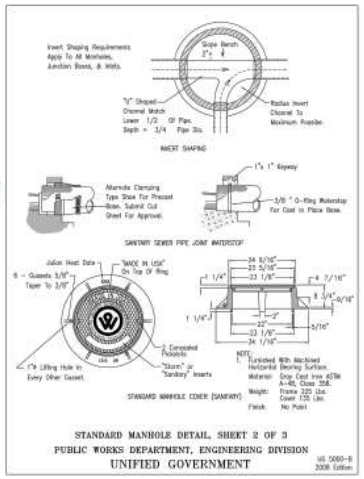
TWO WAY CLEANOUT SS2



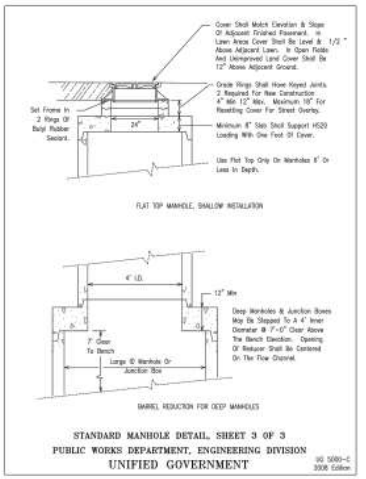
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



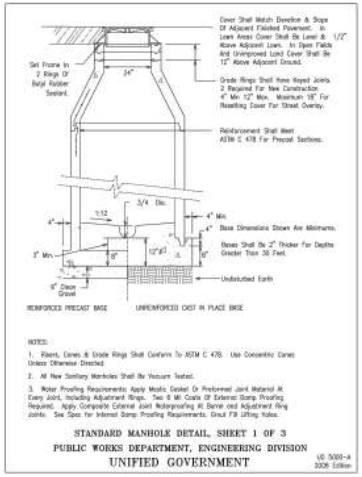
ACCESSIBLE PARKING SIGN PK2



STANDARD MANHOLE DETAIL, SHEET 2 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-B 2006 Edition



STANDARD MANHOLE DETAIL, SHEET 3 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-C 2006 Edition



STANDARD MANHOLE DETAIL, SHEET 1 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-A 2006 Edition

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Revisions
6-23-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C8.0
Civil
DETAILS
Date:
29 MAY 2026

Shrub List
Symbol Quantity Common Name Botanical Name Size Condition Spacing
6 Seagreen Juniper Juniperus Chinensis 'Seagreen' 18"-24"sp. Cont. 4'o.c.
3 Snowmound Spirea Spirea Nipponica 'Snowmound' 18"-24"sp. Cont. 4'o.c.
6 Dwarf Winged Euonymus Euonymus Alatus 'Compactus' 18"-24"sp. Cont. 4'o.c.
Tree List
Symbol Quantity Common Name Botanical Name Size Condition Spacing
5 October Glory Maple Acer Rubrum 'October Glory' 2" cal. BB As Shown
4 Skyline Honeylocust Gleditsia Triacanthos 'Skyline' 2" cal. BB As Shown
LANDSCAPE DATA
16th STREET 559
REQUIRED
SHADE TREE / 30 19
PROVIDED
EXISTING TREES TO REMAIN 0
SITE TREES
SITE AREA 66,000sf
66,000 / 7,000 X 7.5 = 71 TREES
PROVIDED
170 6"+sf OF EXISTING TREES
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
16th ST
WATER
WATER
WATER
LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
No plant material substitutions are allow without Landscape Architect or Owners approval.
Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material whhich dies during the one year guarantee period shall be replaced by the contractor during normal planting season.
Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
All landscape areas to be irrigated
Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
All plant material shall be specimen quality stock as determined in the 'American Standards For Nursery Stock' published by The American Association of Nurserymen, free of Plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
All shrub beds within lawn areas to receive a manicured edge.
All shrub beds shall be mulched with 3" of shredded cedar mulch.
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.
Shrub Bed & Parking Setback Detail
No Scale
Back of Curb
4' Min.
Center of Shrub
6" Min.
6" Min.
Weed Mat 10 mill thick
1/2 existing soil, 1/2 topsoil
3" Shredded Cedar Mulch
Manicured Edge
Scarify soil in Bottom of pit
Tree Planting Detail
No Scale
Rubber hose
#12 gauge wire
Tree Guard
4" Berm
3" Shredded cedar mulch around saucer 6ft. Diameter Mulched Area in Lawn Areas
Finished Grade
6" Min.
6" Min.
Scarify soil in bottom of pit
Treated crepe tree wrap
Steel fence posts
Plant w/top of ball flush w/finished grade
1" Shredded Cypress mulch over 2" layer well-rotted manure
Weed Mat 10 mill thick
1/2 Existing soil, 1/2 topsoil
Fold back burlap from Top 1/3 of root ball
N
1"=30'
0 15 30
SM Engineering
5507 High Meadow Circle
Mission Hills, KS 66208
785.341.9747
Revisions
6-26-26 CITY COMMENTS
5-29-26
BRASS TAX VB
KANSAS CITY, KS
Sheet
Civil
LANDSCAPE PLAN
29 MAY 2026

SM Engineering

June 29, 2026

Re: Sanitary Sewer Memorandum Associated
SP2026-045 and PR2026-010, 253 S. 16th St.

The above referenced proposed development is an 8-court volleyball facility. In order to determine the projected sanitary sewer flows we looked at the total number of people that will be at the facility at any one time. If all 8 courts are active with 12 people per court that would be 96 people. We then multiply that by 1.2 to account for any spectators. That gives a total number of people possible of 115. The industry standard for a facility of this type is 10 gallons/person/day. As such we have a projected demand of 1,150 gallons per day.

The total existing lot is 4.9 acres in size and is commercially zoned. Per KDHE design criteria the design flow for commercial property is 5,000 gpd/acre. That would equate to a design flow for this property of 24,500 gpd. The projected flow from this development is only 1,150 gpd which is far less than the design flow for the property. As such the existing sanitary sewer facilities should have adequate capacity.

Samuel D. Malinowsky, P.E.

(Published _____)

SP2026-045

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 SP2026-045, commonly known as 253 South 16th Street, Kansas City, Kansas, legally described as:

> LOT 5 PRESCOTT PLAZA SECOND PLAT A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY KANSAS PER PLAT THEREOF RECORDED AS DOCUMENT NO 2025R-16800, located at approximately 253 South 16th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an 8-court volleyball complex.

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 Conservation District comments;**
2. **Hours of operation are from Monday through Friday 9:30 AM to 4:00 PM. Saturday 10:00 AM to 9:00 PM pending event time frame. Sunday 12:00 PM to 4:00 PM;**
3. **Section 27-466(g) requires that a six (6) foot high architectural screening is required along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas. The applicant will work with staff on the elimination or modification of this**

condition;

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;**
5. **Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
6. **Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **The 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;**
9. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
10. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573 8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General**

Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;

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

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-046**

GENERAL INFORMATION

Applicant Information:
Terry Scott with Scott Properties
1016 SW Drake Circle
Lee's Summit, Missouri 64082

Subject Property:
7711 Longwood Avenue
Kansas City, Kansas 66109

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

Commission Districts:
At-Large Commissioner, District #1:
Melisa Bynum
District #5 Commissioner:
Carlos Pacheco III

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

Plan Area:
PlanKCK Comprehensive Plan

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

Total Tract Size: 0.34 Acre

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Longwood Avenue as a Collector Street.

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

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

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Terry Scott with Scott Properties, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental

on 7711 Longwood Avenue, Kansas City, Kansas 66109.

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. ENV22-0577 – Code-environment – March 4, 2022 – Closed – Tires in driveway and trash containers at the curb – Previous property owner.
2. 04200-00000-03543 – Code-Environment – November 3, 2004 – Closed – Multiple violations – Previous property owner.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Victory Hills Statistical Neighborhood and Census Block Group 0442013. The neighborhood is made up of single-family homes in every direction surrounding the subject property. Bethel Elementary sits to the north, along with Leavenworth Road, while Parallel Parkway forms the primary roadway to the south.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the north, east, south, and west. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Longwood Avenue, a Collector street, to accommodate it if managed properly while it functions as a short-term rental.. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 7711 Longwood Avenue on

June 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise
Illumination
Vibration

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-046**, **for one (1) year**, subject to:

1. **Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
2. **Maximum number of guests shall be six (6);**
3. **All parking must be off-street, maximum number of vehicles is two (2). 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@wycock.org to begin this process;**
11. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Home Inspection Report
Insurance Policy
Guestbook
Images of the Property Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-046** 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 **SP2026-046,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:52:29:
SP2026-046 - TERRY SCOTT WITH SCOTT PROPERTIES
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 7711 Longwood Avenue. *Detailed Outline of Requested Action:* The applicant, Terry Scott with Scott Properties, is requesting a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on 7711 Longwood Avenue, Kansas City, Kansas 66109.

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

Present in Support:

- Kirsten Scott, Applicant Representative

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:54:14: Alyssa Marcy, Long Range Planner, stated that Staff recommends approval for one (1) year.

Motion starts at 1:54:38:

On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-046 for one (1) year:**
Carson Chairman

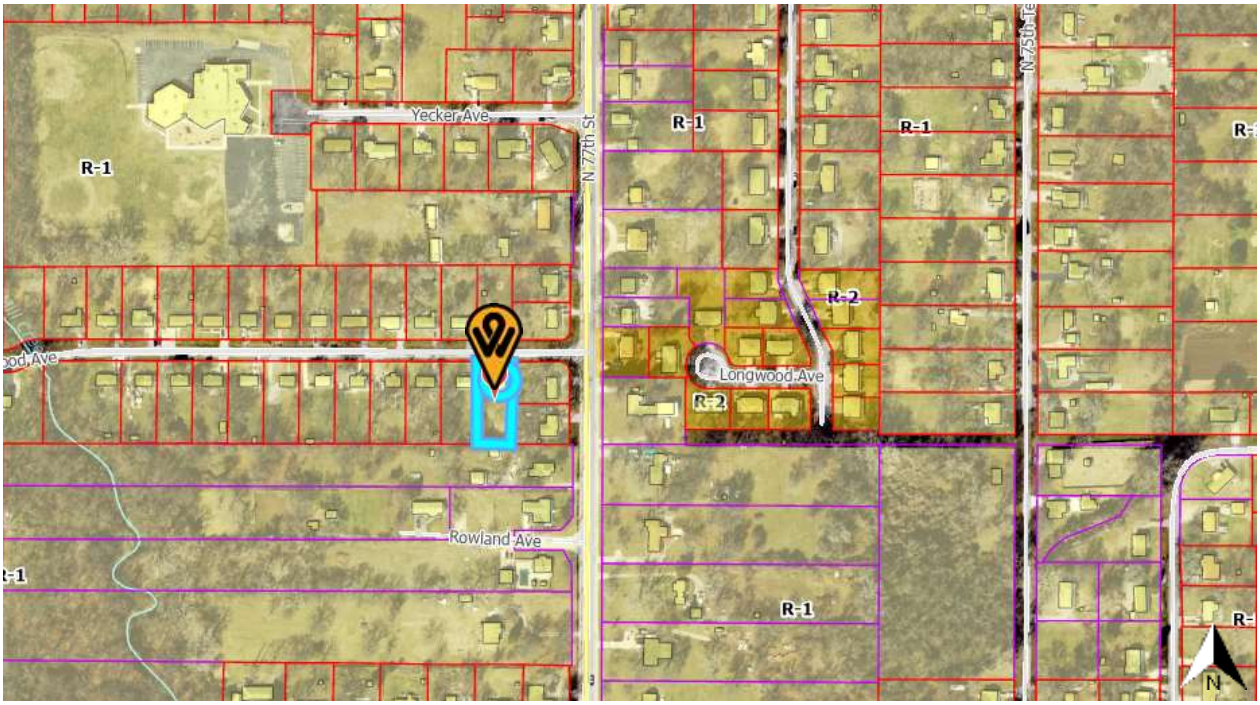
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

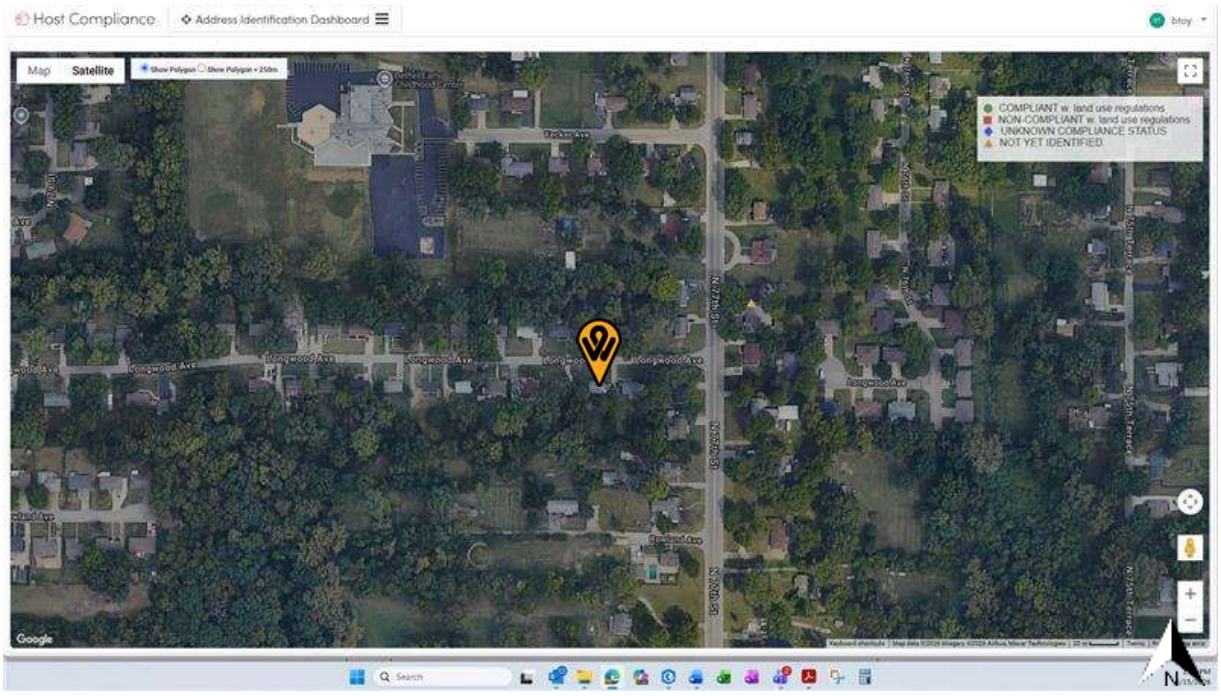
AERIAL IMAGERY

ZONING MAP



LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Application Number: 7711 Longwood

Date and Location: June 29, 2026, West Wyandotte Branch Library, 1737 N. 82nd St. Kansas City, KS 66112

Meeting called to order at: 5:30 p.m.

Names of people in attendance - *There were no attendees*

Introductions:

Presentation by Scott Properties summary:

Questions asked, individual who asked question, and answers given:

Meeting adjourned at:

Minutes taken by: Kristen Scott

SIGN IN ~ NEIGHBORHOOD MEETING
7711 LONGWOOD AVENUE
JUNE 29, 2026

* NO ATTENDEES *

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS
COUNTY OF Jackson)

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

1. That I am the petitioner for Petition # Oregon Use # 5820260-46 7711 Longwood Ave
2. That I conducted a neighborhood meeting on June 29, 2026
3. The notice to nearby property owners was sent on June 15, 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.

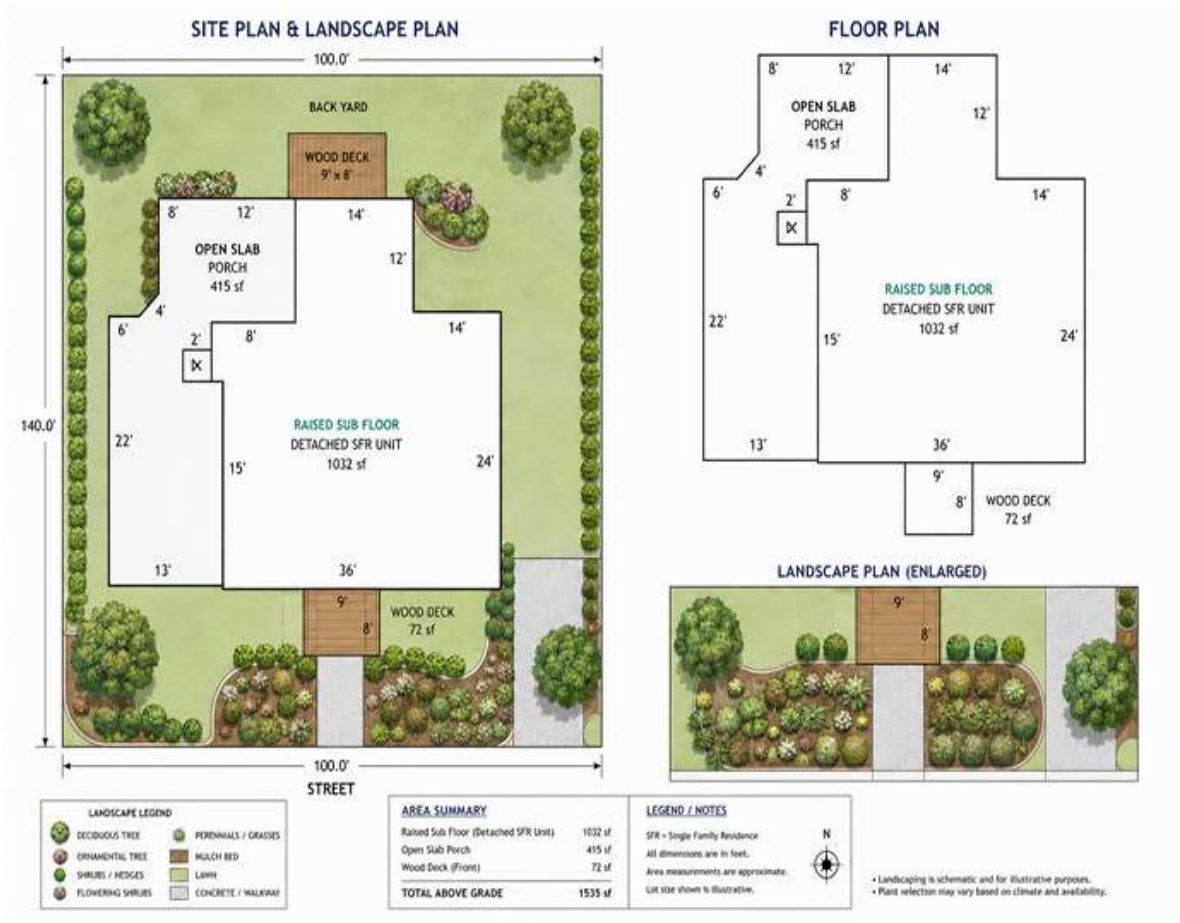
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30 day of June 2026

My commission expires 11 of September 2026

Notary Public

TONIA MARIE WILKERSON
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires 9/11/2026
Commission # 22455495


SITE PLAN & LANDSCAPE PLAN
100.0'
140.0'
BACK YARD
WOOD DECK
9' x 8'
OPEN SLAB
PORCH
415 sf
RAISED SUB FLOOR
DETACHED SFR UNIT
1032 sf
WOOD DECK
72 sf
100.0'
STREET
FLOOR PLAN
OPEN SLAB
PORCH
415 sf
RAISED SUB FLOOR
DETACHED SFR UNIT
1032 sf
WOOD DECK
72 sf
LANDSCAPE PLAN (ENLARGED)
LANDSCAPE LEGEND
DECIDUOUS TREE
ORNAMENTAL TREE
SHRUBS / HEDGES
FLOWERING SHRUBS
PERENNIALS / GRASSES
MULCH BED
LAWN
CONCRETE / WALKWAY
AREA SUMMARY
Raised Sub Floor (Detached SFR Unit) 1032 sf
Open Slab Porch 415 sf
Wood Deck (Front) 72 sf
TOTAL ABOVE GRADE 1535 sf
LEGEND / NOTES
SFR = Single Family Residence
All dimensions are in feet.
Area measurements are approximate.
Lot size shown is illustrative.
N
• Landscaping is schematic and for illustrative purposes.
• Plant selection may vary based on climate and availability.

BEDROOM 1
13'-0" x 11'-0"
BATH
5'-0" x 7'-0"
BEDROOM 3
10'-0" x 11'-0"
KITCHEN
14'-0" x 8'-0"
DINING
8'-0" x 11'-0"
DOWN
LIVING ROOM
20'-0" x 12'-0"
BEDROOM 2
10'-0" x 11'-0"
MAIN FLOOR PLAN
FURNACE ROOM
UP
BASEMENT
24'-0" x 36'-0"
BATH
5'-0" x 7'-0"
BASEMENT PLAN

6.6.1 GFCI & AFCI

Safety Hazard

RESOLVED - GFCI DAMAGED/INOPERATIVE

A Ground Fault Circuit Interrupter (GFCI) outlet is inoperative. This circuit should be repaired. There may be power present but the safety feature does not operate (trip or reset) properly.

Note: This defective GFCI receptacle, could be causing other outlets not to trip or be protected.

Kitchen

Recommendation

Contact a qualified electrical contractor.

6.6.2 GFCI & AFCI

Safety Hazard

RESOLVED - NO GFCI PROTECTION INSTALLED

No GFCI protection present in standard locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Depending on the age and location of the property this observation may not be a requirement, however we still recommend the improved the safety of these devices.

Recommendation

Contact a qualified electrical contractor.

Kitchen (Throughout)

Kitchen (Throughout)

6.6.3 GFCI & AFCI

RESOLVED - GFCI - WOULD NOT RESET

The GFCI outlet was tripped and would not reset. The receptacle should be replaced as it is common for them to fail as they age.

Recommendation

Contact a qualified electrical contractor.

POLICY PREMIUM

Total annual premium: $4,113.00

SECTION I - PROPERTY

Location number	Location of Described Premises	Limit of Insurance Coverage A Building	Limit of Insurance Coverage B Business Personal Property
001	7711 Longwood Ave Kansas City KS 66109-1634	$213,000 Replacement Cost	$20,000 Replacement Cost

SECTION II - LIABILITY

Coverage	Limits
Coverage L - Business Liability Per Occurrence	$1,000,000
Coverage M - Medical Expenses Each Person	$5,000
Aggregate Limits	**Limits**
Products/Completed Operations Aggregate	$2,000,000
General Aggregate	$2,000,000

DEDUCTIBLES

Section I Deductibles	Amount
Policy Deductible	$5,000

Welcome!
INFORMATION FOR
7711 LONGWOOD AVENUE
INFORMACIÓN PARA
7711 LONGWOOD AVENUE
Thank you
FOR STAYING
WITH US!
MAKE YOURSELF AT HOME
SIÉNTETE COMO EN CASA
EXPLORE THE AREA
EXPLORA LA ZONA
LOCAL DINING & ATTRACTIONS
RESTAURANTES Y ATRACCIONES LOCALES
HOUSE INFORMATION
INFORMACIÓN DE LA CASA
THANK YOU FOR STAYING!
¡GRACIAS POR SU ESTANCIA!
Relax
Unwind
Enjoy your stay!

(Published _____)

SP2026-046

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 SP2026-046, commonly known as 7711 Longwood Avenue, Kansas City, Kansas, legally described as:

MATHER SUB, S32, T10, R24, ACRES 0.34, L5, located at approximately 7711 Longwood Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

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

1. **Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
2. **Maximum number of guests shall be six (6);**
3. **All parking must be off-street, maximum number of vehicles is two (2). 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@wycock.org to begin this process;**
11. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
12. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
14. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
15. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
16. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed**

by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

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

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2025-047**

GENERAL INFORMATION

Applicant Information:
Todd Gearheart
7832 Kansas Avenue
Kansas City, Kansas 66111

Subject Property:
7832 Kansas Avenue
Kansas City, Kansas 66111

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 #6 Commissioner:
Philip J Lopez

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

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family home
South	R-1 Single Family and MP-2 Planned General Industrial Districts	Single-family home and an industrial business
East	R-1 Single Family District	Single-family home
West	R-1 Single Family District	Single-family home

Total Tract Size: 1.80 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Kansas Ave as a Major street type.

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

Landscaping Requirement: Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Todd Gearheart, is requesting a renewal of a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 7832 Kansas Avenue, Kansas City, Kansas 66111.

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. Staff does not have access to this information.

Building, Zoning, or Code Enforcement Complaints:

1. ENV25-0929 – April 14, 2025 – Noticed Issue – Code-Environment
2. 08212-02316– May 23, 2008 – Closed – Code-Environment – Previous property owner.
3. 07200-02687 – July 11, 2007 – Closed – Code-Environment – Previous property owner.
4. 07505-00139 – July 2, 2007 – Closed – QQRTT – Previous property owner.
5. 06212-00000-01816 – October 17, 2006 – Closed – Code-Environment – 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. SP2025-024 – Special Use Permit – April 28, 2025 – Approved – Non-Owner-Occupied short-term rental. Approved for one (1) year.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Muncie Stony Point Statistical Neighborhood and Census Block Group 0440011. The character of the neighborhood is a mixture of agricultural, rural residential and light industrial uses along the north side of K-32 Highway (Kaw Drive) between the Grinter Heights subdivision at South 80th Street on the east and I-435 on the west as well as the heavy industrial uses along 88th and Woodend Avenue industrial area lies to the south, across K-32 Highway and the Union Pacific Railroad main line.

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 parcels zoned in the R-1 Single Family District. The character and uses of the surrounding parcels are compatible with this proposed change. Use of the

property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single family detached residential development. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

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

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Kansas Avenue, a mayor street, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

   The proposed use provides a convenience to the public in the form of temporary lodging, however, issues such as making excessive noise, vibration, illumination, overcrowding of land, and undue concentrations of population could impact nearby properties negatively. If managed properly, however, the use of the property is not expected to substantially nor permanently injure the appropriate use, visual quality, or marketability of adjoining property.

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

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

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

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

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

    The proposed use will not damage or destroy an irreplaceable natural resource as it is an existing, permitted residence in an existing residential 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 has maintained the proposed use as originally proposed and according to previous conditions of approval.

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is three (3). 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 7832 Kansas Avenue on June 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Previous Conditions of Approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-047**, **for two (2) years**, subject to:

1. **Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
2. **The maximum number of guests shall be six (6);**
3. **All parking must be off-street, the maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
4. **Driveway must be concrete or asphalt. Gravel is prohibited;**
5. **Parking area shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **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;**
8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
11. **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);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, occupying businesses must file and maintain a current**

business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

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

21. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
23. **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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Affidavit
Insurance Policy
Site Plan
Floor Plan
Guestbook
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-047** 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 **SP2026-047,** 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.

July 13, 2026, City Planning Commission Minutes:
Hearing starts at 1:26:54:

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

SP2026-047 - TODD GEARHEART
Synopsis: Special Use Permit (Renewal of SP2025-024, expires August 18, 2026) for a Non-Owner Occupied Short-Term Rental at 7832 Kansas Avenue. *Detailed Outline of Requested Action:* The applicant, Todd Gearheart, is requesting a renewal of a Special Use Permit to operate a short-term rental at AirBnB. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the block at 7832 Kansas Avenue, Kansas City, Kansas 66111.

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 1:29:13:

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

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

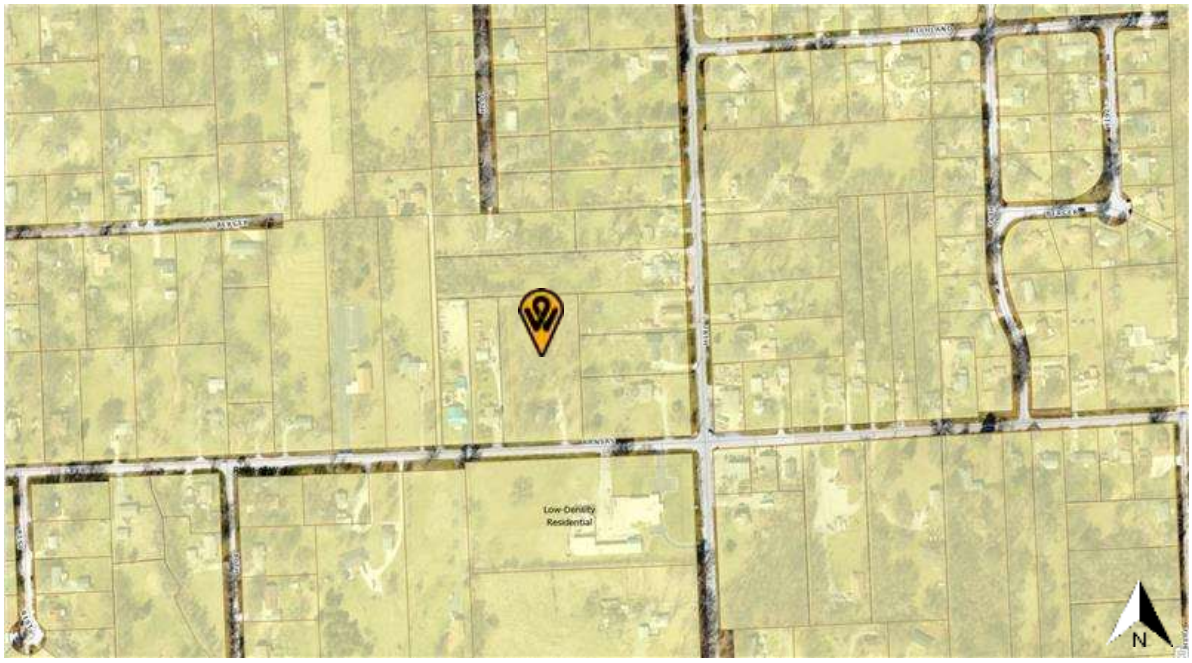
Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

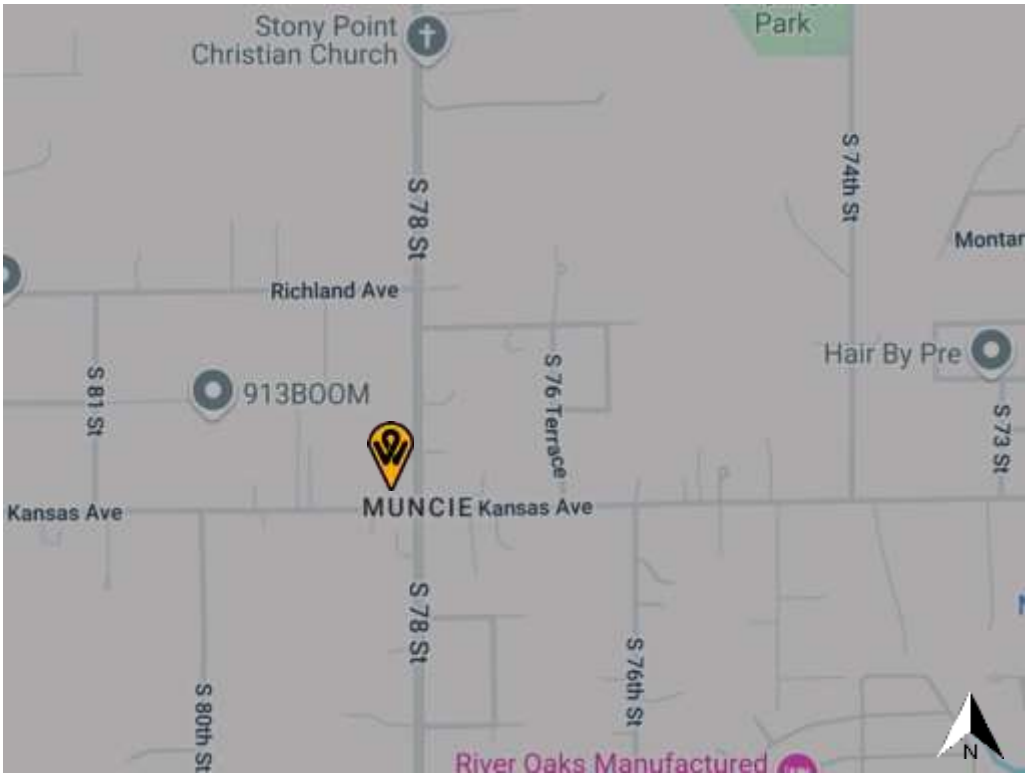
AERIAL IMAGERY

ZONING MAP

LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Contact: Todd Gearheart

Address: 1405 S. 80th St. KCK 66111

Email: tgearheart123@gmail.com

Phone: 913-744-1862

Application Number SP2026-047

Date and Location: June 29, 2026, 7832 Kansas Avenue, KCK 66111

Meeting called to order at: 5 p.m.

Number of people in attendance: zero

Introductions: N/A

Q&A: N/A

Meeting adjourned at: 5:40 p.m.

Minutes taken by: Robin Gearheart

Sign In Sheet

STR Application: SP2026-047

Neighborhood Meeting: June 29th, 2026

Location: 7832 Kansas Avenue, Kansas City, KS 66111

Name _____ Address _____ Phone

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-047.
2. That I conducted a neighborhood meeting on 6-29-2026.
3. The notice to nearby property owners was sent on 6-11-2026.
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.

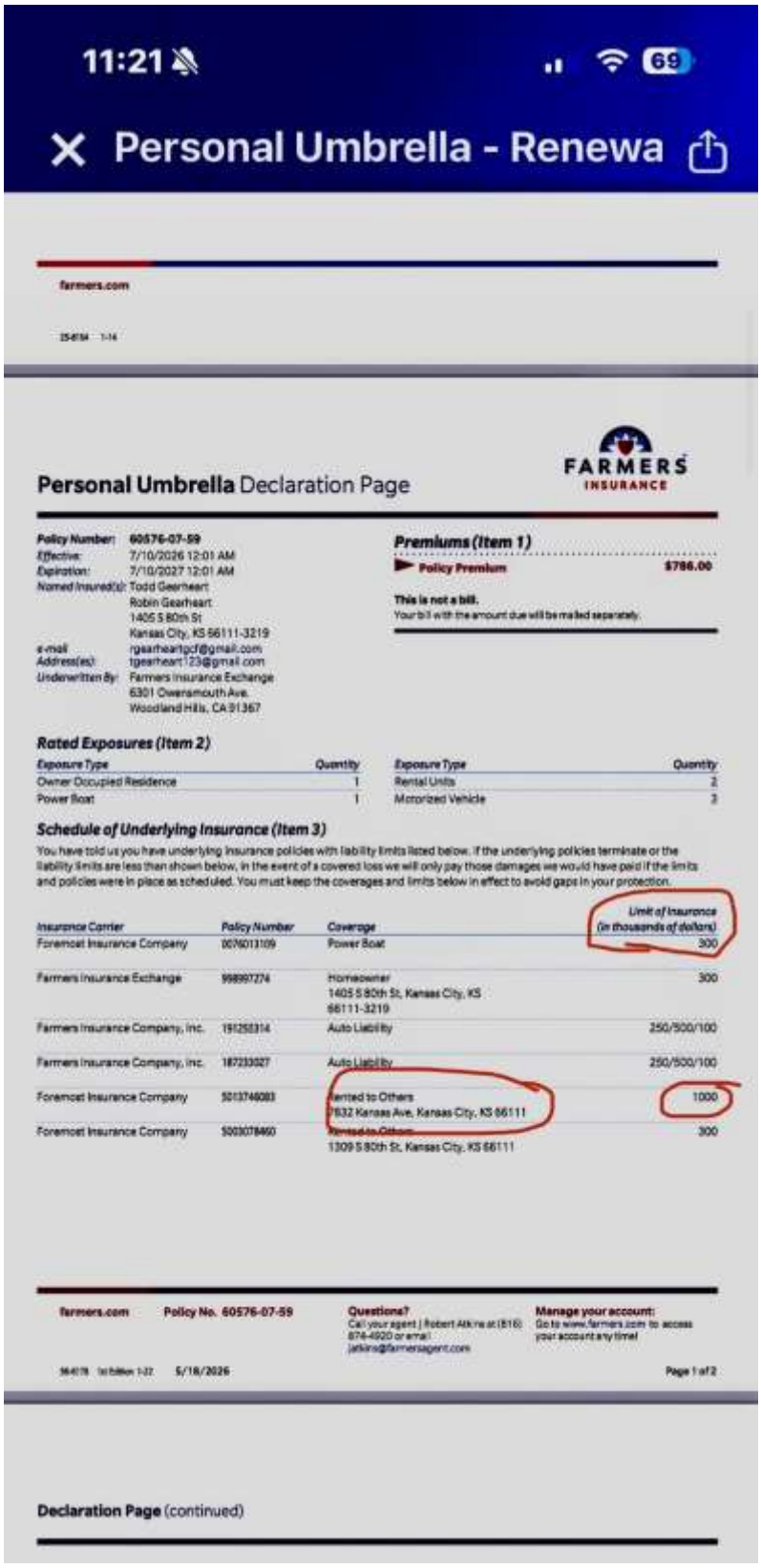
Affiant

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

My commission expires 21st of 2, 2028.

Notary Public

Matt Epley
Notary Public - State of Kansas
My Commission Expires 2-21-28


11:21
69
Personal Umbrella - Renewa
farmers.com
Personal Umbrella Declaration Page
FARMERS INSURANCE
Policy Number: 60576-07-59
Effective: 7/10/2026 12:01 AM
Expiration: 7/10/2027 12:01 AM
Named Insured(s): Todd Gearheart
Robin Gearheart
1405 S 80th St
Kansas City, KS 66111-3219
e-mail Address(es): rgearheartgcf@gmail.com
tgearheart123@gmail.com
Underwritten By: Farmers Insurance Exchange
6301 Owensmouth Ave.
Woodland Hills, CA 91367
Premiums (Item 1)
Policy Premium $786.00
This is not a bill.
Your bill with the amount due will be mailed separately.
Rated Exposures (Item 2)
Exposure Type Quantity Exposure Type Quantity
Owner Occupied Residence 1 Rental Units 2
Power Boat 1 Motorized Vehicle 3
Schedule of Underlying Insurance (Item 3)
You have told us you have underlying insurance policies with liability limits listed below. If the underlying policies terminate or the liability limits are less than shown below, in the event of a covered loss we will only pay those damages we would have paid if the limits and policies were in place as scheduled. You must keep the coverages and limits below in effect to avoid gaps in your protection.
Insurance Carrier Policy Number Coverage Limit of Insurance (in thousands of dollars)
Foremost Insurance Company 0076013109 Power Boat 300
Farmers Insurance Exchange 998997274 Homeowner 1405 S 80th St, Kansas City, KS 66111-3219 300
Farmers Insurance Company, Inc. 191253314 Auto Liability 250/500/100
Farmers Insurance Company, Inc. 187233027 Auto Liability 250/500/100
Foremost Insurance Company 5013746083 Rented to Others 7532 Kansas Ave, Kansas City, KS 66111 1000
Foremost Insurance Company 5003078460 Rented to Others 1309 S 80th St, Kansas City, KS 66111 300
farmers.com Policy No. 60576-07-59
Questions? Call your agent | Robert Atkins at (816) 874-4920 or email jatkins@farmersagent.com
Manage your account: Go to www.farmers.com to access your account any time!
5/18/2026
Page 1 of 2
Declaration Page (continued)

SITE PLAN

Address:
7832 KANSAS AVE KANSAS CITY, KS 66111

Assessor's Parcel Number:
017405

Parcel Area:
1.8 Acres

Zoning: /

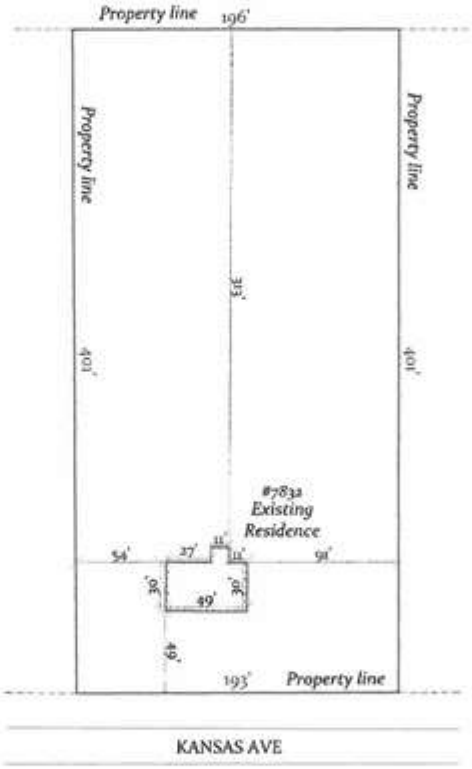
Legal Description:
WAYS 2ND SUB, S17, T11, R24, ACRES 2.040000, S 404.5FT L6, S 404FT OF E 29FT L7

Subdivision: WAYS 2ND SUB

Owner: GEARHEART LIVING TRUST

Paper size & scale:
11" x 17"; 1"=60'

Date: April, 2025



Scale:
1"=60'
Paper size:
11" x 17"

Legend
- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

Graphic scale
0 30' 60' 120'

BR
BR
CLOSET
CLOSET
CHIMNEY
CLOSET
FP
LAUNDRY
BATH
LIVING ROOM
KITCHEN
COVERED PORCH
DINING RM
COVERED PORCH
CONCRETE PATIO
SIDE WALK
SIDEWALK
PROPOSED CARPORT
6"X6" POST BOLTED TO PATIO
6"X6" POSTS ON 14"X32" DEEP CONCRETE PIER
21'
GERHARD LIVING TRUST
7833 KANSAS AVENUE
913-744-1802
1/4" = 1'
CARPORT PROPOSAL

GUIDEBOOK

Cowtown Cutie House

7832 KANSAS AVE.
KANSAS CITY, KS 66111

Table of CONTENTS

1	Meet the hosts
2	About the home
3	Amenities guide
4	Wifi info
5-6	Check-in/Checkout
7	House Rules
8	Emergency Contacts
9	Transportation
10-16	Restaurants & Things to do
17	Connect with us
18	Leave a review
19	Read Safety Guidelines
20-23	Home Gallery

(Published _____)

SP2026-047

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 SP2026-047, commonly known as 7832 Kansas Avenue, Kansas City, Kansas, legally described as:

UNIVERSITY-ROSEDALE 6TH REP, S26, T11, R25, ACRES 0.18, SLY 29FT L13, located at approximately 7832 Kansas Avenue, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for continuation of a Short-Term Rental.

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

1. **Parking lot shall be repaved with asphalt or concrete. Gravel surfaces are not permitted;**
2. **The maximum number of guests shall be six (6);**
3. **All parking must be off-street, the maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
4. **Driveway must be concrete or asphalt. Gravel is prohibited;**
5. **Parking area shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
6. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
7. **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;

8. **Applicant is to maintain liability insurance;**
9. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
10. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
11. **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);**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
17. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
18. **Any business in Wyandotte County that is required to obtain any Special**

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

19. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
20. **The Special Use Permit shall be valid for 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;**
21. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper;**
22. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit; and,**
23. **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.**

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: July 30, 2026

Re: **Special Use Permit Petition SP2026-048**

GENERAL INFORMATION

Applicant Information:
Kelly Spencer Creative Tots Child Care
614 Orville Avenue
Kansas City, Kansas 66101

Subject Property:
2515 Haskell Avenue
Kansas City, Kansas 66104

Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue operating a non-owner occupied, in-home daycare (SP2025-028 expires on August 14, 2026).

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #4 Commissioner: Dr. Evelyn Hill

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

Plan Area:
Northeast Area Plan

	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:	0.2877 Acre
Comprehensive Plan Designation:	The Northeast Area Plan designates this property as Lower-Medium Density Residential. Lower-Medium Density Residential is intended to promote infill development and investment by allowing additional units compared to the Single-Family district, while preserving the overall character of existing neighborhoods.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Haskell Avenue as a local street type.
Parking Requirement:	Section 27-455(d) states two off-street parking spaces shall be provided on the premises for each single-family dwelling.
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 fulfills this requirement.
Advertisement:	The Wyandotte Echo – June 18, 2026 Letters to Property Owners – June 19, 2026
Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Kelly Spencer, is requesting a renewal of a Special Use Permit to continue operating a non-owner occupied, in-home daycare at 2515 Haskell Avenue, Kansas City, Kansas 66104.

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:

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

Building, Zoning, or Code Enforcement Complaints:

1. 24201-00411 – June 13, 2024 – Closed – Code-Structural.
2. 11208-00544 – April 28, 2011 – TOW.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2025 – SP2025-028 – Special Use Permit for a non-owner occupied, in-home daycare. Approved for one (1) year – expiring on August 14, 2026.

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Northwest Statistical Neighborhood, Organization for Community Preservation (OCP), and Census Block Group 0406003. The character of the neighborhood is exclusively single-family residential homes, within an established subdivision.

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

   The zoning and uses are set out above. The subject property is surrounded by the R-1 (B) Single Family District. Use of the property as a daycare, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While a daycare 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, overcrowding of land and undue concentrations of population. The property could be suitable for use as a daycare 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 Northeast Area Plan designates this property as Lower-Medium Density Residential. Lower-Medium Density Residential is intended to promote infill development and investment by allowing additional units compared to the Single-Family District, while preserving the overall character of existing neighborhoods. The proposed use conforms to the Northeast Area Plan designation.

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

   The proposed use has the potential to increase vehicular traffic but should not exceed the capacity of Haskell Avenue and North 26th Street. Clients of the daycare tend to travel more throughout the area, as they are dropping off and picking up their children.

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 care, however, issues such as making excessive noise, 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, overcrowding of land, and undue concentrations of population, are all potential issues that are related to daycares if it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a daycare 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 daycare, 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 daycare 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. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-048**, **for two (2) years**, subject to:

1. **Hours of operation shall be from 6:00 AM to 6:00 PM;**
2. **A maximum of 12 children shall be in the center;**
3. **Vehicles for drop off and pick up must park in the driveway;**
4. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
5. **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;**
6. **If approved, the applicant 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;**
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 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **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;**
10. **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;**
11. **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;

12. **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;**
13. **The Special Use Permit shall be valid for two (2) 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;**
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; and,**
15. **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.

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-048** 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 **SP2026-048,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-048 - KELLY SPENCER WITH CREATIVE TOTS CHILDCARE LLC
Synopsis: Special Use Permit (Renewal of SP2025-028, expires August 14, 2026) for a daycare at 2515 Haskell Avenue. *Detailed Outline of Requested Action:* The applicant, Kelly Spencer, is requesting a renewal of a Special Use Permit to continue operating a non-owner occupied, in-home daycare at 2515 Haskell Avenue, Kansas City, Kansas 66104.

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 1:29:13:

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

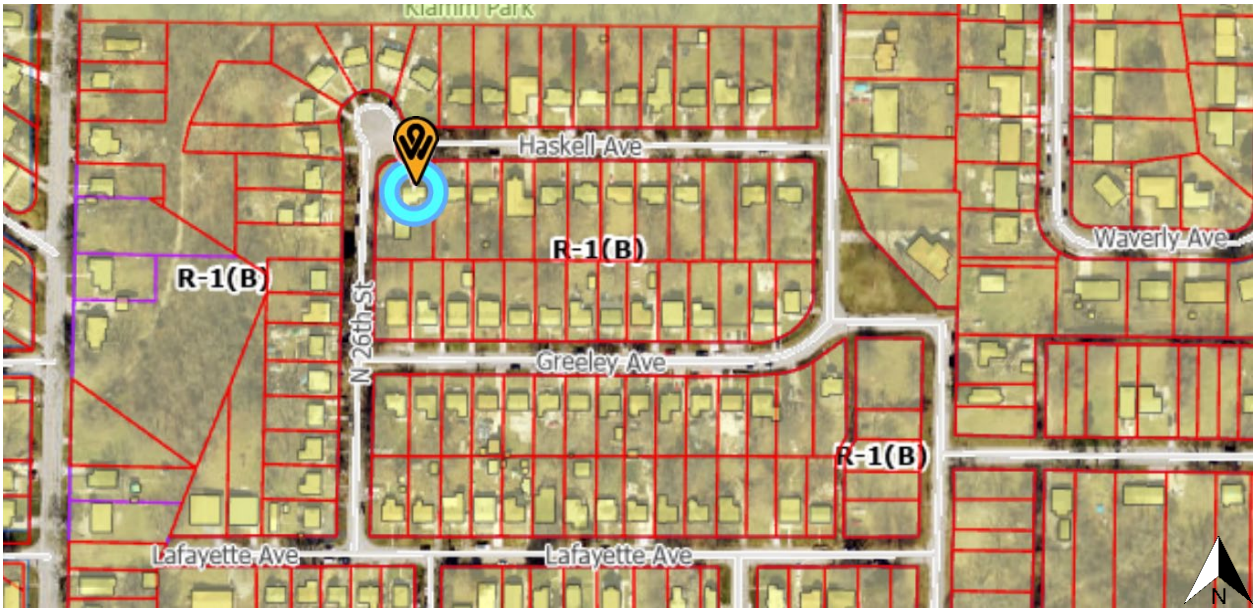
Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

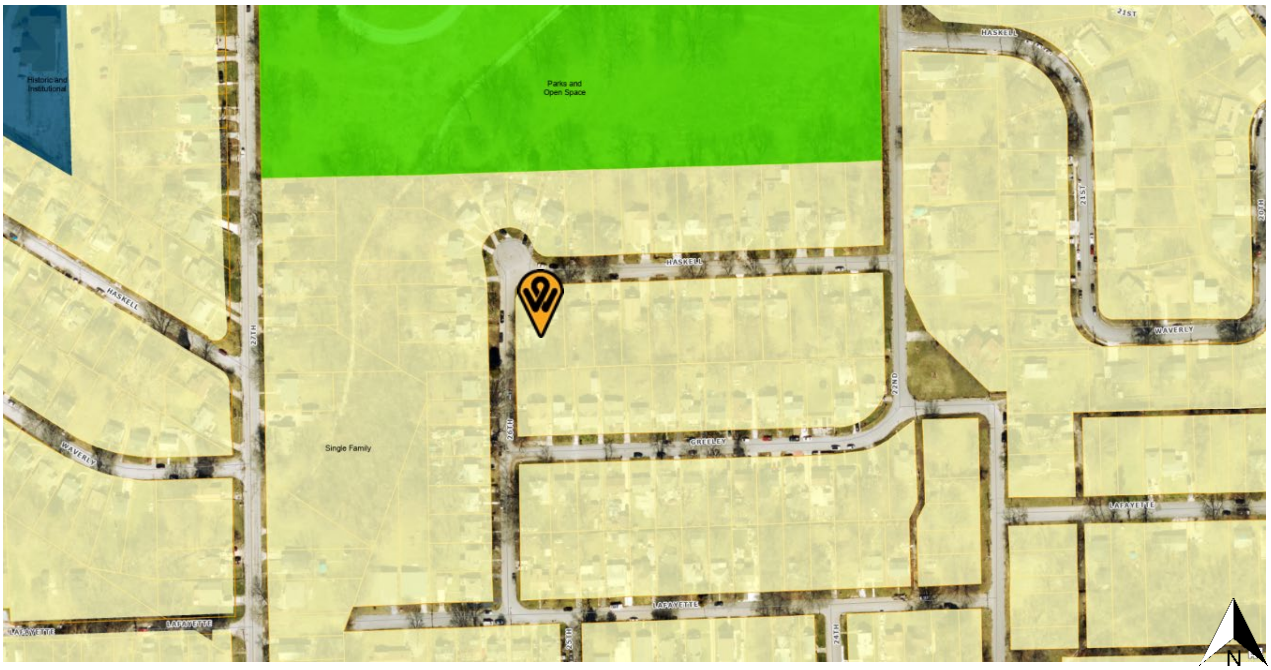
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP


Historic and Institutional
Parks and Open Space
Single Family
HASKELL
WAVERLY
LAFAYETTE
GRILLEY
21ST
23RD
24TH
N

Toy, Byron

From: Morris, Rose
Sent: Tuesday, June 23, 2026 12:25 PM
To: Toy, Byron
Subject: Fw: Kelly Spencer SP2025-028

Rose Morris
Professional Assistant
913.573.5764
rmorris@wycokck.org

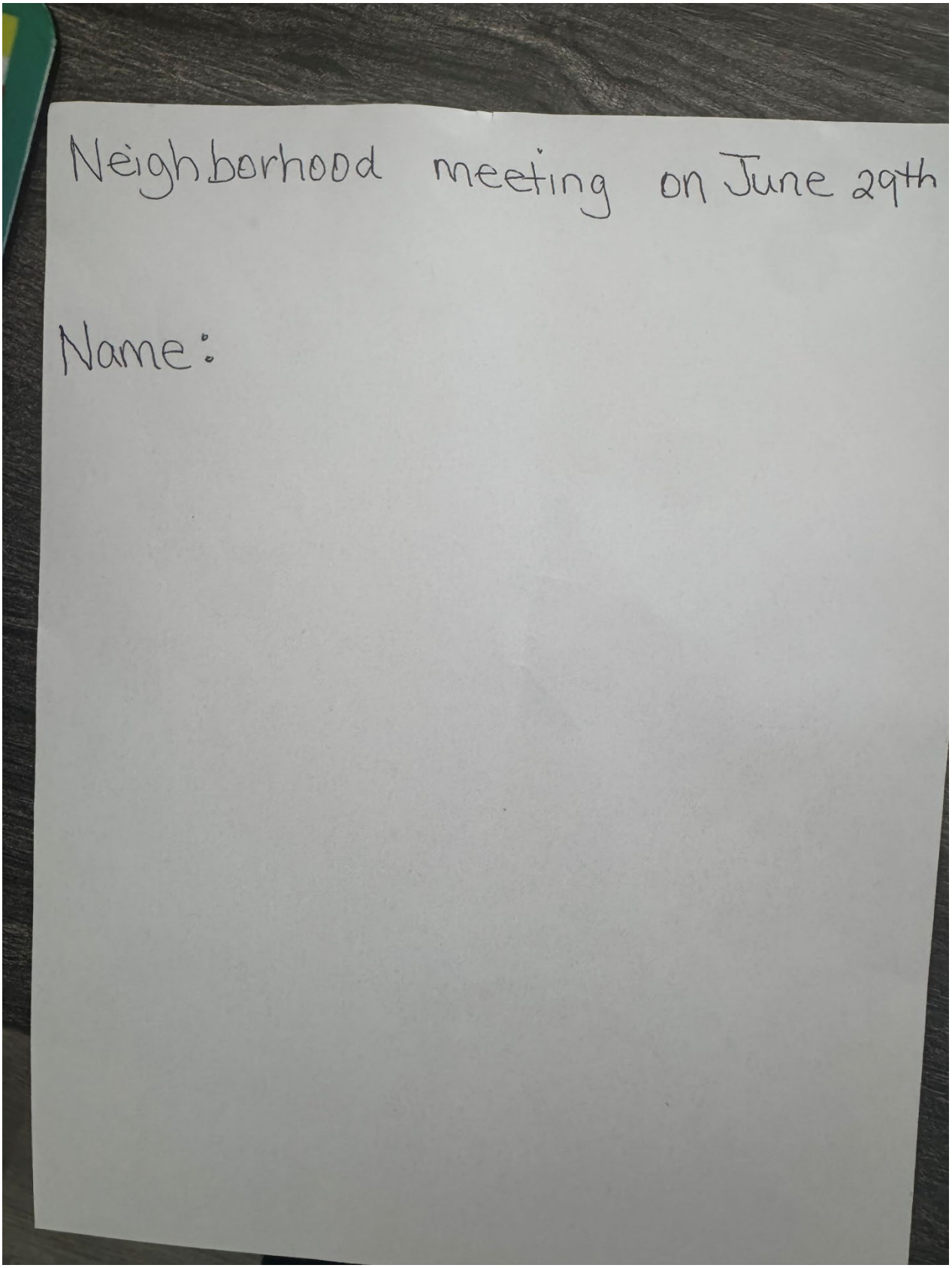
Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

Note: Applications are public record and recently have been subject to scams. Check the sender when receiving invoices for payment (all fees listed here). Payment will only be taken through check addressed to the **Unified Treasurer** and delivered to the Planning Department at 701 North 7th Street, Kansas City, Kansas, Suite 423 or online through Pay.payitgov.com/wyco-urban-design. When in doubt, please contact the Planning Department at 913-573-5750 or Planninginfo@wycokck.org.

From: Kelly Spencer <kspencer4646@gmail.com>
Sent: Tuesday, June 23, 2026 9:14 AM
To: Morris, Rose <rmorris@wycokck.org>
Subject: Fwd: Kelly Spencer SP2025-028

---------- Forwarded message ---------
From: **Kelly Spencer** <kspencer4646@gmail.com>
Date: Tue, Jun 23, 2026 at 9:12 AM
Subject: Kelly Spencer SP2025-028
To: <planninginfo@wycokck.org>

1. No changes in operation since approval 2025
2. Only one vehicle is allowed on the parking lot
3.The maximum of children 12
4. The ages run from newborn to 5 years old
5. Operation hours are 6am to 6pm
6. Yes, its playground equipment in the backyard
7. I have one staff.


Neighborhood meeting on June 29th
Name:

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas City)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-048.
2. That I conducted a neighborhood meeting on June 29th 2026.
3. The notice to nearby property owners was sent on June 15th 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.

Kelly Spencer
Affiant

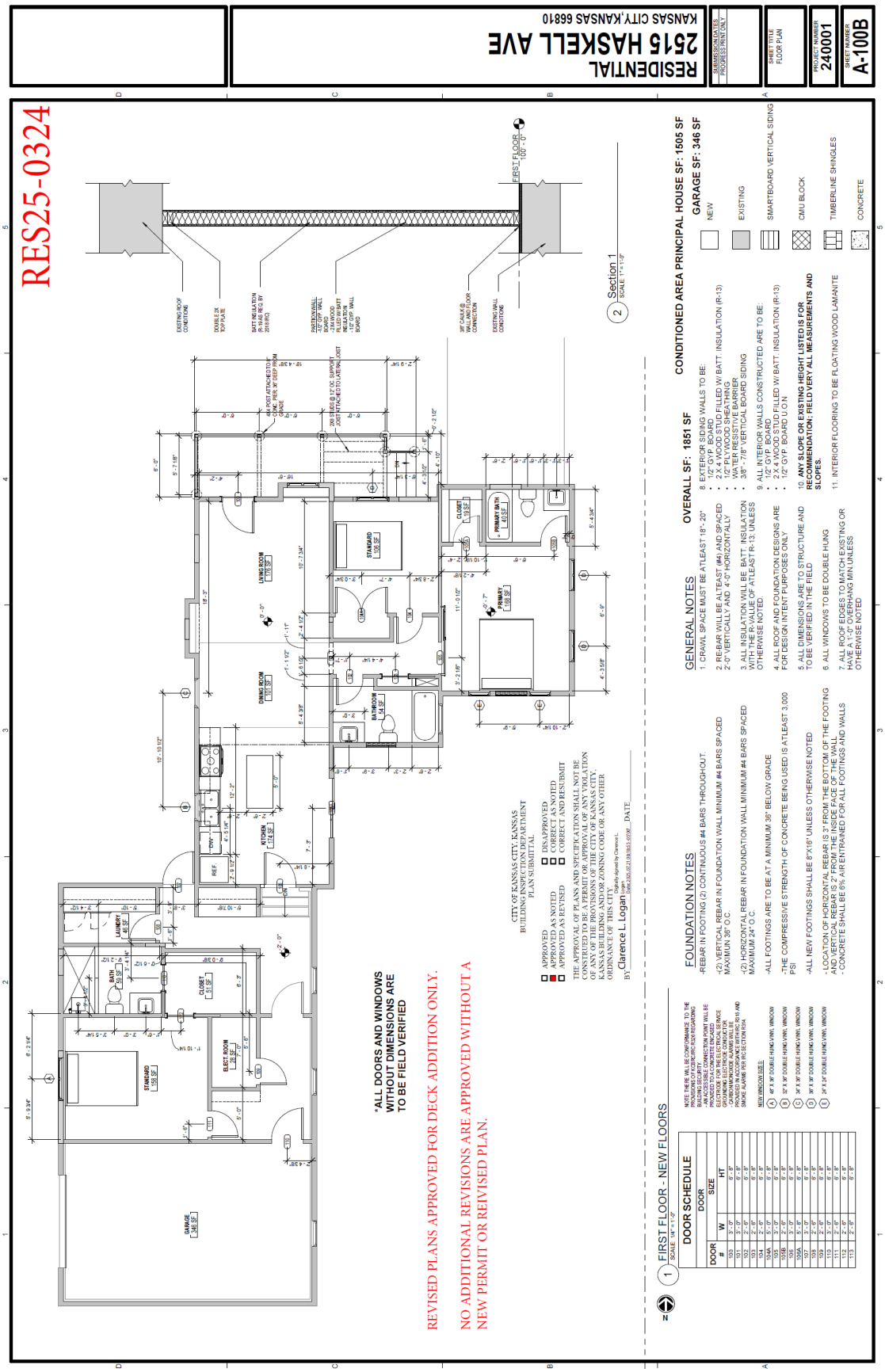
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of June, 20 26.

My commission expires 09 of 18, 20 27.

NOTARY PUBLIC STATE OF KANSAS DEBRA BING My Appt. Exp. 09.18.27

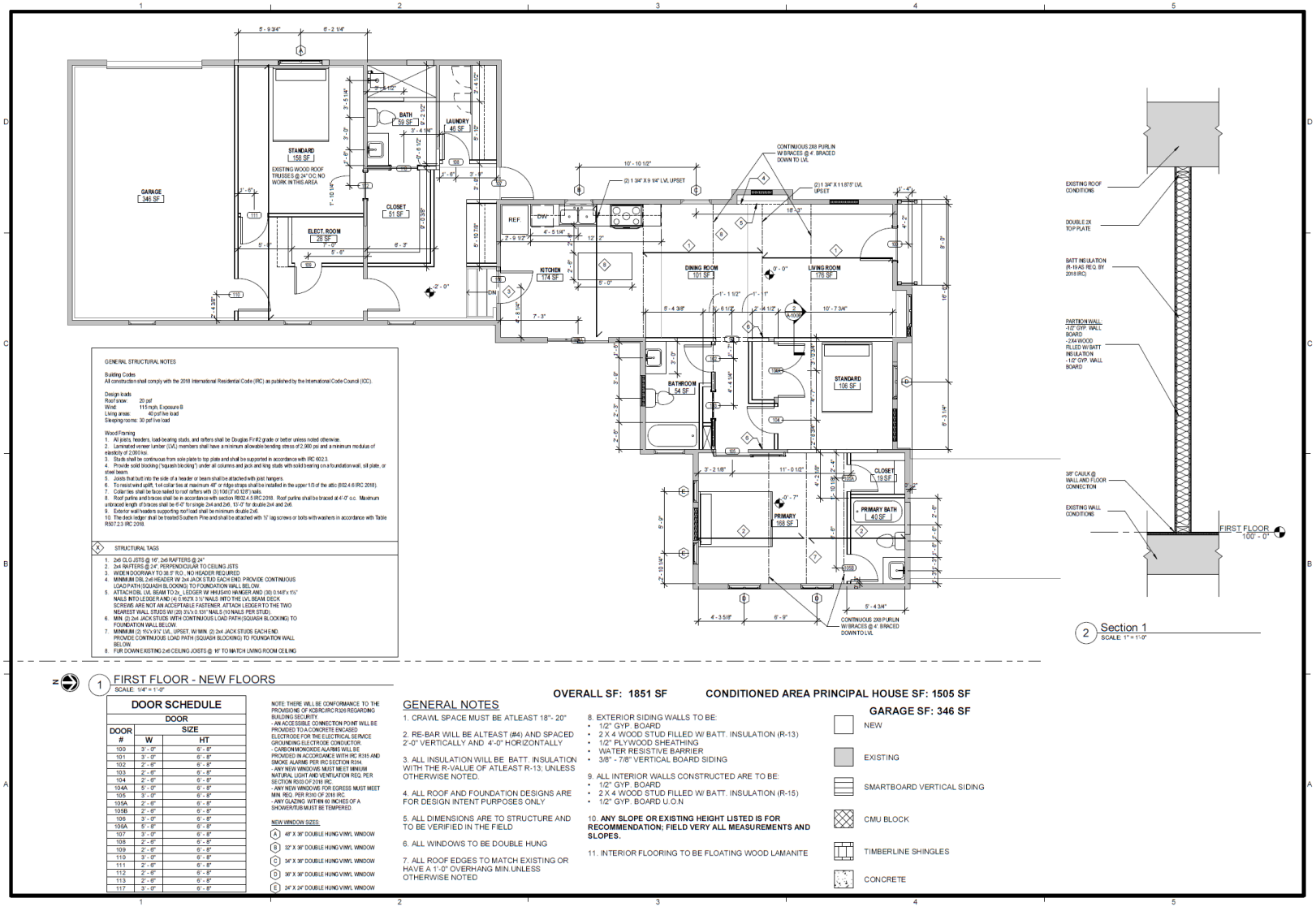
Debra Bing
Notary Public

West
North
East
South
Exit
Exit
Toddler room 12
Learning room
Baby room 3
Children will drink water in the kitchen
3 toilets
3 sinks
FIRST FLOOR - NEW FLOORS
SCALE: 1/4" = 1'-0"
GENERAL NOTES
OVERALL SF: 1851 SF
CONDITIONED AREA PRINCIPAL HOUSE SF: 1505 SF
GARAGE SF: 346 SF
NEW
EXISTING
SMARTBOARD VERTICAL SIDING
CMU BLOCK
DOOR SCHEDULE
GENERAL STRUCTURAL NOTES
STRUCTURAL TAGS


RES25-0324
RESIDENTIAL
2515 HASKELL AVE
KANSAS CITY, KANSAS 66810
PERMIT SET
PROGRESS PRINT ONLY
SHEET TITLE
FLOOR PLAN
PROJECT NUMBER
240001
SHEET NUMBER
A-100B
1 FIRST FLOOR - NEW FLOORS
SCALE: 1/4" = 1'-0"
2 Section 1
SCALE: 1" = 1'-0"
DOOR SCHEDULE
DOOR
DOOR # | W | SIZE HT
100 3'-0" 6'-8"
101 3'-0" 6'-8"
102 2'-6" 6'-8"
103 2'-6" 6'-8"
104A 2'-6" 6'-8"
104 2'-6" 6'-8"
105 3'-0" 6'-8"
106 3'-0" 6'-8"
106A 5'-0" 6'-8"
107 3'-0" 6'-8"
108 2'-6" 6'-8"
109 2'-6" 6'-8"
110 3'-0" 6'-8"
111 3'-0" 6'-8"
112 2'-6" 6'-8"
113 2'-6" 6'-8"
NOTE: THERE WILL BE CONFORMANCE TO THE PROVISIONS CONTAINED IN THE HOMEOWNERS BUILDING SECURITY.
ALL BEDROOMS SHALL HAVE AT LEAST ONE WALL BE PROVIDED TO A CONCRETE ENCASED ELECTRICIDE FOR THE ELECTRICAL SERVICE
ALL DWELLING UNITS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS WILL BE COMBINATION SMOKE/CARBON MONOXIDE ALARMS AND SMOKE ALARMS PER IRC SECTION R314.
NEW WINDOW SIZES:
A 48" X 36" DOUBLE HUNG VINYL WINDOW
B 30" X 36" DOUBLE HUNG VINYL WINDOW
C 24" X 36" DOUBLE HUNG VINYL WINDOW
D 36" X 36" DOUBLE HUNG VINYL WINDOW
E 24" X 24" DOUBLE HUNG VINYL WINDOW
*ALL DOORS AND WINDOWS WITHOUT DIMENSIONS ARE TO BE FIELD VERIFIED
REVISED PLANS APPROVED FOR DECK ADDITION ONLY.
NO ADDITIONAL REVISIONS ARE APPROVED WITHOUT A NEW PERMIT OR REIVISED PLAN.
CITY OF KANSAS CITY, KANSAS
BUILDING INSPECTION DEPARTMENT
PLAN SUBMITTAL
APPROVED
APPROVED AS NOTED
APPROVED AS REVISED
DISAPPROVED
CORRECT AS NOTED
CORRECT AND RESUBMIT
THE APPROVAL OF PLANS AND SPECIFICATION SHALL NOT BE CONSTRUED TO BE A PERMIT OR APPROVAL OF ANY VIOLATION OF ANY OF THE PROVISIONS OF THE CITY'S BUILDING CODE, KANSAS BUILDING AND/OR ZONING CODE OR ANY OTHER ORDINANCE OF THIS CITY.
BY: Clarence L Logan DATE:
FOUNDATION NOTES
-REBAR IN FOOTING (2) CONTINUOUS #4 BARS THROUGHOUT.
-(2) VERTICAL REBAR IN FOUNDATION WALL MINIMUM #4 BARS SPACED MAXIMUM 36" O.C.
-(2) HORIZONTAL REBAR IN FOUNDATION WALL MINIMUM #4 BARS SPACED MAXIMUM 24" O.C.
-ALL FOOTINGS ARE TO BE AT A MINIMUM 36" BELOW GRADE
-THE COMPRESSIVE STRENGTH OF CONCRETE BEING USED IS ATLEAST 3,000 PSI
-ALL NEW FOOTINGS SHALL BE 8"X16" UNLESS OTHERWISE NOTED
- LOCATION OF HORIZONTAL REBAR IS 3" FROM THE BOTTOM OF THE FOOTING AND VERTICAL REBAR IS 2" FROM THE INSIDE FACE OF THE WALL
- CONCRETE SHALL BE 6% AIR ENTRAINED FOR ALL FOOTINGS AND WALLS
GENERAL NOTES
OVERALL SF: 1851 SF
CONDITIONED AREA PRINCIPAL HOUSE SF: 1505 SF
GARAGE SF: 346 SF
1. CRAWL SPACE MUST BE ATLEAST 18"- 20"
2. RE-BAR WILL BE ATLEAST (#4) AND SPACED 2'-0" VERTICALLY AND 4'-0" HORIZONTALLY
3. ALL INSULATION WILL BE BATT INSULATION WITH THE R-VALUE OF ATLEAST R-13, UNLESS OTHERWISE NOTED.
4. ALL ROOF AND FOUNDATION DESIGNS ARE FOR DESIGN INTENT PURPOSES ONLY.
5. ALL DIMENSIONS ARE TO STRUCTURE AND TO BE VERIFIED IN THE FIELD
6. ALL WINDOWS TO BE DOUBLE HUNG
7. ALL ROOF EDGES TO MATCH EXISTING OR HAVE A 1'-0" OVERHANG MIN UNLESS OTHERWISE NOTED
8. EXTERIOR SIDING WALLS TO BE:
• 1/2" GYP. BOARD
• 2 X 4 WOOD STUD FILLED W/ BATT. INSULATION (R-13)
• 1/2" STRUCTURAL SHEATHING
• WATER RESISTIVE BARRIER
• 3/8" - 7/8" VERTICAL BOARD SIDING
9. ALL INTERIOR WALLS CONSTRUCTED ARE TO BE:
• 1/2" GYP. BOARD
• 2 X 4 WOOD STUD FILLED W/ BATT. INSULATION (R-13)
• 1/2" GYP. BOARD U.O.N
10. ANY SLOPE OR EXISTING HEIGHT LISTED IS FOR RECOMMENDATION; FIELD VERY ALL MEASUREMENTS AND SLOPES.
11. INTERIOR FLOORING TO BE FLOATING WOOD LAMINITE
NEW
EXISTING
SMARTBOARD VERTICAL SIDING
CMU BLOCK
TIMBERLINE SHINGLES
CONCRETE
EXISTING ROOF CONDITIONS
DOUBLE 2X TOP PLATE
BATT INSULATION R-38 MIN. OR 2019 IRC
PARTITION WALL 1/2" GYP. WALL BOARD 2X4 WOOD STUD W/ BATT INSULATION 1/2" GYP. WALL BOARD
1/8" GASKET @ WALL AND FLOOR CONNECTION
EXISTING WALL CONDITIONS
4X4 POST ATTACHED TO 6" CONC. PIER, 36" DEEP FROM GRADE
2X8 STUDS @ 12" O.C. SUPPORT JOIST ATTACHED TO EXTERIOR JOIST
FIRST FLOOR 00' - 0"
LIVING ROOM 155 SF
STANDARD 105 SF
DINING ROOM 100 SF
KITCHEN 135 SF
BATHROOM 54 SF
CLOSET 19 SF
PRIMARY BATH 45 SF
PRIMARY 198 SF
CLOSET 51 SF
ELECT. ROOM 48 SF
STANDARD 105 SF
BATH 55 SF
LAUNDRY 48 SF
GARAGE 346 SF

SP2026-048

July 30, 2026



GENERAL STRUCTURAL NOTES

Building Codes
All construction shall comply with the 2018 International Residential Code (IRC) as published by the International Code Council (ICC).

Design loads
Roof snow: 20 psf
Wind: 115 mph, Exposure B
Living areas: 40 psf live load
Sleeping rooms: 30 psf live load

Wood Framing
1. All joists, headers, load-bearing studs, and rafters shall be Douglas Fir#2 grade or better unless noted otherwise.
2. Laminated veneer lumber (LVL) members shall have a minimum allowable bending stress of 2,900 psi and a minimum modulus of elasticity of 2,000 ksi.
3. Studs shall be continuous from sole plate to top plate and shall be supported in accordance with IRC 602.3.
4. Provide solid blocking ("squash blocking") under all columns and jack and king studs with solid bearing on a foundation wall, sill plate, or steel beam.
5. Joists that butt into the side of a header or beam shall be attached with joist hangers.
6. To resist wind uplift, 1x4 collar ties at maximum 48" or ridge straps shall be installed in the upper 1/3 of the attic (R02.4.6 IRC 2018).
7. Collar ties shall be face-nailed to roof rafters with (3) 10d (3"x0.128") nails.
8. Roof purlins and braces shall be in accordance with section R802.4.5 IRC 2018. Roof purlins shall be braced at 4'-0" o.c. Maximum unbraced length of braces shall be 6'-0" for single 2x4 and 2x6, 10'-0" for double 2x4 and 2x6.
9. Exterior wall headers supporting roof load shall be minimum double 2x6
10. The deck ledger shall be treated Southern Pine and shall be attached with ½" lag screws or bolts with washers in accordance with Table R507.2.3 IRC 2018.

STRUCTURAL TAGS

1. 2x6 CLG JSTS @ 16", 2x6 RAFTERS @ 24"
2. 2x4 RAFTERS @ 24", PERPENDICULAR TO CEILING JSTS
3. WIDEN DOORWAY TO 36.5" R.O., NO HEADER REQUIRED
4. MINIMUM DBL 2x6 HEADER W/ 2x4 JACK STUD EACH END. PROVIDE CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW.
5. ATTACH DBL LVL BEAM TO 2x_ LEDGER W/ HHUS410 HANGER AND (30) 0.148"x 1½" NAILS INTO LEDGER AND (4) 0.162"X 3 ½" NAILS INTO THE LVL BEAM. DECK SCREWS ARE NOT AN ACCEPTABLE FASTENER. ATTACH LEDGER TO THE TWO NEAREST WALL STUDS W/ (20) 3½"x 0.131" NAILS (10 NAILS PER STUD)
6. MIN. (2) 2x4 JACK STUDS WITH CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW.
7. MINIMUM (2) 1¾"x 9¼" LVL, UPSET, W/ MIN. (2) 2x4 JACK STUDS EACH END. PROVIDE CONTINUOUS LOAD PATH (SQUASH BLOCKING) TO FOUNDATION WALL BELOW.
8. FUR DOWN EXISTING 2x6 CEILING JOISTS @ 16" TO MATCH LIVING ROOM CEILING

2 Section 1
SCALE: 1" = 1'-0"

1 FIRST FLOOR - NEW FLOORS
SCALE: 1/4" = 1'-0"

OVERALL SF: 1851 SF **CONDITIONED AREA PRINCIPAL HOUSE SF: 1505 SF**
GARAGE SF: 346 SF

DOOR SCHEDULE

DOOR #	SIZE W	SIZE HT
100	3' - 0"	6' - 8"
101	3' - 0"	6' - 8"
102	2' - 6"	6' - 8"
103	2' - 6"	6' - 8"
104	2' - 6"	6' - 8"
104A	5' - 0"	6' - 8"
105	3' - 0"	6' - 8"
105A	2' - 6"	6' - 8"
105B	2' - 6"	6' - 8"
106	3' - 0"	6' - 8"
106A	5' - 8"	6' - 8"
107	3' - 0"	6' - 8"
108	2' - 6"	6' - 8"
109	2' - 6"	6' - 8"
110	3' - 0"	6' - 8"
111	2' - 6"	6' - 8"
112	2' - 6"	6' - 8"
113	2' - 6"	6' - 8"
117	3' - 0"	6' - 8"

NOTE: THERE WILL BE CONFORMANCE TO THE PROVISIONS OF ICB/CURC R326 REGARDING BUILDING SECURITY.
- AN ACCESSIBLE CONNECTION POINT WILL BE PROVIDED TO A CONCRETE ENCASED ELECTRODE FOR THE ELECTRICAL SERVICE GROUNDING ELECTRODE CONDUCTOR.
- CARBON MONOXIDE ALARMS WILL BE PROVIDED IN ACCORDANCE WITH IRC R315 AND SMOKE ALARMS PER IRC SECTION R314.
- ANY NEW WINDOWS MUST MEET MINIUM NATURAL LIGHT AND VENTILATION REQ. PER SECTION R303 OF 2018 IRC.
- ANY NEW WINDOWS FOR EGRESS MUST MEET MIN. REQ. PER R310 OF 2018 IRC.
- ANY GLAZING WITHIN 60 INCHES OF A SHOWER/TUB MUST BE TEMPERED.

NEW WINDOW SIZES:

A 48" X 36" DOUBLE HUNG VINYL WINDOW
B 32" X 36" DOUBLE HUNG VINYL WINDOW
C 34" X 36" DOUBLE HUNG VINYL WINDOW
D 36" X 36" DOUBLE HUNG VINYL WINDOW
E 24" X 24" DOUBLE HUNG VINYL WINDOW

GENERAL NOTES

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2. RE-BAR WILL BE ALTEAST (#4) AND SPACED 2'-0" VERTICALLY AND 4'-0" HORIZONTALLY
3. ALL INSULATION WILL BE BATT. INSULATION WITH THE R-VALUE OF ATLEAST R-13; UNLESS OTHERWISE NOTED.
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7. ALL ROOF EDGES TO MATCH EXISTING OR HAVE A 1'-0" OVERHANG MIN.UNLESS OTHERWISE NOTED
8. EXTERIOR SIDING WALLS TO BE:
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   - 1/2" PLYWOOD SHEATHING
   - WATER RESISTIVE BARRIER
   - 3/8" - 7/8" VERTICAL BOARD SIDING
9. ALL INTERIOR WALLS CONSTRUCTED ARE TO BE:
   - 1/2" GYP. BOARD
   - 2 X 4 WOOD STUD FILLED W/ BATT. INSULATION (R-15)
   - 1/2" GYP. BOARD U.O.N
10. **ANY SLOPE OR EXISTING HEIGHT LISTED IS FOR RECOMMENDATION; FIELD VERY ALL MEASUREMENTS AND SLOPES.**
11. INTERIOR FLOORING TO BE FLOATING WOOD LAMANITE

NEW
EXISTING
SMARTBOARD VERTICAL SIDING
CMU BLOCK
TIMBERLINE SHINGLES
CONCRETE

RESIDENTIAL
2515 HASKELL AVE
KANSAS CITY, KANSAS 66810

SUBMISSION DATES:
PROGRESS PRINT ONLY

SHEET TITLE:
FLOOR PLAN

PROJECT NUMBER:
240001

SHEET NUMBER:
A-100B

2025/05/16 16:37:51

2025/05/16 16:38:26

2025/05/16 16:38:15

(Published _____)

SP2026-048

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 SP2026-048, commonly known as 2515 Haskell Avenue, Kansas City, Kansas, legally described as:

> SUNCREST RIDGE, S32, T10, R25, ACRES 0.290000, L21, located at approximately 2515 Haskell Avenue, Kansas City, Kansas.

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

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

1. **Hours of operation shall be from 6:00 AM to 6:00 PM;**
2. **A maximum of 12 children shall be in the center;**
3. **Vehicles for drop off and pick up must park in the driveway;**
4. **If approved, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
5. **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;

6. **If approved, the applicant 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;**
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 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **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;**
10. **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;**
11. **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;**
12. **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;

13. **The Special Use Permit shall be valid for two (2) 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;**
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; and,**
15. **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: July 30, 2026

Re: **Special Use Permit Petition SP2026-049**

GENERAL INFORMATION

Applicant Information:
Hemn Omer with Fshaya Auto Sales LLC
9918 North Highland Place
Kansas City, Missouri 64155

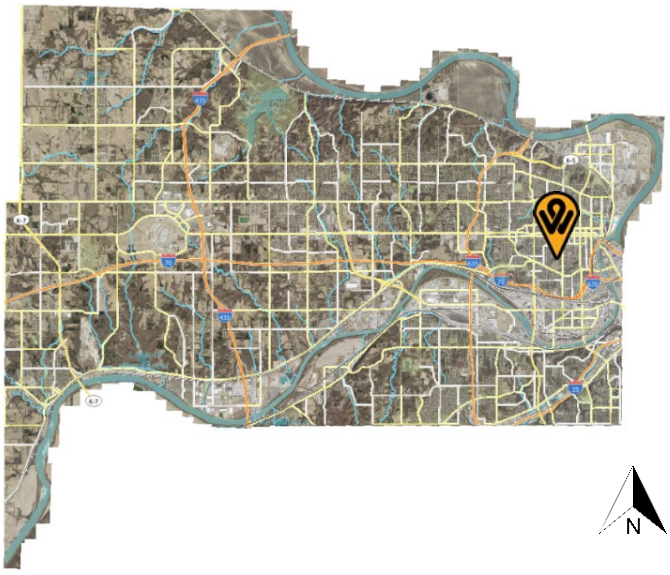
Subject Property:
201 North 10th Street
Kansas City, Kansas 66102

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

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

Existing Zoning District(s):
C-3 Commercial District

Plan Area:
Central Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Single family residence
South	MP-1 Light Industrial and Industrial Park District	Southwest Professional Vehicles
East	R-1(B) Single Family District	Single family residence
West	R-1(B) Single Family and CP-3 Planned Commercial Districts	Commercial building, apartments and, single-family residence

Total Tract Size: 0.35 Acre

Comprehensive Plan Designation: The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 10th Street as a Minor Arterial.

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building. 7 parking spaces are required.

Landscaping Requirement: Section 27-467(g) states that a reasonable amount of landscaping is required on all projects in this district, all to be depicted on a properly prepared plan. Trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13 and July 30, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Hemn Omer with Fshaya Auto Sales LLC, is requesting a Special Use Permit to operate a used car dealership and repair shop at 201 North 10th Street, Kansas City, Kansas 66102.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. GRA22-0244 – Graffiti – September 7, 2022 – Closed – Graffiti on the wood fence.
2. 20200-01472 – Code-Environment – May 14, 2020 – Completed – Tall weeds and grass.
3. 20299-00123 – Code Admin Citation – January 21, 2020 – 1st Citation Issued – Tall weeds and grass.
4. 20200-00068 – Code-Environment – January 7, 2020 – Completed – Property needs number and there is junk.
5. 19225-00660 – Abatement – April 23, 2019 – Completed.
6. 19200-01490 – Code-Environment – March 27, 2019 – Completed – Junk on the property.
7. From 2015 to 2006 there has been four (4) graffiti items and two (2) Code-Environment in regards of trash and junk on the property.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property lies within the Riverview Statistical Neighborhood and Census Block Group 0420021. The surrounding area features a mix of zoning districts: residential uses border the site, while the MP-1 Light Industrial and Industrial Park District is located to the south. Additional C-3 Commercial District parcels are situated to the west, southwest, and northwest, contributing to the neighborhood's varied land-use pattern.

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 permitted uses are outlined above. The subject property is bordered on the north, east, and west by the R-1(B) Single Family District. To the south, the land transitions to MP-1 Light Industrial and Industrial Park District, and additional C-3 Commercial District parcels are located further west, southwest, and northwest. The proposed commercial use is compatible with surrounding development patterns, provided it is properly managed and integrated into the area.

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

   The proposed use is suitable for the subject property as the use is allowed within the current zoning. The removal of restrictions will not detrimentally affect nearby property

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

   The property is not vacant.

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

   Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to the Central Area Plan designation.

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

   The proposed use does not the potential to increase vehicular traffic, and should not exceed the capacity of North 10th Street, a Minor Arterial, to accommodate it if managed properly.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as there is another commercial business with the same use as

being proposed cross the street of the property, to the south. However, by allowing the proposed use, it provides the public with options. The proposed use will not affect the use, quality, or marketability of nearby properties.

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

   Noise, vibration, dust, and lighting impacts are not anticipated with this type of use. However, with properties zoned C-3 Commercial District, a buffer between the use and nearby residential properties is required, which for the subject site would apply to the north and east.

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 building, and provided the applicant operates the business properly.

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

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

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

    The relative gain to public health, safety and welfare is minimal as there are already another business with the same use as being proposed across the street. If denied, the property owner may not use the property as a dealership, however, they can still use the property for other commercial business.

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

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

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 201 North 10th Street on June 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-049**, **for two (2) years**, subject to:

1. **Hours of operation Monday through Saturday from 10:00 AM to 7:00 PM;**
2. ~~**Parking lot shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**~~ **Nothing is to be stored on the gravel portion of the parcel. If the space is used, it shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted (AMENDED BY THE CITY PLANNING COMMISSION);**
3. **Repairs are permitted only for vehicles intended exclusively for sale, and no repair services may be provided to the general public;**
4. **Adhere to the Conservation District comments;**
5. **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;**
6. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **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;**
10. **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;

11. **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;**
12. **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;**
13. **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;**
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; and,**
15. **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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Affidavit
Neighborhood Meeting Minutes
Sign-In Sheet Neighborhood Meeting
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	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-049** 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 **SP2026-049,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:55:22:
SP2026-049 - HEMN OMER WITH FSHAYA AUTO SALES LLC
Synopsis: Special Use Permit for used automotive sales and repair at 201 North 10th Street. *Detailed Outline of Requested Action:* The applicant, Hemn Omer with Fshaya Auto Sales LLC, is requesting a Special Use Permit to operate a used car dealership and repair shop at 201 North 10th Street, 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:
- John Roe, Applicant Representative, Roe Law Firm, 4444 North Belleview Avenue, Kansas City, Missouri 64116
- Hemn Omer, Applicant, 9918 North Highland, Kansas City, Missouri 64155

Present in Opposition:
- No one appeared

Staff Recommendation starts at 2:07:48: Alyssa Marcy, Lead Planner, stated that Staff recommends the application for approval for a two (2) year period. Responding to the applicant's comments about a space that currently has gravel on the property, no gravel is allowed in the city, and nothing is allowed to be stored in the area that has gravel. Language could potentially be added to the conditions to clarify if anything is stored on the gravel area it must be paved with concrete or asphalt.

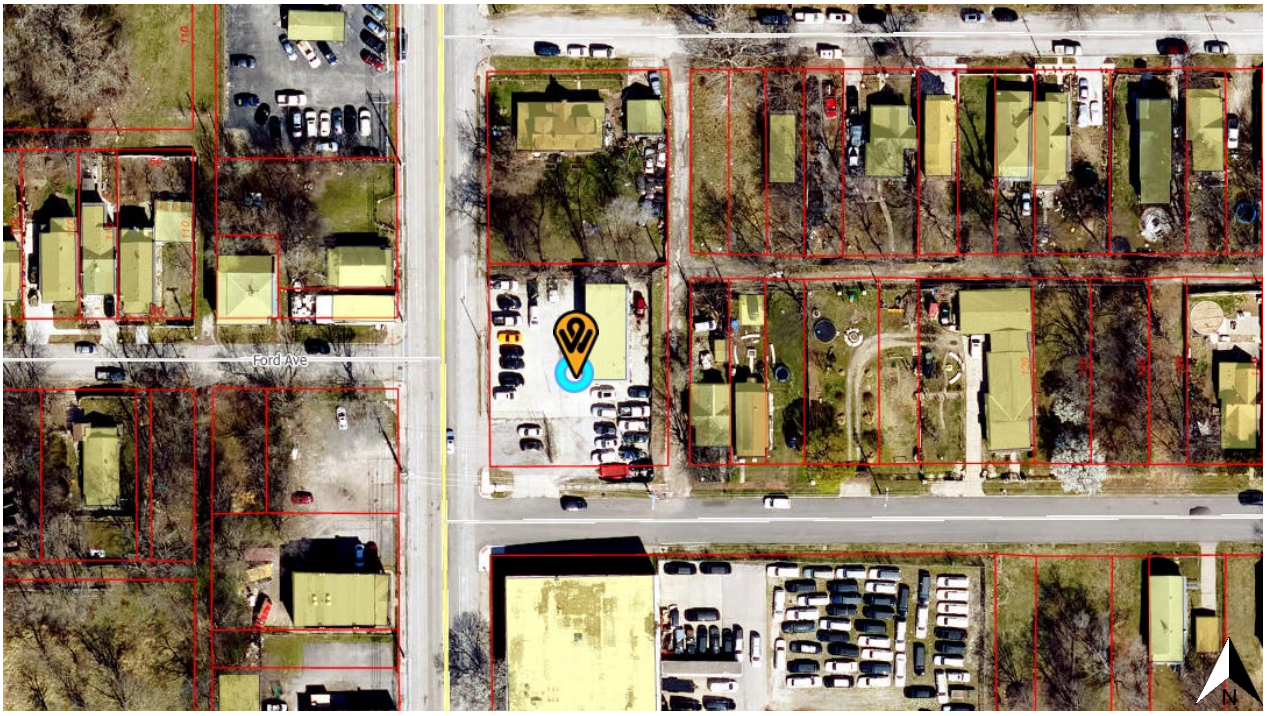
Motion starts at 2:09:31:
On motion by Commissioner Ernst, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-049 for two (2) years, amending condition #2:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP

LAND USE MAP

ADDITIONAL ATTACHMENTS

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Clay)

Comes now John W. Roe, attorney for the applicant, of lawful age, sound mind and upon his oath states as follows:

1. That I am the attorney for the petitioner for Petition # SP2026-049.
2. That I conducted a neighborhood meeting on June 29, 2026.
3. The notice to nearby property owners was sent on June 12, 2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

John W. Roe

John W. Roe, affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30 day of June 2026.

Brooklynne Fuqua
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: Jan. 08, 2027
Commission # 23638245

Brooklynne Fuqua
Notary Public

My Commission Expires: 1/8/2027

MINUTES OF NEIGHBORHOOD MEETING HELD JUNE 29, 2026

Application Number: SP2026-049

Date and Location: June 29, 2026; 201 N 10th Street, Kansas City, Kansas

Meeting called to order at 6:00 p.m.

Names of people in attendance:

-John W. Roe, attorney for applicant/applicant team

-Hemn Omer, applicant team

-Zanyar Bakr, applicant team

Introductions: N/A as no members of the public were in attendance

Presentation by applicant team and/or team (explain what information was given to those in attendance and a summary of what the speaker said): N/A as no members of the public were in attendance

Questions and answers (include the following):

-Who asked question or gave comment: N/A as no members of the public were in attendance

-What was the question or comment: N/A as no members of the public were in attendance.

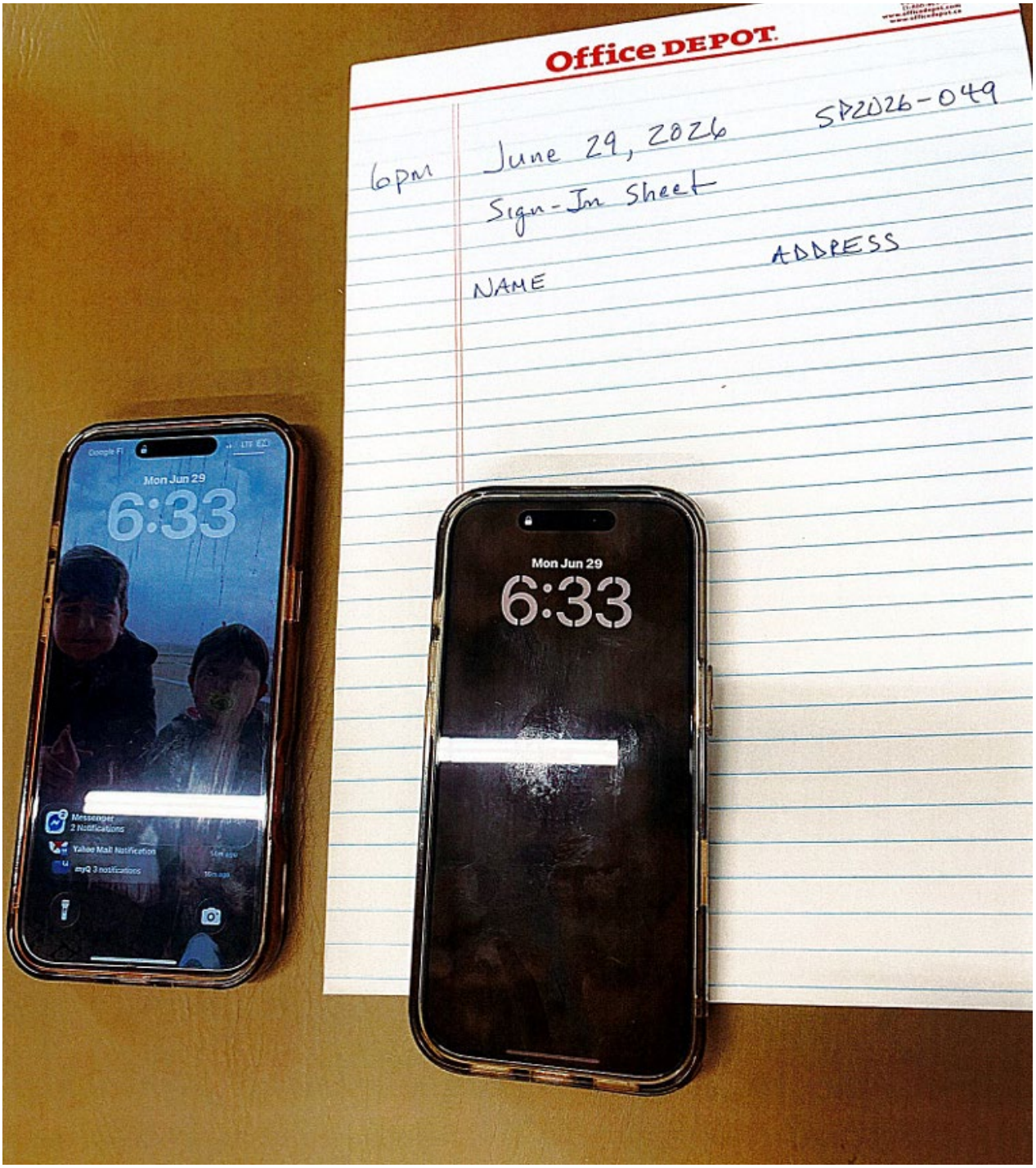
-Who answered the question/comment: N/A as no members of the public were in attendance.

-What was the answer given: N/A as no members of the public were in attendance.

Meeting adjourned at 6:33 p.m. (see attached photo showing sign in sheet with iPhone showing time)

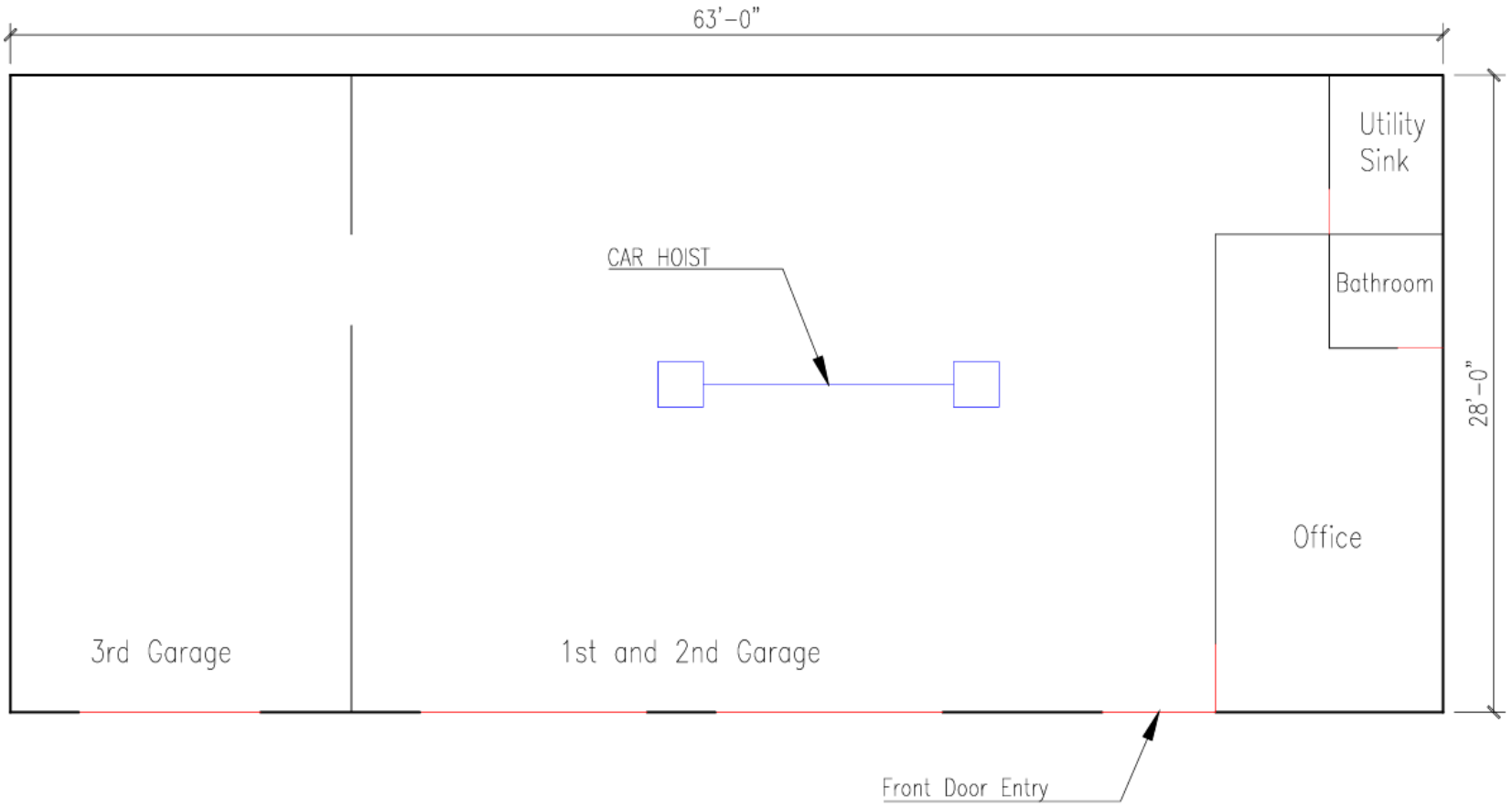
Minutes taken by: ____/s/John W. Roe_____

Attorney for applicant


Office DEPOT
6pm June 29, 2026 SP2026-049
Sign-In Sheet
NAME ADDRESS
Mon Jun 29
6:33
Mon Jun 29
6:33

Automotive specialized services
Description: MC ALPINES ADD TO WYNDOTTE & 0934, S9, T11, R25, ACRES 0.350000, B3 LOT H TO LOT L

Address: 201 N 10TH ST KANSAS CITY, KS 66102
Property ID: 105-062-09-0-40-17-029.00-0
Parcel ID: 223240
Class: Commercial & Industrial - C
lot size: 0.354 Acre (15,399 SQFT)
Building Size: 1,764 SQFT
Parking Lots: 8
Owner: Julio Cesar Holguin Duran
Contact: 913-291-4048



(Floor Plan)
Address: 201 N 10TH ST KANSAS CITY, KS 66102

16

July 30, 2026

SP2026-049

(Published _____)

SP2026-049

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 SP2026-049, commonly known as 201 North 10th Street, Kansas City, Kansas, legally described as:

> MC ALIPINES ADD TO WYNDOTTE & 0934, S9, T11, R25, ACRES 0.350000, B3 LOT H TO LOT L, located at approximately 201 North 10th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for used automotive sales and 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. **Hours of operation Monday through Saturday from 10:00 AM to 7:00 PM;**
2. **Nothing is to be stored on the gravel portion of the parcel. If the space is used, it shall be repaved with asphalt or concrete, and striped accordingly. Gravel surfaces are not permitted;**
3. **Repairs are permitted only for vehicles intended exclusively for sale, and no repair services may be provided to the general public;**
4. **Adhere to the Conservation District comments;**
5. **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;

6. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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;**
8. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
9. **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;**
10. **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;**
11. **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;**
12. **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;

13. **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;**
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; and,**
15. **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: July 30, 2026

Re: **Special Use Permit Petition SP2026-050**

GENERAL INFORMATION

Applicant Information:
Geofrey Kigenyi with Solid Rock Properties LLC
21706 West 96th Street
Lenexa, Kansas 66220

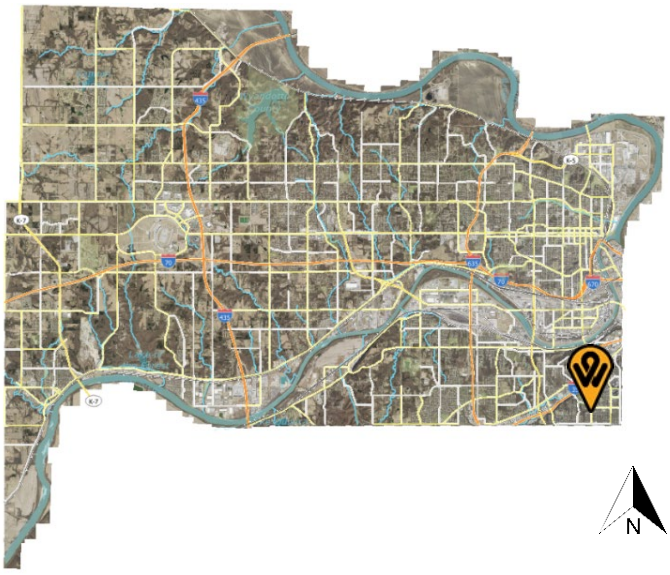
Subject Property:
4410 Rainbow Boulevard
Kansas City, Kansas 66103

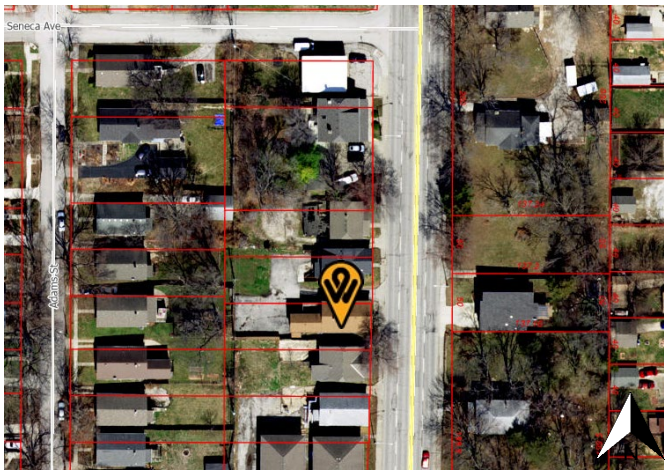
Requested Action and Purpose:
Approval of Special Use Permit (Renewal) to continue operating a Non-Owner Occupied Short-Term Rental (SP2024-015 expires on July 18, 2026).

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

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

Plan Area:
Rosedale Area Plan





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

Total Tract Size: 0.117 Acre

Comprehensive Plan Designation: The Rosedale Area Plan designates this property as General Urban. General Urban use allows for predominantly residential uses such as rowhouses, townhomes, and single-family houses. Three 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 Rainbow Boulevard as a Major Arterial.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The property provides three (3) 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, and one (1) tree per 7,000 square feet of site area for uses other than residences.

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s): July 13, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Geofrey Kigenyi, is seeking to renew a Special Use Permit (SP2024-015 expires on July 18, 2026) to continue operating a non-owner occupied short-term rental. This is not the owner's primary residence. This will be the only permitted non-owner occupied short-term rental along the 4400 block on the west side of Rainbow Boulevard.

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. Staff does not have access to this information currently.

Building, Zoning, or Code Enforcement Complaints:

1. 2012 – 12225-00888 – Abatement – excessive vegetation – May 11, 2016 – Previous Owner.
2. 2012 – 12200-03359 – Code-Environment – excessive vegetation, house numbers too small, damaged siding, junk and trash in the back yard – May 27, 2015 – Previous Owner.
3. 2011 – 11212-01634 – Code-Environment – grass over the limit – July 11, 2006 – Previous Owner.
4. 2008 – 08200-05679 – Code-Environment – overgrown weeds, trash and broken windows – July 11, 2006 – Previous Owner.
5. 2000 – 00206-00000-00225 – Code-Environment – tree limbs overhanging in rear of house – July 11, 2006 – Previous Owner.

Outstanding or Related Permit and Cases:

1. 2014 – 14381-00303 – Gas Permit – Gas Pressure Test – July 3, 2014.
2. 2014 – 14380-00535 – Electrical Permit – Repair (new meter can and riser, exterior buss bar) – June 17, 2014.
3. 2014 – 14367-00221 – Safe to Restore – December 14, 2014.

Previous Planning Actions:

1. 2025 - SP2024-015 – Special Use Permit for a Non-Owner Occupied Short-Term Rental for two (2) years – expiring on July 18, 2026.
2. 2022 – SP2022-064 – Special Use Permit for a Non-Owner Occupied Short-Term Rental for one (1) year – expired on April 6, 2024.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located in the Rosedale Statistical Neighborhood, the Frank Rushton Neighborhood Association, the Rosedale Development Association Neighborhood Business Group, and Census Block Group 0452004. The neighborhood is mixed and urban in character. This block of Rainbow Boulevard is comprised of all residential houses. The property is located just South of an urban mixed-use district and along a mixed-use corridor.

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

   The zoning and uses are set out above. The subject property is surrounded primarily by the R-1(B) Single Family District. Continuing use as a rental, either short or long-term, is consistent with other nearby properties in close proximity to the urban mixed-use corridor. 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 has operated as a short-term rental since 2022.

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

   Special Use Permits are not addressed in the Rosedale Area Plan. The Rosedale Area Plan designates the subject property as General Urban, which allows for residential uses such as rowhouses, townhomes, and single-family houses. The use, as a short-term rental conforms to the Area Plan with the continuation 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 Rainbow Boulevard, a major arterial thoroughfare, 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 will not create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 25, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Overcrowding and Undue Concentrations of Population
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-050**, **for five (5) years**, subject to:

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

9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for five (5) years from the publication**

of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Guest Book
Home Inspection Report
Floor Plan
Property Images Submitted by Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-050** 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 **SP2026-050,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:26:54:

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

SP2026-050 - GEOFREY KIGENYI WITH SOLID ROCK PROPERTIES
Synopsis: Special Use Permit (Renewal of SP2024-015, expires July 18, 2026) for a Non-Owner Occupied Short-Term Rental at 4410 Rainbow Boulevard. *Detailed Outline of Requested Action:* The applicant, Geofrey Kigenyi, is seeking to renew a Special Use Permit (SP2024-015 expires on July 18, 2026) to continue operating a non-owner occupied short-term rental. This is not the owner's primary residence. This will be the only permitted non-owner occupied short-term rental along the 4400 block on the west side of Rainbow Boulevard.

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 1:29:13:

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

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

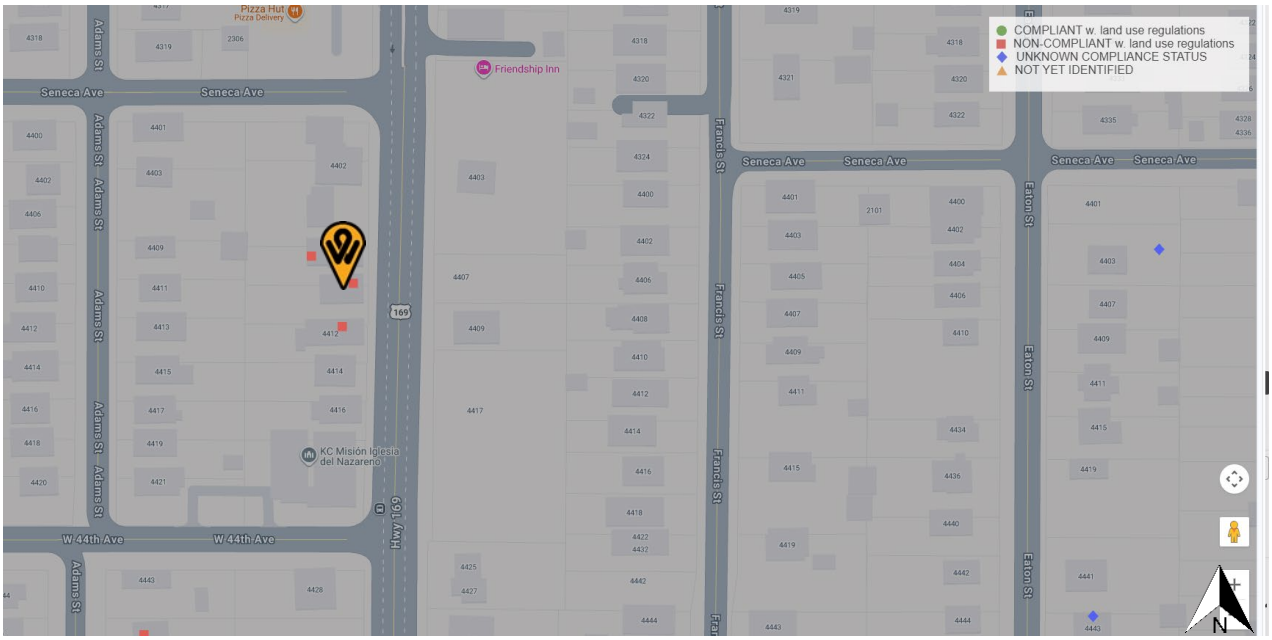
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

KEY ISSUES

Noise, Illumination, and Vibration
Overcrowding and Undue Concentrations of Population
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. It appears that the applicant is the property owner and has active short-term rentals listed for 4408 Rainbow Boulevard and 4412 Rainbow Boulevard. These two (2) properties need to cease operation as short-term rentals. — Have ceased.
2. How have you complied with the previous conditions of approval from SP2024-015?
   a. Maximum number of guests shall be seven (7); — Agreed and planned for 7
   b. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street; — 3 parking spots available in the back.
   c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax; — We are Current

d. 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;
e. Applicant is to maintain liability insurance;
f. The property must remain in proper maintenance and free of hazards, pests, or infestations;
g. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
h. 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);
i. 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;
j. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
k. 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;
l. All existing and future driveways must feature curb cuts that are constructed to UG standards;
m. 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;
n. 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;
o. 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;

p. 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;

q. 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;

r. 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,

s. 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.

3. Have there been any changes since the permit was approved two (2) years ago? — None
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? Indicate guest parking on the site plan.

   Applicant Response: 3 vehicles allowed

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

   Applicant Response: 7 people.

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: Geoffrey Kigenyi — Contact Info was included in neighborhood letter.

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

   Applicant Response: By mail using the provided addresses.

8. In the event that there is an issue on the property, how fast can the owner or manager be on-site if necessary? within 15 minutes.

   Applicant Response:

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: All of the above were addressed at previous application.

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: Airbnb deducts and remits taxes automatically

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

    Applicant Response: Yes.

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

    Applicant Response: No pets allowed.

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: We will adopt this measure.

Planning Engineering Comments:

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

July 1st 2026

Hello Rose,

We held our neighborhood meeting on Thursday June 25th 2026 at 4pm virtually via Zoom. The agenda of the meeting was to notify our neighbors about our pending special use permit application for our property at 4410 Rainbow Blvd.

1.The meeting was attended by the following people:
Geofrey Kigenyi
Justine Kigenyi

2. One neighbor responded by phone on Tuesday June 23rd 2026 and expressed her support for our project. Her name and address is
TOMBLINSON VICKI LEE, 12/10/2018 TRUST
2208 W 49TH TER WESTWOOD HILLS, KS 66205

3. My notarized affidavit is attached.

Thanks
Geofrey Kigenyi
913-375-8418

Scanned with CamScanner

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2026-050.
2. That I conducted a neighborhood meeting on 6|25|2026.
3. The notice to nearby property owners was sent on 6|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

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2nd day of July, 2026.

My commission expires 26th of december, 2027.

NOTARY PUBLIC STATE OF KANSAS LAUREN NEMECHEK My Appt. Exp. 12/26/27

Notary Public

WELCOME TO OUR HOME

HOUSE RULES

- **Smoking**: Strictly prohibited on this property
- **Parking**: Accommodates 3 cars behind the house.
- **Events**: No unauthorized parties allowed. Gatherings limited to 7 people.
- **Cameras**: There are two exterior cameras on the back of the house.
- **Quiet hours:** Limit noise after 10pm to respect our neighbors.
- **Lead based paint warning:** This house was built before 1978. We are required to warn you of the possibility of lead based paint.

CHECK-OUT

- Checkout is at or before 11am
- Remove all perishable items
- Take out the trash
- Load and start dishwasher
- Leave used beds unmade
- Put used towels in the tub
- Turn off all the lights
- Turn off window AC upstairs
- Leave thermostat at 78 in the summer and 68 in Winter
- Lock all windows and doors

WIFI

Network: solid@4410

Password: solid@4410

CONTACT US

Your Host: Geofrey

Tel: 913-375-8418

FEEDBACK

If you enjoyed your time with us. Please leave us a review.

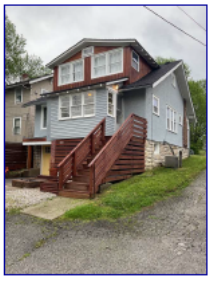
We would love to hear from you.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 6 Item: 1	Service Walks	• There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.
Page 7 Item: 3	Porch	• The porch was missing one or more handrails. This is a safety hazard. A licensed contractor should install proper railing.
Exterior		
Page 13 Item: 2	Gutters	• The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home. • Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.
Page 16 Item: 9	Windows/Screens	• One or more exterior window frames have visible rot & deterioration. Recommend a professional contractor paint to prevent additional damage.
Page 17 Item: 13	Exterior Receptacles	• There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.
Stairs, Steps, Hallways		
Page 41 Item: 1	Stairs, Steps, Hallways	• The handrail was missing on the interior stairs, which is a safety concern. Recommend a professional contractor install a handrail.
Basement		
Page 43 Item: 1	Foundation	• There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.
Page 43 Item: 2	Basement Floor	• The basement slab had some cracking/settling. Monitor and consult a licensed contractor if the cracks leak or become active.
Page 44 Item: 3	Window(s)	• One or more basement windows had some damage. Recommend a professional contractor repair.

House Photos (continued)



The back of the house

Grounds

1. Service Walks

Marginal

Materials
• Concrete
Condition
• Trip hazard
Comments
• The Service Walk View
• There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.

The Service Walk View

There are uneven slabs at the walkways, which could be a tripping hazard. Recommend using additional caution in these areas. Repair or replace as needed.

2. Driveway/Parking

Satisfactory

Materials:
• Concrete
• Asphalt
Condition:
• Settling cracks
• Typical cracks
Observations:
• The Driveway View

Grounds (continued)

The Driveway View

3. Porch

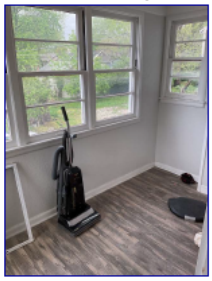
Materials:
• Concrete
Condition:
• Railing recommended
Observations:
• The Porch View
• There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.
• The porch was missing one or more handrails. This is a safety hazard. A licensed contractor should install proper railing.

The Porch View

There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.

There are typical cracks on the cement floor. Monitor and consult with a professional contractor to fill the cracks as needed to help prevent water penetration.

The porch was missing one or more handrails. This is a safety hazard. A licensed contractor should install proper railing.



The Porch View

Roof (continued)

The Roof Vent(s)

Exterior

1. Chimney Chase

Satisfactory

General:
- Location: East Side of Roof
- Viewed From: Roof
- Rain Cap/Spark Arrestor: No
- Chase: Brick

Observations:
- Evidence of: No apparent defects
- Flue: Tile
- Flue: Not visible

Observations:
- The Chimney Chase

The Chimney Chase

2. Gutters

Marginal

Materials:
- Galvanized/Aluminum

Condition:
- Downspouts needed

Observations:
- The gutter downspouts don't direct water far enough away from the house. Recommend adding downspout extensions (5-6' extensions recommended) to discharge away from the home.
- Gutters on only a portion of the house. Recommend a licensed roofer add gutters to properly direct water flow away from the home and the foundation.

Exterior (continued)

9. Windows/Screens

Satisfactory

Materials:
- Wood
- Vinyl

Condition:
- Screens: Not installed

Observations:
- One or more exterior window frames have visible rot & deterioration. Recommend a professional contractor paint to prevent additional damage.

Some window screens are not installed. Install window screens as needed.

One or more exterior window frames have visible rot & deterioration. Recommend a professional contractor paint to prevent additional damage.

10. Storm Windows

N/A

Exterior (continued)

11. Slab-On-Grade Foundation

Satisfactory

Materials/Condition:
- Poured concrete
- Not visible

12. Service Entry

Satisfactory

Location:
- Overhead

Observations:
- The electrical service drop

The electrical service drop

The electrical service drop

13. Exterior Receptacles

Satisfactory

Receptacles/Condition:
- Exterior receptacles: Yes
- Exterior receptacles, operable: Yes
- GFCI present: Yes
- GFCI, operable: Yes

Observations:
- There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.

There are loose receptacles on the house exterior. This is a safety concern. Recommend a licensed electrician repair.

14. Building Exterior Wall Construction

Satisfactory

Materials:
- Not Visible
- Framed

Fireplace (continued)

2. Type

Satisfactory

Type:
- Electric

3. Material

Satisfactory

Material:
- Masonry

4. Miscellaneous

Satisfactory

Miscellaneous:
- The damper was operable
- The hearth extension was adequate

5. Mantel

Satisfactory

Materials:
- Secure

6. Fireplace

Satisfactory

Stairs, Steps, Hallways

1. Stairs, Steps, Hallways

Satisfactory

Stairs, Steps, Hallways:
- Stairs condition: Satisfactory
- Handrail: Poor
- Handrail: Handrail/Railing/Balusters recommended
- Handrail: None
- Risers/Treads: Satisfactory

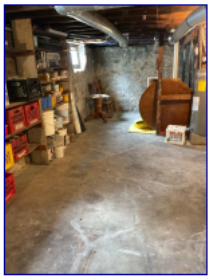
Observations:
- The Hallway View
- The handrail was missing on the interior stairs, which is a safety concern. Recommend a professional contractor install a handrail.

Basement

1. Foundation

Satisfactory

Materials:
• Stone masonry
Condition:
• Monitor
• Vertical cracks:
• Indication of moisture: No
Observations:
• The Basement View
• Foundation walls view.
• There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.



The Basement View

The Basement View

Foundation walls view.

There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

There are expected cracks in the foundation. All cracks have a potential for leaking and for future movement, which can not be predicted. Recommend monitoring and consulting a licensed foundation expert if any cracks start leaking or become active.

2. Basement Floor

Satisfactory

Materials:
• Concrete
Condition:
• Typical cracks
Observations:
• The basement slab had some cracking/settling. Monitor and consult a licensed contractor if the cracks leak or become active.

Basement (continued)

The basement slab had some cracking/settling. Monitor and consult a licensed contractor if the cracks leak or become active.

The basement slab had some cracking/settling. Monitor and consult a licensed contractor if the cracks leak or become active.

3. Window(s)

Observations:

Marginal

- One or more basement windows had some damage. Recommend a professional contractor repair.

One or more basement windows had some damage. Recommend a professional contractor repair.

One or more basement windows had some damage. Recommend a professional contractor repair.

One or more basement windows had some damage. Recommend a professional contractor repair.

One or more basement windows had some damage. Recommend a professional contractor repair.

4. Drainage

Sump pump, Floor drains:

Satisfactory

- Sump Pump: No
- Floor drains: Yes

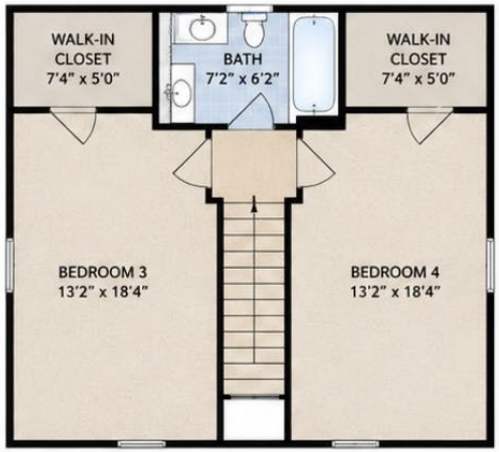
4410 Rainbow Blvd

Kansas City, KS 66203

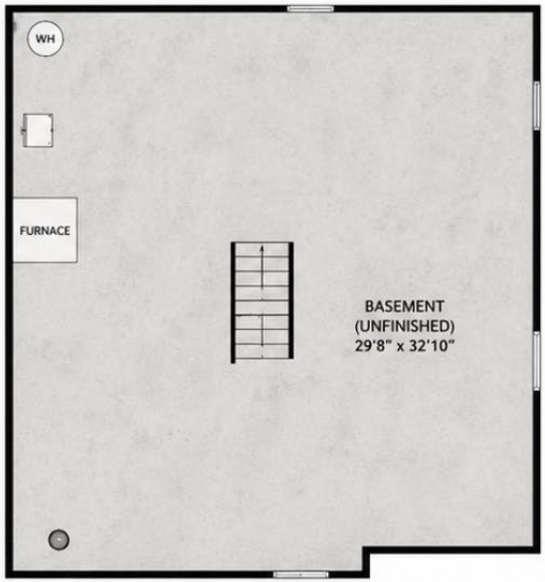
Total Finished Area: 1,842 SQ FT
Main Level: 1,073 SQ FT
Upper Level: 769 SQ FT
Lower Level: 0 SQ FT (Unfinished)
Basement: 1,006 SQ FT (Unfinished)

Total Area: 2,848 SQ FT

MAIN LEVEL



UPPER LEVEL

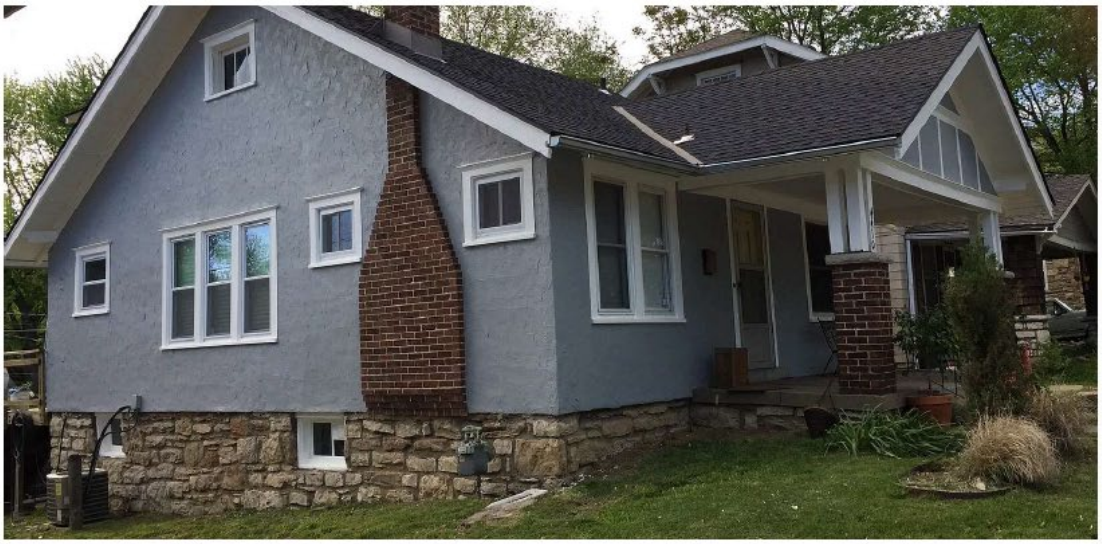


LOWER LEVEL / BASEMENT

FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PROPERTY IMAGES SUBMITTED BY APPLICANT

Back to listing Save Share More



(Published _____)

SP2026-050

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 SP2026-050, commonly known as 4410 Rainbow Boulevard, Kansas City, Kansas, legally described as:

HUDSON PLACE, S34, T11, R25, ACRES O.120000, L14, LESS STREET, located at approximately 4410 Rainbow Boulevard, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a Short-Term Rental.

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

1. **Maximum number of guests shall be seven (7);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards,**

pests, or infestations;

7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with this office;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure**

to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

16. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;**
17. **The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
18. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

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

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

Department of Planning + Urban Design
Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: July 30, 2026

Re: **Special Use Permit Petition SP2026-045 and PR2026-010**

GENERAL INFORMATION

Applicant Information:
Sam Malinowsky with SM Engineering
5507 High Meadow Circle
Manhattan, Kansas 66503

Subject Property:
253 South 16th Street
Kansas City, Kansas 66109

Requested Action and Purpose:
Approval of Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex.

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

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

Plan Area:
Central Area Plan

	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	CP-2 Planned General Business District	Commercial Plaza (Prescott Plaza)
West	R-1(B) Single Family District	Single family residence

Total Tract Size: 4.97 Acres

Comprehensive Plan Designation: The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 16th Street as a Local Street.

Parking Requirement: Section 27-466(e) states that not less than four (4) spaces per 1,000 square feet of floor area in the building. Applicant requires six (6) parking spaces and applicant is providing 79 parking spaces, four (4) are ADA.

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

Landscaping Requirement: Section 27-466(g) states that trees are required to be provided at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

75% multiplier from the Commercial Design Guidelines

Advertisement: The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026

Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Sam Malinowsky with SM Engineering, is requesting a Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex at 253 South 16th Street Kansas City, Kansas 66109.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. Since 2022 there have been 8 Abatements.
2. Since 2022 there have been 8 Code – Environment complaints due to trash on site and overgown weeds.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

   The subject property is located within the Riverview Statistical Neighborhood and Census Block Group 0423003. The neighborhood includes Prescott Plaza to the west of the site, while residential properties surround the subject property to the north, east, and south, with Interstate 70 located directly to the south.

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 CP- Planned General Business District directly to the west of the subject property while on the north, east, and south of the property residential properties are found. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use can be appropriate for the subject property if it is properly managed. The site is bordered by residential properties to the north, east, and south. Mitigation measures for noise, vibration, and light pollution will be necessary to ensure the surrounding residential areas are not adversely affected. The removal of restrictions will detrimentally affect nearby property.

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

   The property is vacant

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

   Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property Community Commercial, which allows for goods and services to adjacent districts and neighborhoods. Uses may include medium-sized box stores with small-scale accessory commercial uses and small-scale commercial centers. The proposed use conforms to the Central Area Plan designation.

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

   The proposed use does the potential to increase vehicular traffic, but should not exceed the capacity of South 16th Street, a Local street type to accommodate it if managed properly.

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

   The proposed use is reasonably necessary for the convenience and welfare of the public, as it provides a dedicated space for community activities at this location. While several parks exist in the surrounding area, none offer volleyball courts, making the proposed site the only suitable location for this use. The proposed use will not affect the use, quality, or marketability of nearby property.

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

   Noise, vibration, and light pollution may occur at levels or durations that could affect nearby properties. However, these impacts are not expected to create significant issues if they are adequately addressed through appropriate mitigation measures.

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 a 8-court volleyball area.

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

    The proposed use will not damage or destroy an irreplaceable natural resource.

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

    The relative gain to public health, safety and welfare is large as the proposed use is providing new areas for the community to gather around. If denied, the property owner may not use the property for a volleyball court, however, they can still use the property with any allowable use in 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 is not expected to result in the overcrowding or land or undue concentrations of population because the site has enough space for the proposed use.

14. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

    The site is 4.97 acres, which affords enough space for the proposed development to provide adequate parking, required setbacks, and required landscaping and buffers as per the Code of Ordinances.

15. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

    The proposed use provides adequate site access, directly from South 16th Street.

16. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

    The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely.

17. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

    The proposed plan is consistent with Unified Government regulations for new commercial development. The plan addresses and conforms to the Central Area Plan. The proposed use is consistent with the massing and scaling of nearby properties as there are other commercial uses directly to the west of the subject property. Although there are residential properties to the north, east, and south of the subject property, with adequate measurements, it should not create issues with noise, light, nor vibration.

18. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

    The proposed use accesses South 16th Street. No additional right-of-way needs to be dedicated.

19. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

    This is not applicable, as the proposed development is occurring within an already established planned zoning district and there would be no additional amenities created.

20. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

    This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

21. ***The submitted final plan does not contain any significant changes from the previously approved Preliminary Plan.***

The submitted final plan contains no significant changes from the previously approved preliminary plan as they are submitted simultaneously.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on June 24, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Parking
Lighting from residential properties
Screening from residential properties

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **PR2026-010** and **SP2026-045**, **for two (2) years**, subject to:

1. **Adhere to the Conservation District comments;**
2. **Hours of operation are from Monday through Friday 9:30 AM to 4:00 PM. Saturday 10:00 AM to 9:00 PM pending event time frame. Sunday 12:00 PM to 4:00 PM;**
3. **Section 27-466(g) requires that a six (6) foot high architectural screening is required along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas. The applicant will work with staff on the elimination or modification of this condition (ADDED BY THE CITY PLANNING COMMISSION);**
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;**
5. **Section 27-575(a)(2) states the parking and circulation should account for pedestrians, bicycles, and vehicles. This circulation pattern, per Section 27-575(d)(8), shall connect in a way that is obvious to users;**
6. **Section 27-575(d)(10) states that sidewalks in front of buildings must be designed to accommodate pedestrian activity both for that use and for movement between uses;**
7. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
8. **The 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;

9. **A Temporary Certificate of Occupancy (TCO) shall not be issued unless all life/safety items have been addressed;**
10. **If approved, the applicant must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573 8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
13. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
14. **The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;**
15. **Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;**
16. **Approval of this case by the Board of Commissioners, and the conditions of**

approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

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

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Preliminary Plans
Final Plans
Sanitary Sewer Memorandum

Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	July 13, 2026 Approval	July 30, 2026
Preliminary and Final Plan Review	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

SPEICAL USE PERMIT

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-045** 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 **SP2026-045,** 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.

PRELIMINARY AND FINAL PLAN REVIEW

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2026-010** 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 **PR2026-010,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:46:43:
SP2026-045 - SAM MALINOWSKY WITH SM ENGINEERING
Synopsis: Special Use Permit for an 8-court volleyball complex at 253 South 16th Street (in conjunction with PR2026-010).
AND
PR2026-010 - SAM MALINOWSKY WITH SM ENGINEERING
Synopsis: Preliminary and Final Plan Review for an 8-court volleyball complex at 253 South 16th Street (in conjunction with SP2026-045). *Detailed Outline of Requested Action:* The applicant, Sam Malinowsky with SM Engineering, is requesting a Preliminary and Final Plan Review and Special Use Permit for 8-court volleyball complex at 253 South 16th Street Kansas City, Kansas 66109.

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

Present in Support:

- Sam Malinowsky, Applicant, 5507 High Meadows Circle, Manhattan, Kansas 66503

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:48:41: Alyssa Marcy, Long Range Planner, stated that the Special Use Permit is recommended for approval for two (2) years. Regarding the applicant's comments about removing the condition of approval about fencing, there is heavy tree coverage around that area.

Motion starts at 1:50:01:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-045 for two (2) years, adding to condition #3 that the applicant will work with staff on the elimination or modification of the stated condition:**

Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**

Jones **Aye**
Mohler **Aye**
Straws **Aye**
Miller **Not present**
Easterwood **Not present**
Ward **Not present**
Armstrong **Not present**
Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 1:51:25:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of PR2026-010:**

Carson **Chairman**
Beth **Aye**
Ernst **Aye**
Foglesong **Aye**
Jones **Aye**
Mohler **Aye**
Straws **Aye**
Miller **Not present**
Easterwood **Not present**
Ward **Not present**
Armstrong **Not present**
Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

LAND USE MAP

ADDITIONAL ATTACHMENTS

Proposed Volleyball Facility
SP2026-045
Neighborhood Meeting Notes
Wednesday June 24, 2026, 5:00 PM

The meeting was held virtually, and we had no attendees. We kept the meeting live until 5:45 PM.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Riley)

Comes now Samuel D. Malinowsky, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP2026-045.
2. That I conducted a neighborhood meeting on June 24, 2026.
3. The notice to nearby property owners was sent on June 9, 2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

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

My commission expires 15 of March, 2027.

NOTARY PUBLIC - State of Kansas
JESSICA ERWIN
MY APPT. EXPIRES 03/15/2027

Notary Public

PRELIMINARY DEVELOPMENT PLANS
BRASS TAX COURTS
FOR
KANSAS CITY, KANSAS

NOTE
1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS (Latin: STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS). IF ANY OF THE GENERAL NOTES CONFLICT WITH THESE STANDARDS, THE UG'S STANDARDS SHALL OVERRIDE.

2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY INCLUDING RIGHT OF WAY HAULING WITH PUBLIC WORKS PRIOR TO CONSTRUCTION.

SITE DATA
TOTAL SITE = 4.97ac (216,590sf)
TOTAL AREA DISTURBED = 1.99ac
EXISTING IMPERVIOUS AREA = 0sf
EXISTING PERVIOUS AREA = 1.99sf
PROPOSED IMPERVIOUS AREA = 32,266sf
PROPOSED PERVIOUS AREA = 184,324sf

TOTAL EARTHWORK:
FILL 15hcy
CUT 215 hcy
TOTAL 199hcy FILL

UTILITIES INVOLVED

ELECTRIC BOARD OF PUBLIC UTILITIES 6745 STATE AVE KANSAS CITY, KS, 66111 CONTACT: COURTNEY CORNER (913) 573-9958	SANITARY AND STORM SEWER SEWER MAINTENANCE 701 N. 7th STREET 7th FLOOR KANSAS CITY, KS, 66101 CONTACT: KEVIN SWEARINGTON (913) 573-5180
WATER COMPANY WATER ENGINEERING 540 MINNESOTA AVE. KANSAS CITY, KS, 66101 CONTACT: STEVE TAYLOR (913) 721-2754	GAS KANSAS GAS SERVICE 1-800-794-4780

Kansas One Call
811
Know what's below. Call before you dig.

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

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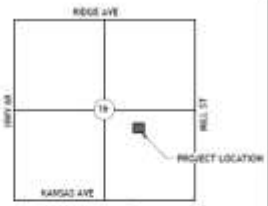
LOCATION MAP

LEGAL DESCRIPTION:
LOT 3 PRESCOTT PLAZA SECOND PLAT A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY KANSAS PER PLAT THEREOF RECORDED AS DOCUMENT NO 201109-16800



SECTION MAP
SEC 19, T 11, R 25

INDEX OF SHEETS

C-1 COVER SHEET
C-2 EXISTING CONDITIONS (ALTA SURVEY)
C-3 SITE PLAN
C-4 UTILITY PLAN
C-5 GRADING PLAN
C-6 EROSION CONTROL PLAN
C-7 EROSION DETAILS
C-8 DETAILS
C-9 DETAILS
C-10 DETAILS
L-1 LANDSCAPE PLAN

DEVELOPER
ALEX'S INC
BRASS TACKS DESIGN & BUILD
210 W 40nd AVE
KANSAS CITY, KS 66103

OWNER
MARSFIELD HOMES, LLC
9913 OAK ST
KANSAS CITY, MO 64108

SURVEYOR
BEYOND SURVEYING, LLC
29090 W 119TH ST
OLATHE, KS 66061
OFFICE: 913-717-8838

ENGINEER
SAI ENGINEERING
8507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66502
SAICIVILENGR@GMAIL.COM
785.341.9747

SAMUEL D. HALUNOWSKY
PROFESSIONAL ENGINEER

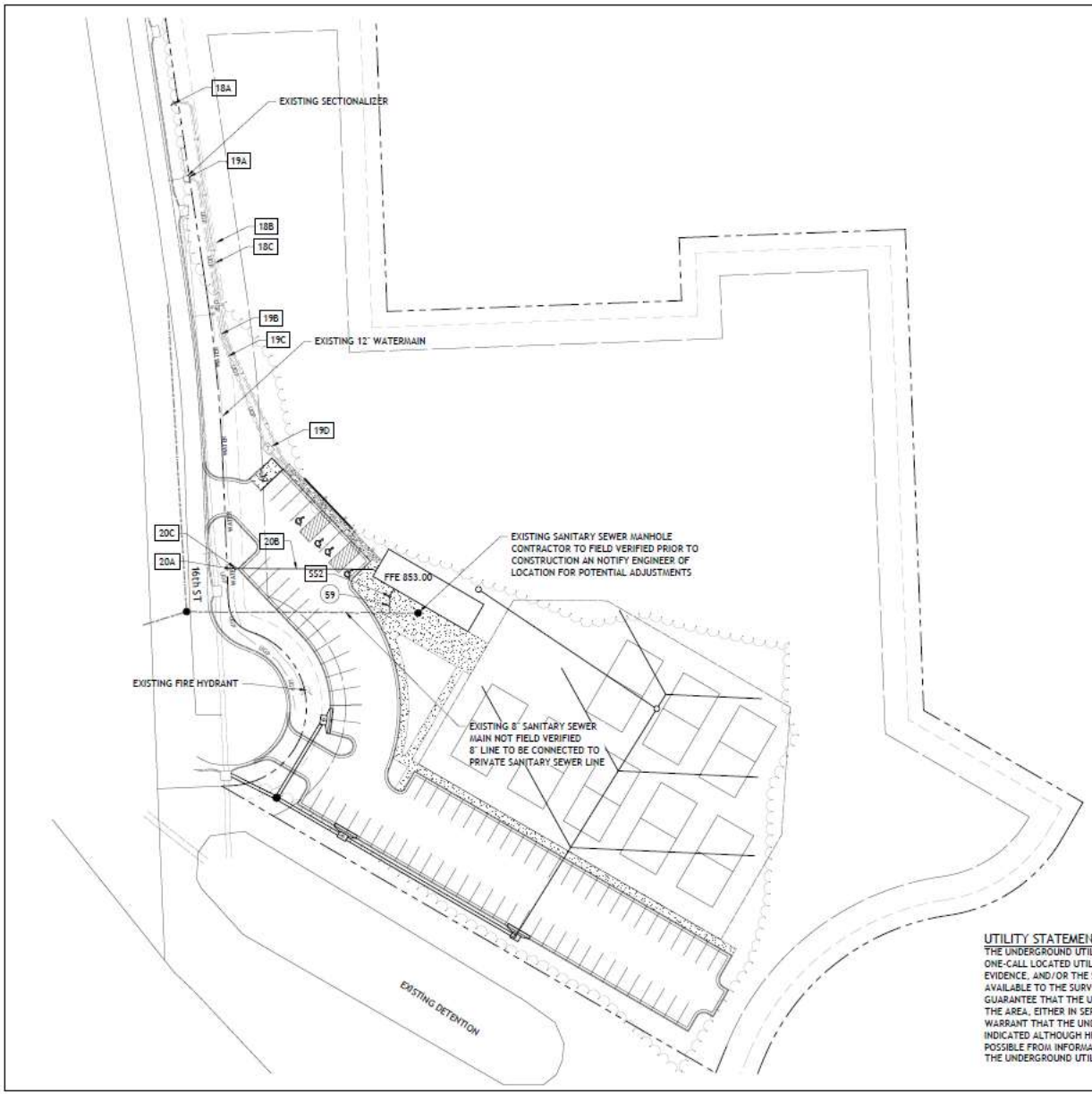
SAI Engineering
SME
8507 High Meadow Circle
Manhattan Kansas, 66502
www.saiengr@gmail.com
785.341.9747

Revisions
KCK CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C1.0
Cover
SITE PLAN
29 MAY 2026

CONSTRUCTION NOTES
1. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
2. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
3. PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND THE MOST CONVENIENCE AND SAFETY POSSIBLE TO THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO ROADWAYS AT THE CONSTRUCTION AREA.
4. ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAILS.
NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
6. CONTRACTOR RESPONSIBLE FOR PROVIDING MODULAR BLOCK RETAINING WALL CONSTRUCTION DRAWINGS SEALED BY A KANSAS STATE PROFESSIONAL ENGINEER.
SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
PK-2 ACCESSIBLE SIGN
ADA HANDICAP RAMP
CB1 CONCRETE BUMPER
CW1 CONCRETE SIDEWALK
PV1 LIGHT DUTY ASPHALT
PV2 HEAVY DUTY ASPHALT
US 41/69-C CURB AND GUTTER
TE TRASH ENCLOSURE (SEE ARCH PLANS)
NOTES:
9A DOOR (SEE ARCH. PLANS)
10A WHITE PARKING LOT STRIPING (PAINTED-WILLIAMS TRAFFIC PAINT OR APPROVED EQUAL)
12A 4" YELLOW STRIPES 2'-0" O.C.
31G CLEAN OUT (SEE GRADING PLAN)
PARKING PROVIDED = 76
EXISTING DETENTION
US 41/71-C
16th ST
MODULAR BLOCK RETAINING WALL
6' TALL CHAINLINK FENCE
24" HYDRAULIC DRAIN BASIN WITH BEEHIVE TOP
6" PERFORATED PVC
BRASS TAX VB
KANSAS CITY, KS
sheet
C3.0
Civil
SITE PLAN
08/01/2025



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UTILITY NOTES:

1. CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

6. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

7. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

8. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

10. INSTALL 1" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3608) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

DETAILS

○	MS1	TRENCH AND BEDDING DETAILS
	SS2	CLEAN-OUT

NOTES

□	17A	POINT OF CONNECTION - GAS SERVICE
	17B	GAS SERVICE (BY GAS COMPANY)
	17C	GAS METER
	18A	POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
	18B	UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
	18C	4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
	19A	POINT OF CONNECTION - ELECTRICAL SERVICE
	19B	UNDERGROUND POWER - BPU
	19C	4" CONDUIT INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
	19D	TRANSFORMER PAD
	20A	POINT OF CONNECTION - WATER SERVICE
	20B	1" WATER LINE INSTALLED BY CONTRACTOR (SEE NOTE 11)
	20C	¾" WATER METER
	59	4" SANITARY SEWER SERVICE LINE

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N

1"=30'
0 15 30

SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original unpublished work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

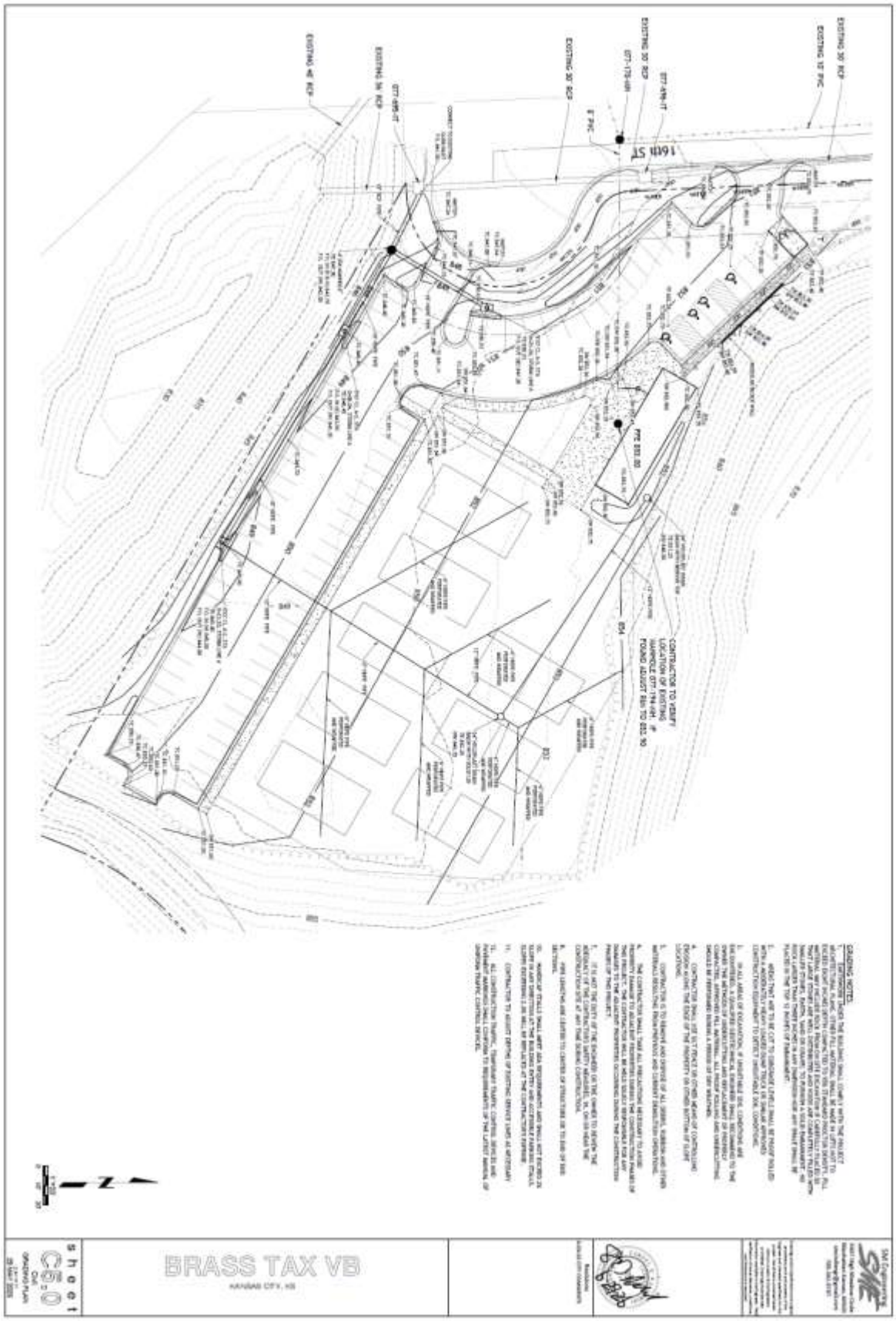
Revisions
6-29-26 CITY COMMENTS

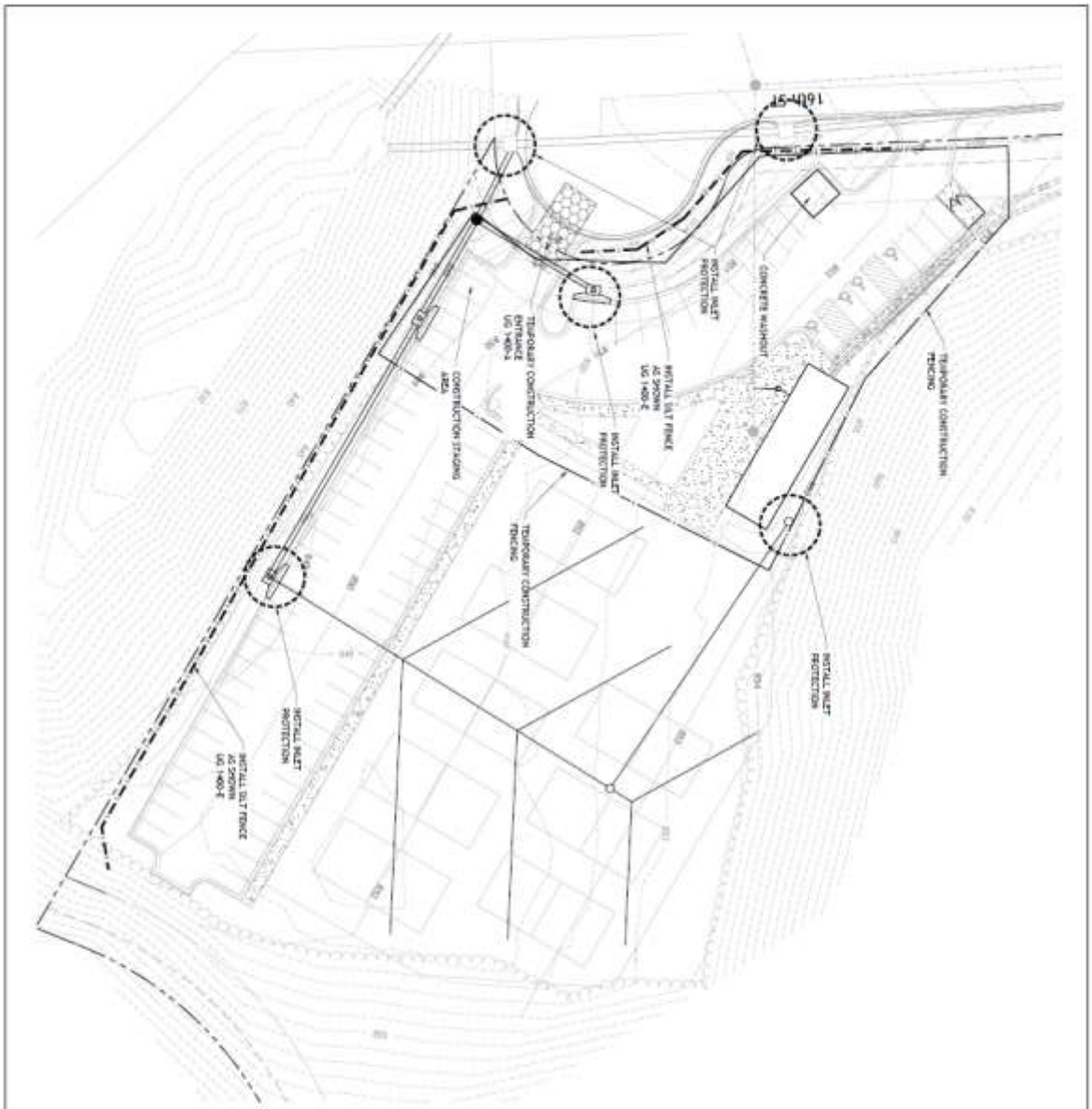
BRASS TAX VB
KANSAS CITY, KS

sheet
C4.0
Civil
UTILITY PLAN
plan date
29 MAY 2026

July 30, 2026

SP2026-045 and PR2026-010


16th ST
BRASS TAX VB
KANSAS CITY, KS



EROSION CONTROL NOTES:

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2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
3. ENTRANCE AND BATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
4. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE STOCKPILED ON SITE. CONTRACTOR SHALL PROVIDE WARDLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
5. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 5703.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL REPAIR DAMAGE, CLEAN OUT SEDIMENT, AND ADD ADDITIONAL EROSION CONTROL DEVICES AS NECESSARY TO MAINTAIN EFFECTIVE EROSION CONTROL.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

BRASS TAX VB

KANSAS CITY, KS

sheet

C2.0

SW Engineering

SP2026-045 and PR2026-010 July 30, 2026 21

CURB WALK/CURB (AT BUILDING) CW1
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1
ACCESSIBLE PARKING SIGN PK2
STREET CUT RESTORATION SR2
TWO WAY CLEANOUT SS2
BRASS TAX VB
KANSAS CITY, KS
sheet
C8.0

Shrub List
Tree List
LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
Shrub Bed & Parking setback Detail
Tree Planting Detail
BRASS TAX VB
KANSAS CITY, KS
EXISTING TREES TO REMAIN
N 85 ST

FINAL DEVELOPMENT PLANS

FOR

BRASS TAX COURTS

KANSAS CITY, KANSAS

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TOTAL 1991cy FILL

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Kansas One Call
8100 E 22nd St. N
Bldg 300 Wichita, KS 67226
1-800-DIG-SAFE or 811

LOCATION MAP

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SECTION MAP
SEC 16, T 11, R 25

INDEX OF SHEETS

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C-7	EROSION DETAILS
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
L-1	LANDSCAPE PLAN

DEVELOPER

ALDIS INC
BRASS TACKS DESIGN & BUILD
210 W 43rd AVE
KANSAS CITY, KS 66103

OWNER

HARSFIELD HOMES, LLC
3013 OAK ST
KANSAS CITY, MO 64108

SURVEYOR

BEYOND SURVEYING, LLC
29290 W 119TH ST
OLATHE, KS 66061
OFFICE: 913-717-8338

ENGINEER

SM ENGINEERING
8507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENG@GMAIL.COM
785.340.9747

Samuel D. Mallinowsky
PROFESSIONAL ENGINEER

SM Engineering
SME
8507 High Meadow Circle
Manhattan Kansas, 66503
www.bsmeng@gmail.com
785.340.9747

Revisions
8-25-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C1.0
Cover
SITE PLAN
29 MAY 2026

CERTIFICATE OF SURVEY
Beyond Surveying

BRASS TAX VB
KANSAS CITY, KS
sheet
C3.0
CONSTRUCTION NOTES:
NOTE:
PARKING PROVIDED = 76
MODULAR BLOCK RETAINING WALL
6' TALL CHAINLINK FENCE
24" WOOD-PLASTIC DRAIN BASIN WITH GRATE TOP
6" SLOTTED PERFORATED PVC

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, WALKS, RAMPS, CURBS, BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

2. THESE PLANS HAVE NOT BEEN REVIEWED WITH FINAL ARCHITECTURAL PLANS. CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL PLANS WITH THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

UTILITY NOTES:
1. CONTRACTOR SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.

2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT OVERBURDEN MATERIAL PLACED ON EIGHT INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

3. CONTRACTOR SHALL NOTIFY DIGS, TODAY CITY, INTERFERE WITH, OR ATTEMPT ANY PIPE OR WORK TO OR TAP ANY WATER MAIN ELECTRONICALLY TO THE CITY, UNLESS SO AUTHORIZED TO DO SO BY THE CITY. TO ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.

4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR WATER DEPARTMENT 24 HOURS MINIMUM, PRIOR TO ANY TESTING.

5. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.

6. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.

7. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.

8. WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES. ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".

9. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHERE IT IS NECESSARY FOR A WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.

10. INSTALL 1" TYPE "K" COPPER FROM THE MAIN TO THE METER AND EITHER TYPE "K" OR POLYETHYLENE PLASTIC TUBING (PE 3408) FROM METER TO STOP AND WASTE VALVE INSIDE BUILDING.

DETAILS
MS1 TRENCH AND BEDDING DETAILS
SS2 CLEAN-OUT

NOTES
17A POINT OF CONNECTION - GAS SERVICE
17B GAS SERVICE (BY GAS COMPANY)
17C GAS METER
18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
18C 4" CONDUIT INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
19A POINT OF CONNECTION - ELECTRICAL SERVICE
19B 4" CONDUIT INSTALLED BY BPU
19C TRANSFORMER PAD
19D TRANSFORMER PAD INSTALLED BY CONTRACTOR - ELECTRIC SERVICE
20A POINT OF CONNECTION - WATER SERVICE
20B 1" WATER LINE INSTALLED BY CONTRACTOR (SEE NOTE 11)
20C ¾" WATER METER
59 4" SANITARY SEWER SERVICE LINE

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

1" = 30'
0 15 30

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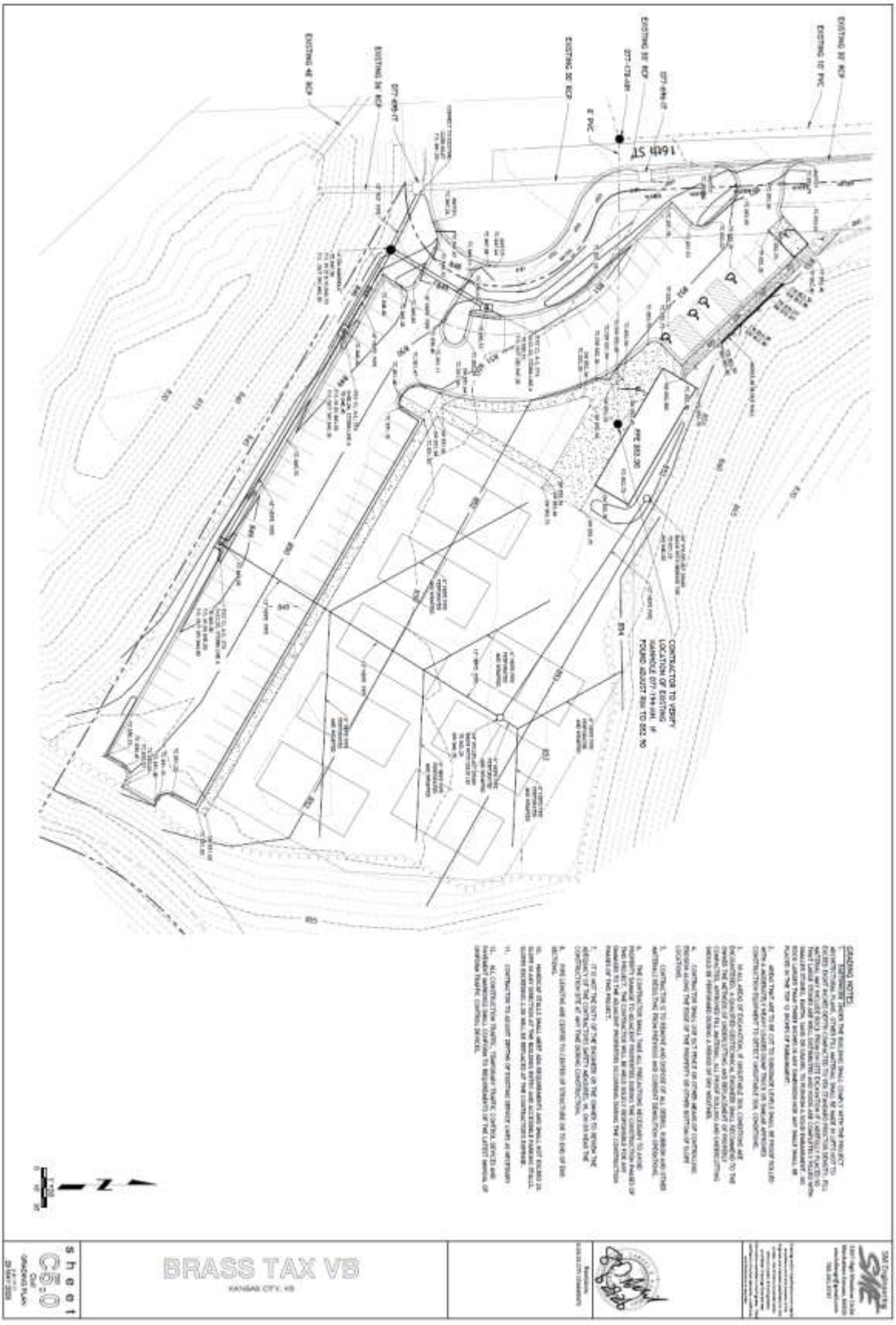
Revisions
6-24-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet C4.0 Civil UTILITY PLAN
project 29 MAY 2026


BRASS TAX VB
KANSAS CITY, KS
sheet
C2.0
GRADING PLAN
GRADING NOTES:
CONTRACTOR TO VERIFY LOCATION OF EXISTING MANHOLE 077-194-HH IF FOUND ADJUST RIM TO 852.76
EXISTING 48 RCP
EXISTING 36 RCP
EXISTING 30 RCP
EXISTING 18 RCP
EXISTING 12 PVC
8 PVC
16th ST
PPC 850.00
854
855

EROSION CONTROL NOTES

1. ALL WORK IN PUBLIC EASEMENTS AND RIGHT-OF-WAY AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS. IF ANY OF THE CONTRACT DOCUMENTS CONFLICT WITH THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS (THE UG), THE UG'S STANDARDS SHALL OVERRIDE.
2. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT, AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION CONTROL, KEEP THE STREETS CLEAN OF MUD AND DEBRIS, AND PREVENT SOIL FROM LEAVING THE PROJECT SITE. THE CONTRACTOR'S EROSION CONTROL MEASURES SHALL CONFORM TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS TECHNICAL PROVISIONS SPECIFICATIONS.
3. THE CONTRACTOR SHALL INSTALL SILT FENCE, CONSTRUCTION ENTRANCE AND WATTLES AS SHOWN PRIOR TO STARTING ANY CONSTRUCTION ACTIVITY.
4. EXCAVATED MATERIAL THAT IS NOT IMMEDIATELY LOADED AND HAULED OFF SITE SHALL BE PROPERLY CONTAINED OR SHALL PROVIDE WATTLES OR OTHER SIMILAR MEASURE FULLY SURROUNDING THE STOCKPILE AREA TO PROTECT ADJACENT INLETS OR AREAS, UNTIL SUCH TIME THAT STOCKPILE IS REMOVED FROM THE SITE.
5. GOOD HOUSEKEEPING, INCLUDING SPILL RESPONSE, SHALL BE PERFORMED IN ACCORDANCE WITH THE KANSAS CITY CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS, SECTION 2150.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL MEASURES OR MODIFICATIONS IF THE PLAN FAILS TO SUBSTANTIALLY CONTROL EROSION OR OFFSITE SEDIMENTATION.
7. THE CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE. THE CONTRACTOR SHALL CLEAN OUT SEDIMENT AND MAKE ADDITIONAL EROSION CONTROL DEVICES AS NEEDED, AS SOON AS PRACTICABLE AFTER INSPECTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DEVICES AND REMOVING SEDIMENT UNTIL A MINIMUM OF 70% OF PERMANENT VEGETATION HAS BECOME STABILIZED AND ESTABLISHED. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE 70% ESTABLISHED VEGETATION IS MET, OR THE DURATION OF THE PROJECT, WHICHEVER IS THE LATER DATE.

1"=20'
0 10 20

Revisions
6-29-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet C6.0
EROSION CONTROL
29 MAY 2026

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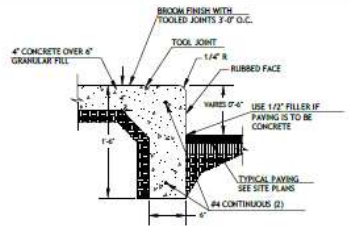
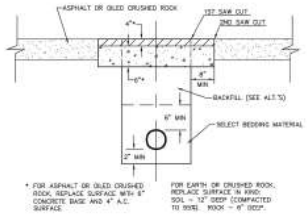
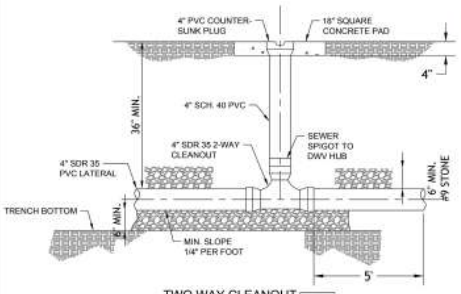


CURB WALK/CURB (AT BUILDING) CW1

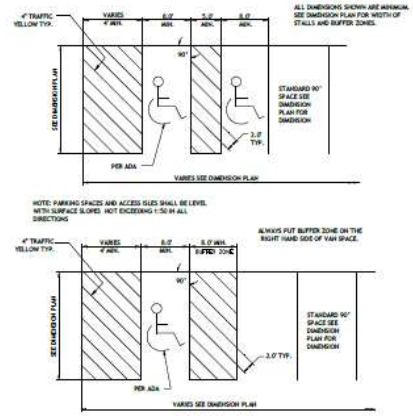


1. ALTERNATE BACKFILL METHODS
   A. CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELETERIOUS MATERIAL MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
   B. LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
   C. CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.
2. ALL CUTS
   ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
3. CLEANUP
   ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.

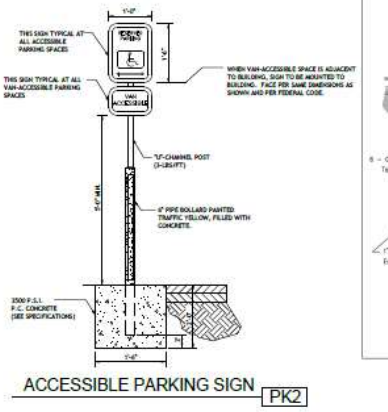
STREET CUT RESTORATION 030
ASPHALT PAVEMENT



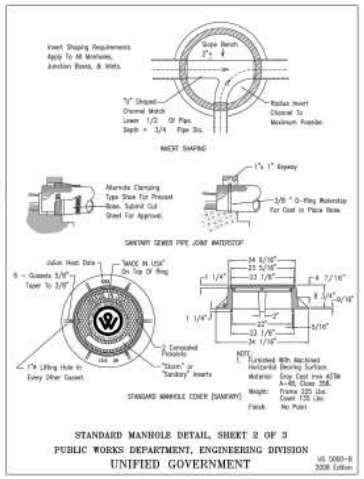
TWO WAY CLEANOUT SS2



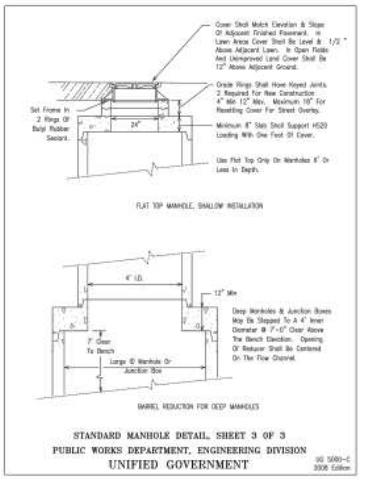
90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1



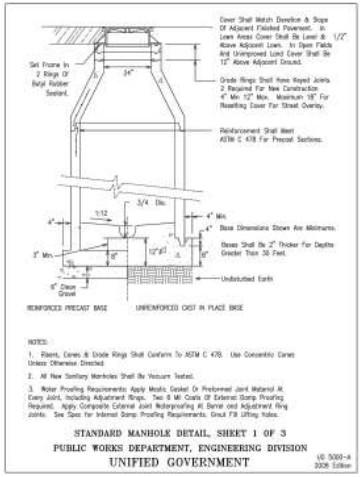
ACCESSIBLE PARKING SIGN PK2



STANDARD MANHOLE DETAIL, SHEET 2 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-B 2006 Edition



STANDARD MANHOLE DETAIL, SHEET 3 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-C 2006 Edition



STANDARD MANHOLE DETAIL, SHEET 1 OF 3
PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION
UNIFIED GOVERNMENT
UG 5060-A 2006 Edition

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Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions
6-23-26 CITY COMMENTS

BRASS TAX VB
KANSAS CITY, KS

sheet
C8.0
Civil
DETAILS
Date:
29 MAY 2026

Shrub List
Symbol Quantity Common Name Botanical Name Size Condition Spacing
6 Seagreen Juniper Juniperus Chinensis 'Seagreen' 18"-24"sp. Cont. 4'o.c.
3 Snowmound Spirea Spirea Nipponica 'Snowmound' 18"-24"sp. Cont. 4'o.c.
6 Dwarf Winged Euonymus Euonymus Alatus 'Compactus' 18"-24"sp. Cont. 4'o.c.
Tree List
Symbol Quantity Common Name Botanical Name Size Condition Spacing
5 October Glory Maple Acer Rubrum 'October Glory' 2" cal. BB As Shown
4 Skyline Honeylocust Gleditsia Triacanthos 'Skyline' 2" cal. BB As Shown
LANDSCAPE DATA
16th STREET 559
REQUIRED
SHADE TREE / 30 19
PROVIDED
EXISTING TREES TO REMAIN 0
SITE TREES
SITE AREA 66,000sf
66,000 / 7,000 X 7.5 = 71 TREES
PROVIDED
170 6"+sf OF EXISTING TREES
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
16th ST
WATER
WATER
WATER
LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
No plant material substitutions are allow without Landscape Architect or Owners approval.
Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material whhich dies during the one year guarantee period shall be replaced by the contractor during normal planting season.
Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
All landscape areas to be irrigated
Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
All plant material shall be specimen quality stock as determined in the 'American Standards For Nursery Stock' published by The American Association of Nurserymen, free of Plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
All shrub beds within lawn areas to receive a manicured edge.
All shrub beds shall be mulched with 3" of shredded cedar mulch.
All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.
Shrub Bed & Parking Setback Detail
No Scale
Back of Curb
4' Min.
Center of Shrub
6" Min.
6" Min.
Weed Mat 10 mill thick
1/2 existing soil, 1/2 topsoil
3" Shredded Cedar Mulch
Manicured Edge
Scarify soil in Bottom of pit
Tree Planting Detail
No Scale
Rubber hose
#12 gauge wire
Tree Guard
4" Berm
3" Shredded cedar mulch around saucer 6ft. Diameter Mulched Area in Lawn Areas
Finished Grade
6" Min.
6" Min.
Scarify soil in bottom of pit
Treated crepe tree wrap
Steel fence posts
Plant w/top of ball flush w/finished grade
1" Shredded Cypress mulch over 2" layer well-rotted manure
Weed Mat 10 mill thick
1/2 Existing soil, 1/2 topsoil
Fold back burlap from Top 1/3 of root ball
N
1"=30'
0 15 30
SM Engineering
5507 High Meadow Circle
Mission Hills, KS 66208
785.341.9747
Revisions
6-26-26 CITY COMMENTS
5-29-26
BRASS TAX VB
KANSAS CITY, KS
Sheet
Civil
LANDSCAPE PLAN
29 MAY 2026

SM Engineering

June 29, 2026

Re: Sanitary Sewer Memorandum Associated
SP2026-045 and PR2026-010, 253 S. 16th St.

The above referenced proposed development is an 8-court volleyball facility. In order to determine the projected sanitary sewer flows we looked at the total number of people that will be at the facility at any one time. If all 8 courts are active with 12 people per court that would be 96 people. We then multiply that by 1.2 to account for any spectators. That gives a total number of people possible of 115. The industry standard for a facility of this type is 10 gallons/person/day. As such we have a projected demand of 1,150 gallons per day.

The total existing lot is 4.9 acres in size and is commercially zoned. Per KDHE design criteria the design flow for commercial property is 5,000 gpd/acre. That would equate to a design flow for this property of 24,500 gpd. The projected flow from this development is only 1,150 gpd which is far less than the design flow for the property. As such the existing sanitary sewer facilities should have adequate capacity.

Samuel D. Malinowsky, P.E.

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: July 30, 2026

Re: **Preliminary Plan Petition PR2026-011**

GENERAL INFORMATION

Applicant Information:
Megan Painter with Build WyCo
Representative
Mark Henrichs with Continental Consulting Engineers
11006 Parallel Parkway
Kansas City, Kansas 66109

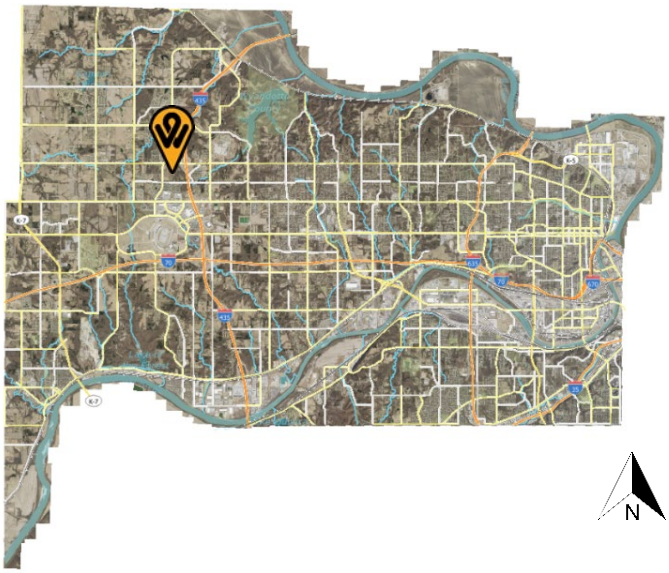
Subject Property:
2820 New Market Avenue
Kansas City, Kansas 66109

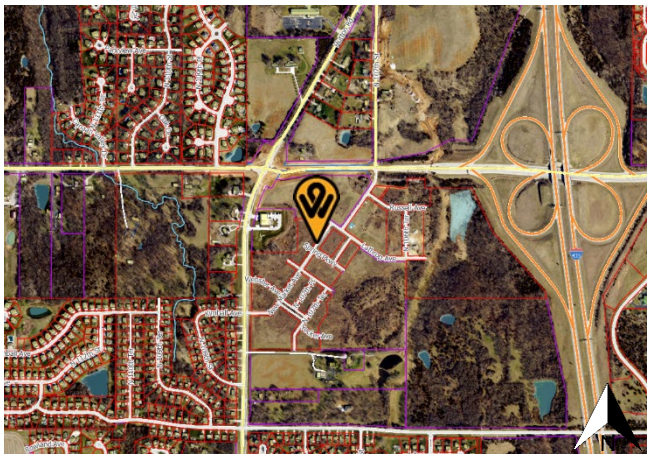
Requested Action and Purpose:
Approval of a Preliminary Development Plan to build a mixed-use development.

Commission Districts:
At-Large Commissioner, District #2: Melissa Bynum
District #7 Commissioner: Dr. Edward Pacheco III

Existing Zoning District(s):
TND Traditional Neighborhood Design District

Plan Area:





Prairie Delaware Piper Area Plan

	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture District	Undeveloped land
South	A-G Agriculture District	Single-family residences
East	A-G Agriculture District	Undeveloped, wooded land
West	R-1 Single Family District	Fire Station #12 and single-family residences

Total Tract Size:	39.27 Acres
Comprehensive Plan Designation:	The Prairie Delaware Piper Area Plan designates the subject property as Planned Mixed Residential, which allows attached patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Hutton Road as a Major Collector and Leavenworth Road as a Major Arterial.
Parking Requirement:	Section 27-471(n)(3)a. Two (2) off-street parking spaces shall be provided for each dwelling unit.
Landscaping Requirement:	Section 27-471(s)(1)f. Applicable to all building types: 11 landscape plantings required. At least two (2) of these landscape plantings shall be a shade or ornamental tree. Landscape plantings at approximately 30 inches on center shall be used along street-facing foundation walls.
Advertisement:	The Wyandotte Echo – Not Required Letters to Property Owners – June 19, 2026
Public Hearing:	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Megan Painter with Build WyCo, is requesting a Preliminary Development Plan for 174 residential lots on 39.27 acres at

2820 New Market Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765, Article VI Section 27-212, Article VII Sections 27-245 – 27-339, 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. There are no outstanding or related permit or cases on the subject property.

Previous Planning Actions:

1. PLAT2026-026 – Preliminary Plat for 174 lots. Approved by the City Planning Commission on July 13, 2026.
2. 2018 – Preliminary Plat for Piper Village (70 single-family lots, 88 duplex lots, and one (1) multi-family lot). Approved by the City Planning Commission on July 9, 2018.
3. 2018 – COZ 3155 – Change of Zone From A-G Agriculture District to TND Traditional Neighborhood Design District. Approved by the City Planning Commission on July 26, 2018.
4. 2006 – Final Plat for New Market Phase 1. Approved by the City Planning Commission on December 11, 2006.
5. 2005 – COZ 2852 – Change of Zone from A-G Agriculture District to TND Traditional Neighborhood Design District. Approved by Unified Government Board of Commissioners on March 2, 2006.
6. 2005 – Preliminary Plat for New Market. Approved by the City Planning Commission on February 13, 2006.

FACTORS TO BE CONSIDERED

1. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.

The site is 39.27 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, adequate parking areas, required setbacks, and required landscaping and buffers.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to Hutton Road.

3. ***The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.***

   The proposed plan is consistent with good site engineering design principles, as it does provide adequate space for vehicles to navigate the site safely with off-street parking in the driveway.

4. ***The architectural designs are consistent with unified government policies and regulations, compatible with surrounding features, and overall character of the neighborhood.***

   The architectural designs are consistent with Unified Government policies and regulations. The neighborhood consists of single-family homes along Hutton Road and commercial businesses south off Haskell Avenue and Parallel Parkway.

5. ***The degree of conformance of the proposed use to the Master Plan, Major Street Plan, Sidewalk & Trails Master Plan, and other adopted planning policies.***

   The proposed use conforms to the Prairie Delaware Piper Area Plan, which is designated as Planned Mixed Residential, which allows attached patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from Hutton Road. No additional right-of-way needs to be dedicated.

7. ***Amenities or conditions to be gained by the community are of an equal or higher quality than those required of nonplanned development.***

   The proposed development is occurring within an already established planned zoning district via Change of Zone (COZ 3155). The applicant is resurrecting the previous defunct rezoning.

8. ***Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.***

This is not applicable, as the proposed development is occurring within an already established planned zoning district and there is no change of zone being sought with the use as proposed.

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

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

c. Storm Water Control

To be designed to meet City Code.

d. Police

Police service is provided by West Patrol, District #226.

e. Fire

Fire service is provided by Station #12, which is 0.05 miles away from the subject property.

f. Transit

Public Transit is provided by Routes #101, 113 and 116, with a stop at North 109th Street and Village West Parkway within Plaza at the Speedway.

g. Schools

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

h. Streets

The subject property is accessed off Hutton Road, a Major Collector.

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

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

The proposed preliminary plat in compliance with the zoning code, including requirements for lot depth to width ratio, lot width, and lot area.

12. 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 proposed subdivision is compatible in size, proportion, and building size when comparing them with the originally platted lots formerly known as New Market approved in 2006. The lots along Hutton Road are larger acreages than those proposed within Piper Village, however this subdivision is insulated from Hutton Road.

The architectural design of the proposed residences are more contemporary than the existing single-family homes along the Hutton Road.

13. 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 and overgrown roadways that is now home to various animals, 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.

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

The proposed subdivision will not cause an undue burden on the Unified Government for maintenance. The proposed subdivision will connect into existing utility connections and is developed in a vacant subdivision with associated sanitary, storm sewer and road infrastructure already installed, but has never been developed.

15. 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 necessarily encourage pre-mature extension of public services or premature development based upon the location of surrounding development and the availability of public services, specifically road

infrastructure, sanitary and storm sewers because this development abuts Leavenworth Road to the north and Georgia Avenue to the south.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 11006 Parallel Parkway on June 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Compliance with the Prairie Delaware Piper Area Plan
Development Amenities
Existing Infrastructure
Safe Rooms

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **PR2026-011**, subject to:

1. **The previous development with Kelley Hrabe in 2018 received a deviation in the Mixed Residential single-family detached and duplex percentages from the City Planning Commission and Unified Government Board of Commissioners for COZ 3155 and Piper Village. Staff supports the Applicant's request for a deviation in this version of Piper Village;**
2. **Section 27-471(o)(7) All dwelling units within this district must be provided with a basement or with a FEMA standard safe room constructed to tornado standards for protection of the occupants;**
3. **Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.**
4. **Per the Subdivision Code, build a five (5) foot sidewalk throughout the subdivision;**
5. **Install crosswalks at intersections and across the drive aisles for the clubhouse;**
6. **Section 27-471(s)(1)f. Applicable to all building types: 11 landscape plantings required. At least two (2) of these landscape plantings shall be a shade or ornamental tree. Landscape plantings at approximately 30 inches on center shall be used along street-facing foundation walls;**
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. **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;

9. **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;**
10. **All landscaping shall be with an in-ground irrigation system.**
    a. **Landscaping around the amenities shall be irrigated;**
11. **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);**
12. **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;**
13. **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;**
14. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
15. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
16. **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;**
17. **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;**
18. **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; and,

19. **Following the Final Development Plan and 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.**

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

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
County Surveyor Comments
Mixed Use Residential Guidelines and Design Considerations
Residential Development Amenity Guidelines
Applicant Response Letter
Neighborhood Meeting Documents
Preliminary Plat
Site Plan
Phasing Plan
Concept Plan
Grading Plan
Landscape Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Preliminary Plan Review	July 13, 2026 Approval	July 30, 2026
Preliminary Plat	July 13, 2026 Approved	Not Required

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **PR2026-011** 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 **PR2026-011,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 2:14:14:
PLAT2026-026 - MEGAN PAINTER WITH BUILD WYCO
Synopsis: Preliminary Plat to plat 174 lots at 2940, 2820, 2821, 2905 New Market Avenue, 10739 Yecker Avenue, 2955 West New Market Square, 2989 East New Market Square, 10655 Lathrop Avenue, 2906, 2901 North 107th Terrace, and 10728 Roswell Avenue (in conjunction with PR2026-011).

PR2026-011 - MEGAN PAINTER WITH BUILD WYCO
Synopsis: Preliminary Plan Review for a mixed use residential development at 2940, 2820, 2821, 2905 New Market Avenue, 10739 Yecker Avenue, 2955 West New Market Square, 2989 East New Market Square, 10655 Lathrop Avenue, 2906, 2901 North 107th

Terrace, and 10728 Roswell Avenue (in conjunction with PLAT2026-026). *Detailed Outline of Requested Action:* The applicant, Megan Painter with Build WyCo, is requesting a Preliminary Development Plan and Preliminary Plat to plat 174 lots on 39.27 acres at 2820 New Market Avenue.

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

Present in Support:

- Megan Painter, Applicant, Director of Neighborhood Development at BuildWyco

The Commission directed their questions to the applicant.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:28:51:: Alyssa Marcy, Long Range Planner, stated Staff recommends approval of these cases.

Motion starts at 2:29:08:

On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **APPROVE PLAT2026-026:**

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

Motion to APPROVE passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 2:30:05:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of PR2026-011:**

Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**

Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

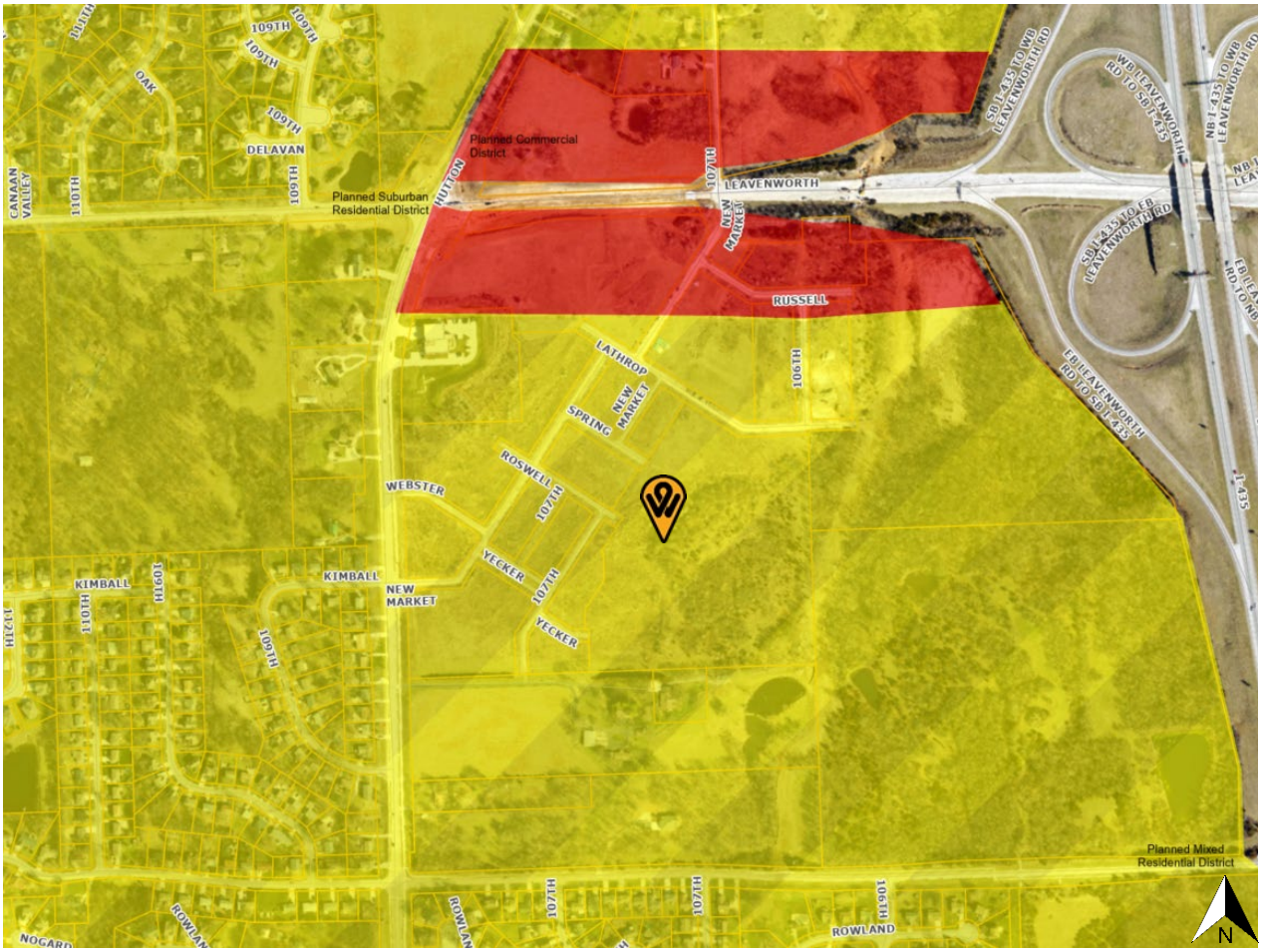
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

AG
R-1
R-2
RP-1(B)
CP-2
Parkview Ave
Webster Ave
Kimball Ave
Yecker Ave
Rowland Ave
Nogard Ave
Cleveland Ave
Russell Ave
Lathrop Ave
Sprague Valley Dr
N 110th St
N 109th Pl
N 107th St
N 106th Ter
N 107th Pl
N 107th Ter
N 110th Ter
N 109th Ter
N 112th St
N 113th St
Hutton Rd
435
N

LAND USE MAP


Planned Commercial District
Planned Suburban Residential District
Planned Mixed Residential District
LEAVENWORTH
RUSSELL
LATHROP
SPRING
NEW MARKET
ROSWELL
WEBSTER
YECKER
KIMBALL
DELAVAN
OAK
HUTTON
ROWLAND
107TH
109TH
110TH
N

Mixed Use Residential Guidelines and Design Considerations

The community needs a variety of housing choices for long term sustainability. The Land Use Plan, Map 10, illustrates areas where mixed use residential development is recommended. These locations have good access to major road arterials and have available sewer access.

The following guidelines and Table 8 describe and define the unit types and amenities required for mixed use residential development proposals.

Guidelines:

- Development sites should be at least 25 acres in sizefor mixed-use or mixed density residential projects.
- Sites that are less than 25 acres in size are recommended for single family detached residential development.
- Establish an overall design theme for a mixed use residential plan.
- Design streets within residential neighborhoods to connect to adjacent uses.
- Avoid designing subdivisions that have all the same unit type and lot size.
- Encourage a variety of architectural styles within each neighborhood.
- Establish landscape standards that provide an overall theme for the development.

Mixed use example

Table 8:Mixed-Use Residential

	Small	Medium	Large
Minimum Acres*	25	100	200
Units*	100 - 299	300 - 649	650 or more
Percent SFD units Minimum Percentage	66	55	50
Percent SFD units Maximum Percentage	None	None	None
Percent Duplex Maximum Percentage	33	30	30
Percent SF Attached (3 or more units) Maximum Percentage	33	30	30
Percent Apartments Maximum Percentage	None	20	25
Commercial Acres Maximum Acres	None	6	15
Commercial SF Maximum Square Feet	N/A	40,000	100,000
Commercial Uses Not Allowed	N/A	Drive-thru commercial	Restricted by plan
Open Space Percent Maximum Percentage	10	12	15
Setbacks	Based on Plan	Based on Plan	Based on Plan
Amenities Required	Trail/sidewalk and bikeway connections	Trail/sidewalk and bikeway connections	Trail/sidewalk and bikeway connections
Additional Amenities Required	2	3	4
Landscape	As required within code	As required within code	As required within code

*A development may use either areas of units to qualify.

Residential Development Amenity Guidelines

Amenities within residential subdivisions are an important factor when potential home buyers consider purchasing a home. Amenities enhance the overall value of a neighborhood and allow residents to meet and get to know one another.

Amenities are required for each residential subdivision. The requirements are based on the number of units within the subdivision.

Residential developments of any unit type with fewer than 50 dwelling units are required to have one small amenity.

Residential amenities

Residential developments with 50-to-200 dwelling units are required to have two (2) amenities. Only one (1) of the required amenities may be a small amenity.

Residential developments with more than 200 dwelling units are required to have three (3) amenities. of which one (1) amenity may be considered a small amenity.

Table 7: Residential Amenity Guidelines

Small:	
	Basketball, volleyball, or other court sport.
	Open play area of at least 15,000 square feet with maximum of three (3) percent slope and tow benches and one play structure.
	One picnic area with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter , and one (1) barbeque grill/pit per area.
	Option provided by owner, but must be considered equal to one of the other small options.
Regular:	
	Swimming pool.
	Golf course.
	Residential clubhouse.
	Two (2) basketball, volleyball, or other court sports.
	Two (2) tot lots with a minimum size of four-thousand (4,000) square feet per area, one (1) play structure per tot lot, one (1) bench per tot lot.
	Two (2) picnic areas with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter , and one (1) barbeque grill/pit per area.
	Trail(s) for pedestrian and/or bicycles that connect(s) to the overall trail network within the area. This trial may be within preserved natural corridor.
	Option provided by owner, but must be considered equal to one of the other regular options.

Applicant Response:

1. *The design manual for the development has been included in the resubmittal package.*
2. Piper Village The proposed use conforms to the Prairie Delaware Piper Area Plan, which is designated as Planned Mixed Residential, which allows attached patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses. Areas of Non-Conformance to Piper Delaware Master Plan:
   Under Table 8 Mixed Use Residential limits Duplex/Townhome units to 33% of a development. Further, the minimum percentage of Single Family Detached is 66%. Thus, while a vast majority of the project meets the masterplan goals and guidelines, our unit mix requires us to request a variance to the area masterplan. Currently, our unit mix is 14% single family detached and 86% percent villa/duplex/townhome.
3. *Acknowledged*
4. *Acknowledged*

5. Section 27-317 Electrical power, telephone service, and cable television (if applicable) shall be provided by underground wiring for all new wiring provided.

   Applicant Response: Acknowledged

6. Per the Subdivision Code, build a five (5) foot sidewalk throughout the subdivision.

   Applicant Response: The PDP Plan show 5' sidewalk.

7. Install crosswalks at intersections and across the drive aisles for the clubhouse.

   Applicant Response: We will work with public works to show cross walks where warranted in the FDP phase.

Landscaping and Screening:

1. Section 27-471(s)(1)f. Applicable to all building types: 11 landscape plantings required. At least two (2) of these landscape plantings shall be a shade or ornamental tree. Landscape plantings at approximately 30 inches on center shall be used along street-facing foundation walls.

   Applicant Response: Acknowledged

2. All landscaping shall be with an in-ground irrigation system.
   a. Landscaping around the amenities shall be irrigated.

   Applicant Response: Overall we are in agreement. However, some landscaping may not require irrigation (ie: native vegetation).

DRAFT

Signage:

1. Review the sign code to ensure that variances are not required for any proposed signage.

   Applicant Response: 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.

   Applicant Response: Acknowledged

Standard Conditions:

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.

   Applicant Response: Acknowledged

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.

   Applicant Response: Acknowledged

3. All landscaping shall be with an in-ground irrigation system.
   a. Landscaping around the amenities shall be irrigated.

   Applicant Response: Overall, we are in agreement. However, some landscaping may not require irrigation (ie: native vegetation).

4. 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).

DRAFT

Applicant Response: Acknowledged

5. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line.

   Applicant Response: Acknowledged

6. 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.

   Applicant Response: 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 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.

   Applicant Response: Acknowledged

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

   Applicant Response: 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.

   Applicant Response: 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.

    Applicant Response: 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

DRAFT

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.

Applicant Response: Acknowledged

12. Following the Final Development Plan and 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.

Applicant Response: Acknowledged

PIPER VILLAGE

Neighborhood Meeting

June 22, 2026 6-7 PM @ 11006 Parallel Parkway

PR2026-011 and PLAT2026-026

SIGN UP SHEET:

NAME 913-515-5306	ADDRESS
SHARON ULRICH	2961 Hutton Road K.C.K. 66109
Gary Kannenberg	9719 Canterbury Lot, KS 66206
	garyakannenberg@gmail.com

June 22, 2026

Start meeting 5:54pm Stayed until 6:55 pm.

In attendance:

Erica Harley, Devy Development

Mark Henricks, Continental Engineers

Megan Painter, Build Wyco

Neighbor to the south, Sharon Ulrich came.

Sharon:

Q: This isn't going to be low income is it? We just don't want to live close to a Section 8 project.

A: No. The level that we'll be building isn't anything close to what would be considered low income. This will be a for-sale project.

Q: You know you can't reuse those roads right? There are trees growing through those roads. They are very rough.

A: Yes we have been working with the city and will need to do a lot of regrading and reworking of those roads.

Q: Will my property taxes go up?

A: I wouldn't say that it will go up specifically because of us. Your property may be more valuable once this is developed, and you can always request review with county appraiser. (Then we all talked about how painful the rise in property taxes has been even without new development happening next door)

Q: Asked questions about amenities/community space etc.

A. There will be an HOA. Also the development will lend itself to seniors but it's not going to be limited to seniors over 55. But the landscaping will be maintained by the HOA.

Sharon expressed that maybe she'd want to live there.

Spoke about the robbery at Country Club Bank and some family history.

Gary Kannenberg Arrived.

Gary K: Gave background info on the land and some land disputes about drainage issues and KDOT. Talking about KDOT saying that they may want to widen Leavenworth.

Spoke about governor candidates.

Gary K: (Looks at layout) This is perfect. What is your timeline?

A: Realistic is Spring start. We may be able to move dirt in winter but that will be limiting.

Piper

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # PR2026-011.
2. That I conducted a neighborhood meeting on June 22 2026.
3. The notice to nearby property owners was sent on June 8th 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 25 day of June, 2026.

My commission expires 14th of May, 2028.

Notary Public

NOTARY PUBLIC - STATE OF KANSAS
YESENIA LUCERO VALENZUELA
MY APPT. EXPIRES 5/14/2028

Design Book
Piper Village

Project Summary

Piper Village

Piper Village is intentionally crafted to blend the charm of Wyandotte County's most beloved historic neighborhoods with modern best practices in community-centric, walkable neighborhood design. The development offers a highly desirable living experience featuring small blocks interwoven with a network of green spaces and trails that encourages walking and fosters connections among residents. Key amenities including a central green space, outdoor gathering spaces, and a community pool are easily accessible via these scenic pathways.

he plan provides a diverse array of maintenance-provided attached housing options to suit a range of lifestyles while adapting to varied topography across the site. Housing types include town homes, paired villas, garden homes, and cottages, offered at a variety of price points. Final unit counts and mix will be established with the Final Development Plan, consistent with the approved Preliminary Plat and the standards set forth in this Design Book.

The architecture draws from a unified Modern Homestead theme — a harmonious blend of farm vernacular, clean contemporary detailing, and craftsman-influenced design. This thoughtful range of styles creates a visually cohesive collection of homes while giving each block its own distinctive and inviting character.

Our goal is to create a welcoming, multi-generational community. Homes and shared spaces are designed to support aging in place and casual, everyday interaction among neighbors — safe places for children to play, well-designed homes sized for a range of households, and a village lifestyle that brings people together.

Administration / Amendments

This Design Book is intended to set minimum standards for the Piper Village project and may be replaced by a more comprehensive Design Book at the Final Development Plan approval stage.

The requirements contained within shall be enforced by the Developer and/or neighborhood ARC.

Conceptual Site Plan

Piper Village

Proposed Mix:

Senior Villas_____**Total 53**

2 Bedroom Units & Den
Notes:Two Car Garage
1450 SF

Senior Townhomes_____**Total 36**

Two & Three Bedrooms
One & Two Car Garages
1300 SF

Senior Cottages_____**Total 26**

2 Bed, No basement, 1 Car Garage
900 SF

Family Townhomes_____**Total 24**

2 Bed & 3 Bed
One & Two Car Garages
1575 SF

Family Villas_____**Total 43**

3 Bed
Two Car Garages
1675 SF

Architectural Styles

Piper Village

Homes within Piper Village shall employ enough characteristic design elements for the style of the home to be easily identified.
Homes should not attempt to replicate historic materials or employ false weathering or ageing. Instead, they should honor the intent of each style using contemporary materials and methods.

Other architecture styles and subtypes will be considered provided they are within a modern homestead architectural theme which includes farm vernacular, clean detailing, and craftsman-influenced details.
Material, design elements, massing, and color palettes shall be governed by the appropriate architectural style.

A home need not be a literal reproduction of any single style. Blended expressions are encouraged provided the result reads as cohesive and identifiably within the theme.

Permitted Primary Cladding:
Engineered wood siding (e.g., LP SmartSide or equivalent) in lap, board-and-batten, shake, and/or cementitious siding

Permitted Accents:
Stucco
Stone
Brick
Natural Wood Finish

Prohibited Materials
Vinyl siding
T1-11 / plywood panel siding

Window frames:
Black, Bronze preferred
White or Dark Cream allowed
Divided-light patterns encouraged at front facades but not required

Modern Agrarian

Piper Village Architectural Styles

* style illustration only

Character:
An evolution of Modern Farmhouse — simple farmhouse massing with clean, contemporary detailing

Design Elements:
Covered front porch with simple square or tapered posts; mix of horizontal lap and board-and-batten to add facade interest; restrained trim and minimal ornamentation. Metal accent roofs and stone/brick accents at base, entry, or chimney are encouraged but not required.

Massing:
Predominantly gabled forms with steeper roof pitches; primary mass with lower secondary wings or porch.

Color Palette:
White, cream, or warm-gray bodies (white-on-white permitted); greens, charcoal, dark blue, or dusty purple as accents; cedar-tone and black-frame accents

Transitional Craftsman

Piper Village Architectural Styles

* style illustration only

Character:
Craftsman-influenced — comfortable proportions with honest, simple detailing

Design Elements:
Covered front porch with substantial square or tapered columns; wide eave overhangs. Exposed/decorative beams or brackets, cementitious shake gable accents, and grouped windows are encouraged where budget allows but not required

Massing:
Low-to-moderate pitch gable roofs with overhangs; multiple roof planes resolving into one primary form

Color Palette:
Warm naturals — soft sages, greens, warm grays, tans, creams; earthy/coppery reds and deeper greens as accents

Modern Prairie

Piper Village Architectural Styles

* style illustration only

Character:
Horizontal emphasis with clean, geometric lines

Design Elements:
Horizontal expression reinforced through banding, trim lines, or material change between stories; wide low-pitch overhanging eaves; substantial porch supports. Corner/grouped windows encouraged

Massing:
Low-pitched, predominantly hipped roofs with wide eaves; grounded, horizontal stance; one- and two-story volumes

Color Palette:
Creams, beiges, warm grays, tans as bodies; earthy browns, charcoal, or earthy greens as trim/accent bands; cedar-tone and black/bronze frames

Storybook Cottage

Piper Village Architectural Styles

* style illustration only

Character:
Human-scale emphasis with clean, geometric lines

Design Elements:
Horizontal expression reinforced through banding, trim lines, or material change between stories; wide low-pitch overhanging eaves; substantial porch supports. Corner/grouped windows encouraged, accents within gable faces

Massing:
Low-pitched, predominantly hipped and gabled roofs with wide eaves; grounded, horizontal stance; dormer windows encouraged

Color Palette:
Colorful with greens, blue greens, a pop of yellow, soft rose, muted purple and light and dark blue colors with some neutral options

Development Standards & Sample Block Landscaping

Tree Location and Spacing

Street trees are a key element of inviting and walkable neighborhoods. Street trees will be placed between the sidewalk and street curbs and spaced between driveways of sets of villas/town homes. Additionally, a shade tree will be added to strategically provide shade around porch areas. On front-loaded homes, every other lot should have a minimum of one back yard tree.

Minimum of one street tree between villa pairs
Native prairie areas

Community green space with trail

Each Unit Shall Have:
11 plantings minimum, 2 shade/ornamental trees, street facing foundations to be planted minimum 30" OC.

Special Consideration will be made for blocks consisting of more than two attached units

Development Standards

The project shall allow for a minimum of two (2) off-street parking spaces for each unit

Each unit shall include either a basement or a safe room constructed to FEMA or locally approved storm room standards

Public sidewalks shall be minimum 5' in width

Exterior lights shall be hooded and/or downward facing with less than 1 footcandle at property line

Exterior utility connections shall be screened with landscaping or architecturally designed screen wall

Exterior wall-mounted utilities shall be painted to match building where applicable

Conceptual Landscape Plan
Entire Subdivision
N. 160TH TRAIL
THRC
WEBSTER AVE
NEW MARKET AVE

Landscape Plan - Ground Cover

Piper Village

Alternative Lawns:

Lawns and green areas that will likely not be heavily trafficed will be dutch clover to reduce mowing and increase verdency in winter and hot seasons when other groundcovers go dormant. Clover should not be used in high traffic areas due to the bees that will be attracted.

Grass:

Yards and green areas that are likely to be heavily used will have a zoysia and fescue mix.

Native Edges and Hills:

Hills and large green areas along the subdivision's edges will mimic wild grasslands. These areas are to be cleared minimally, allowing for native ecosystems to exist alongside the manicured yards and enhancing the trail system that weaves through the development. Plants that benefit monarch and pollinators will be highlighted.

Drought-tolerant plantings in detention/BMP areas serve both landscape and storm water-quality functions.

Flowers:
Echinacea, milkweed varieties, False Purple Thistle, Prairie Clover, sunflower varieties, Black Eyed Susan, Blazing Star, Rosinweed, Asters and Goldenrod, St. John's Wort Etc.

Tall Grasses:
Big Bluestem, Indiangrass, Switchgrass & Prairie Dropseed

Home Landscaping

A minimum of four landscape packages will be used throughout the subdivision.
- Deciduous/shade trees shall be 2" caliper minimum
- Evergreens shall be minimum 6' in height
- Shrubs shall be 5-gallon or larger in size
- In-ground irrigation provided for all landscaped areas, except for native plantings where watering is not required
- Utilize ground cover to minimize mulching over time

Package 1

Evergreen Accent Tree:	Medium Height Plant:	Flowering Small Plant:	Small Plant	Ground Cover
Blue Atlas Cedar	Karley Rose Grass	Sedum spectabile 'Neon'	Little Bluestem	Creeping Jenny

*Two boxwoods or other small evergreen shrub should be included

Package 2

Evergreen Accent Tree:	Medium Height Plant:	Flowering Small Plant:	Small Plant	Ground Cover
Weeping White Spruce	False Indigo	Boxwood	Catmint	Bungle Weed

Home Landscaping

Piper Village

Package 3

Evergreen Tree:	Medium Height Plant:	Flowering Small Plant:	Small Plant	Ground Cover
Emerald Arborvitae	Threadleaf Blue Star	Salvia	Little Bluestem	Creeping Jenny

*Two boxwoods or other small evergreen shrub should be included

Package 4

Evergreen Accent Tree:	Medium Height Plant:	Flowering Small Plant:	Small Plant	Ground Cover
Arbor Vitae Shrub	Karl Forester Grass	Russian Sage	Asclepias Tuberosa Hello Yellow	Hardy Ice Plant

*Two boxwoods or other small evergreen shrub should be included

Landscape Plan - Trees

Piper Village Tree Types

Street Tree Types:

Red Oak & Chinkapin Oak

Bur Oak & Swamp White Oak

American Elm

Sunset Maple

Green Area Deciduous Tree Types:
Trees species are recommended to be grouped in a minimum of three to promote longevity and health

River Birch

Bald Cyprus

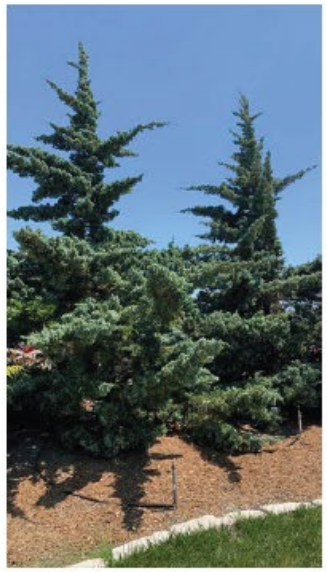
American Hornbeam

Willows : In low pond areas only

Landscape Plan - Trees

Piper Village Tree Types

Norweigan Spruce

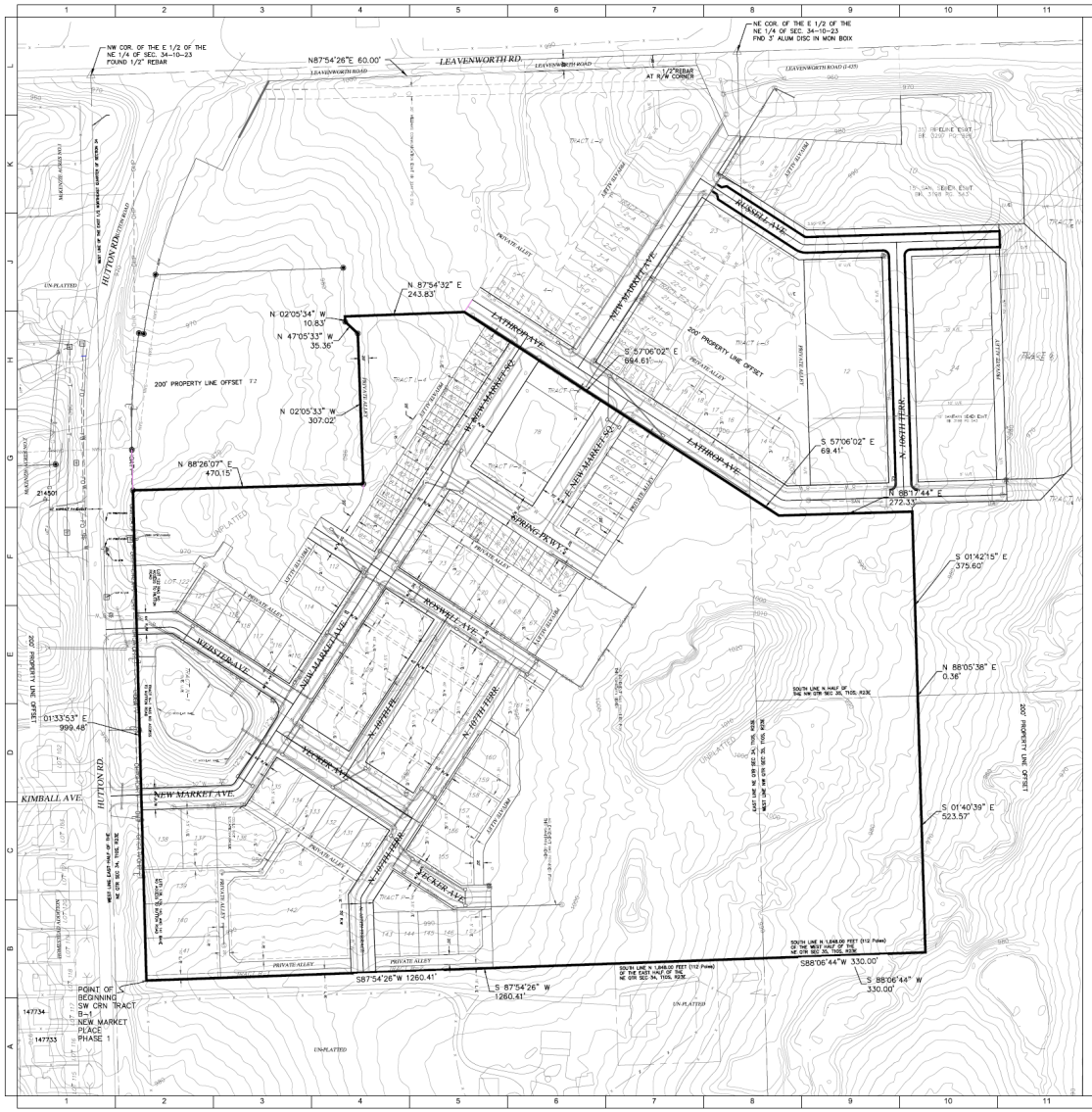


Canaerti Juniper

Spartan Juniper

Sweetbay Magnolia
(semi-evergreen)

Evergreens will be located at the periphery of the subdivision, and sprinkled within the back yard green spaces to provide year-long greenery. Evergreens recommended to be grown in groups of three.

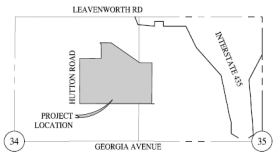


PRELIMINARY PLAT
PIPER VILLAGE

OVERALL DESCRIPTION

A tract of land located in Section 34 and 35, Township 10 South, Range 23 East and a portion of New Market Place Phase 1, a subdivision in the City of Kansas City, Wyandotte County, Kansas according to the recorded plat thereof and being more particularly described as follows:

BEGINNING a the Southwest corner of Tract B-1 of said New Market Place Phase 1; thence North 01°33'53" West, along the Westerly line of said New Market Place Phase 1 and the Easterly right-of-way line of Hutton Road, as it currently exists, a distance of 1999.48 feet; thence North 88°26'07" East, a distance of 470.15 feet, to the Westerly line of said New Market Place Phase 1; thence North 02°05'33" West, along said Westerly line, a distance of 307.02 feet; thence North 47°05'53" West, continuing along said Westerly line, a distance of 35.36 feet; thence North 02°05'34" West, continuing along said Westerly line, a distance of 10.83 feet; thence North 87°54'32" East, a distance of 243.83 feet to the Southerly right-of-way line of Lathrop Avenue, as it currently exists; thence South 57°06'02" East, along said Southerly right-of-way line, a distance of 694.61 feet to the East line of the Northeast Quarter of said Section 34; thence South 57°06'02" East, continuing along said Southerly right-of-way line, a distance of 69.41 feet; thence North 88°17'44" East, continuing along said Southerly right-of-way line, a distance of 272.33 feet; thence South 01°42'15" East, a distance of 375.60 feet to the South line of the North Half of the Northwest Quarter of said Section 35; THENCE North 88°05'38" East, along said South line, a distance of 0.36 feet; thence South 01°40'39" East, along a line that is 330 feet East of and parallel to the West line of the Northwest Quarter of said Section 35, a distance of 523.57 feet to the South line of the North 1,848 feet (112 Poles) of the Northwest Quarter of said Section 35; thence South 88°06'44" West, along said South line, a distance of 330.00 feet to the West line of the Northwest Quarter of said Section 35; thence South 87°54'26" West, continuing along said South line, a distance of 1260.41 feet to the Point of Beginning and containing 1,710,641.25 Square Feet or 39.27 acres more or less.



GRAPHIC SCALE
100 0 100 200
(IN FEET)
1" = 100'

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Piper Village
Kansas City, Kansas

Preliminary Development Plan

FOR REVIEW

REVISIONS

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SEAL

MARK B. HENRICH
14395
KANSAS
PROFESSIONAL ENGINEER
6/9/26

PROJECT NO: —
DATE: June 26, 2026
DRAWN BY: MH

SHEET TITLE
SITE SURVEY

C50

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Kansas City, Kansas
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PROJECT NO: —
DATE: June 26, 2026
DRAWN BY: MH
SHEET TITLE
Preliminary Plat & Site Plan
C200
Copyright © 2026 Continental Consulting Engineers, Inc.
HOUSING UNIT TYPE
FAMILY TOWNHOMES = 12
FAMILY TOWNHOMES - TUCK UNDER BACK GARAGE = 12
FAMILY VILLA = 30
SENIOR TOWNHOMES = 19
SENIOR REAR LOADED VILLAS = 30
COTTAGES = 26
FRONT LOADED SENIOR VILLA = 45
TOTAL UNITS =174
TOTAL AREA (Including Right of Way) =39.3 AC
NET INCREASE IN IMPERVIOUS AREA = 635,976 SF
TOTAL AREA OF LAND DISTURBANCE = 39.3 AC
NET CUT/FILL = 5,000 CY-CUT
CURB AND SIDEWALK
ALL PROPOSED CURB RETURN RADII IS 25' BOC UNLESS OTHERWISE NOTED
ALL SIDEWALK WITHIN DEVELOPMENT IS 5' UNLESS ADJACENT TO CURB (6')
SETBACKS
PER TND ZONING: T-3 T-4
MINIMUM FRONT YARD SETBACK = 10' 0-15'
MINIMUM SIDE SETBACK = 5' 0-10'
MINIMUM REAR SETBACK = 5' 5'
ZONING
EXISTING ZONING IS TND TRADITIONAL NEIGHBORHOOD DESIGN
PROPOSED ZONING IS TND TRADITIONAL NEIGHBORHOOD DESIGN
OWNER
COMMUNITY HOUSING OF WYANDOTTE COUNTY
DEVELOPER
COMMUNITY HOUSING OF WYANDOTTE COUNTY
2 QUALITY STREET
KANSAS CITY, KS 66101
GRAPHIC SCALE
(IN FEET)
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
CENTRAL AMENITIES
RETAINING WALL
SECTION LINE
APPROXIMATE LOCATION OF FIRE STATION DRIVE
FIRE DEPARTMENT ACCESS GATE WITH KNOX BOX
LIMITS OF NEW PAVEMENT TO MATCH EXISTING
N. 100TH TERR.
NEW MARKET AVE.
NEW MARKET AVE. NORTH
RUSSELL AVE.
LATHROP AVE.
SPRING FRONT
TUCKER AVE.
KENDALL AVE.
EXCEL-ES
EXCEL-ES
EXCEL-ES

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Piper Village
Kansas City, Kansas
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PROJECT NO: —
DATE: June 26, 2026
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SHEET TITLE
Site Phasing Plan
C210
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PHASING PLAN
PHASE 1
PHASE 2
PHASE 3
GRAPHIC SCALE
(IN FEET)
N
N. 105TH TERR.
RUSSELL AVE.
LATHROP AVE.
SPRING PKWY.
N. 107TH PLACE
TUCKER AVE.
N. 108TH TERR.
CENTRAL AMENITIES
NEW MARKET AVE.
APPROXIMATE LOCATION OF FIRE STATION DRIVE
EXISTING 24" SANITARY SEWER
PROPOSED 24" SANITARY SEWER EXTENSION

PLAN TYPE KEY

	UNITS	SF	BEDS	GARAGE
TYPE A - FAMILY TOWNHOMES	24	1575	2&3	1 & 2 CAR
TYPE B - FAMILY DUPLEXES	43	1675	3	2 CAR
TYPE C - FRONT LOADED SENIOR TOWNHOMES	36	1300	2&3	1 & 2 CAR
TYPE D - FRONT LOADED SENIOR VILLAS	28	1450	2 & Den	2 CAR
TYPE E - COTTAGES	26	900	2	1 CAR
TYPE F - ALLEY-LOADED SENIOR VILLAS	17	1450	2 & Den	2 CAR

TOTAL: 174

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Piper Village
Kansas City, Kansas

Preliminary Development Plan

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SHEET TITLE

PLAN TYPES KEY

A0

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SHEET TITLE
Preliminary Grading Plan
C300
GRAPHIC SCALE
(IN FEET)
N

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Kansas City, Kansas
Preliminary Development Plan
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Know what's below. Call before you dig.
PROJECT NO: —
DATE: June 26, 2026
DRAWN BY: MH
SHEET TITLE
Preliminary Utility Plan
C400
LEGEND
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER
PROPOSED UNDERGROUND ELEC.
EXISTING FENCE LINE
EXISTING FIBER OPTIC
EXISTING OVERHEAD TEL
EXISTING UNDERGROUND TEL
EXISTING CABLE TV
EXISTING CATCH BASIN
EXISTING STORM SEWER
EXISTING SANITARY MANHOLE
EXISTING SANITARY SEWER
EXISTING GAS
EXISTING POWER POLE
EXISTING STREET LIGHT
EXISTING OVERHEAD POWER
EXISTING WATER
EXISTING HYDRANT / VALVE
*REFER TO SHEETS C410 AND C420 FOR MORE DETAILED SANITARY AND STORM SEWER LAYOUTS
PROVIDE PROTECTION AT OUTLET FOR EXISTING SANITARY SEWER EASEMENT. TYPE OF PROTECTION TBD IN FINAL STAGES.
GRAPHIC SCALE
(IN FEET)
N

SITE PLAN
LANDSCAPE
N. 10TH TERR.
THRG
WEBSTER AVE.
NEW MARKET AVE.
Preliminary Development Plan
Piper Village
Kansas City, Kansas
FOR REVIEW
REVISIONS
NOTES:
PROJECT NO:
DATE:
DRAWN BY:
SHEET TITLE
LANDSCAPE
Site plan
L1

FAMILY TOWN HOMES

ILLUSTRATIONS PLAN TYPE A / A2

UNITS	SF	BEDS	GARAGE
24	1575	2&3	1&2 CAR

COMMUNITY POOL HOUSE

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SHEET TITLE

Home Plan Type A

A1

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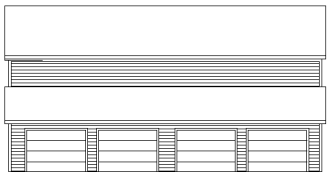
A minimum of three elevation options per plan type will be incorporated to create cohesive streetscapes with meaningful architectural variety. Design styles will span from traditional to modern, ensuring visual interest while maintaining a unified community character.

FAMILY VILLAS

ELEVATIONS PLAN TYPE B - FRONT AND BACK - ALSO COMES IN TUCK UNDER GARAGE

1/8"= 1'

UNITS	SF	BEDS	GARAGE
43	1675	3	2 CAR



ELEVATIONS PLAN TYPE B - SIDES

1/8"= 1'

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Piper Village
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Preliminary Development Plan

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SHEET TITLE

Home Plan Type B

A2

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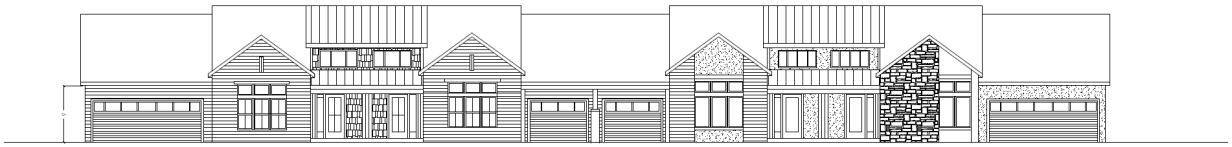
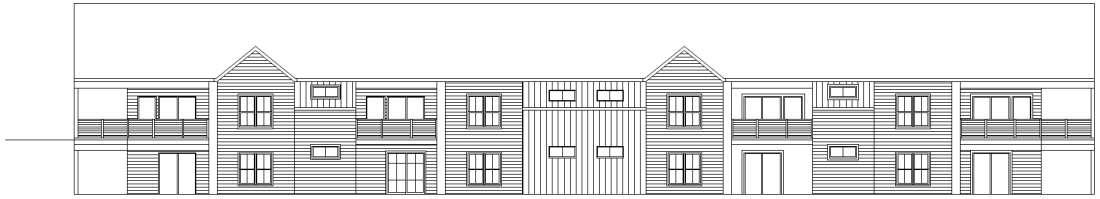


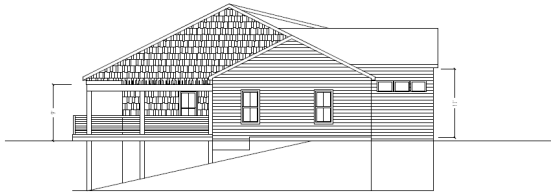
FRONT LOADED SENIOR TOWNHOMES

ELEVATIONS PLAN TYPE C
1/8"= 1'

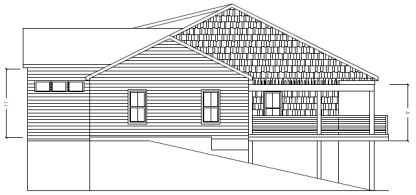
UNITS	SF	BEDS	GARAGE
36	1300	2&3	1 & 2 CAR



ELEVATIONS PLAN TYPE C - BACK
1/8"= 1'



ELEVATIONS PLAN TYPE C - LEFT SIDE
1/8"= 1'



ELEVATIONS PLAN TYPE C - RIGHT SIDE
1/8"= 1'

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Piper Village
Kansas City, Kansas

Preliminary Development Plan

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PROJECT NO: ----
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DRAWN BY: XX

SHEET TITLE

Home Plan Type C

A3

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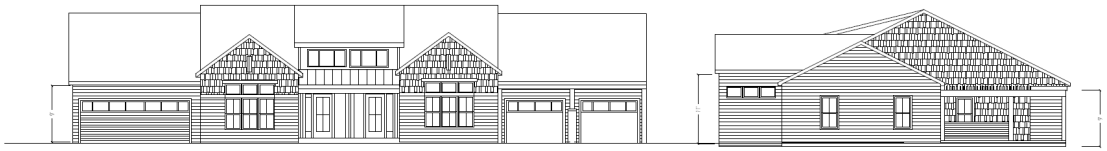
A minimum of three elevation options per plan type will be incorporated to create cohesive streetscapes with meaningful architectural variety. Design styles will span from traditional to modern, ensuring visual interest while maintaining a unified community character.

FRONT LOADED VILLAS

PLAN D ELEVATIONS

1/8" = 1'

UNITS	SF	BEDS	GARAGE
28	1450	2 & Den	2 CAR



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Piper Village
Kansas City, Kansas

Preliminary Development Plan

FOR REVIEW

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PROJECT NO: ----
DATE: May 29, 2026
DRAWN BY: XX

SHEET TITLE

Home Plan Type D

A4

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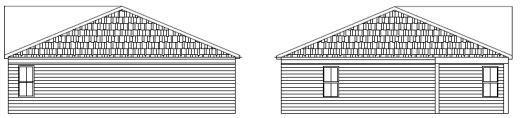
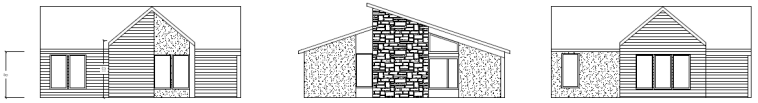
COTTAGES

PLAN TYPE E FRONT ELEVATIONS
1/8"= 1'

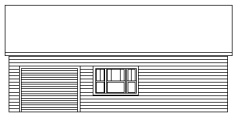
UNITS	SF	BEDS	GARAGE
28	1450	2 & Den	2 CAR

PLAN TYPE E SIDE ELEVATIONS
1/8"= 1'





PLAN TYPE E BACK ELEVATIONS
1/8"= 1'



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NOTES

PROJECT NO: ----
DATE: May 29, 2026
DRAWN BY: XX

SHEET TITLE

Home Plan Type E

A5

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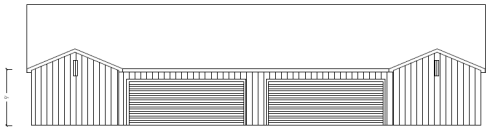
A minimum of three elevation options per plan type will be incorporated to create cohesive streetscapes with meaningful architectural variety. Design styles will span from traditional to modern, ensuring visual interest while maintaining a unified community character.

ALLEY LOADED SENIOR VILLAS

UNITS	SF	BEDS	GARAGE
17	1450	2 & Den	2 CAR

FRONT ELEVATION TYPE F OPTION A
1/8"= 1'



BACK ELEVATION ALONG ALLEY
1/8"= 1'

FRONT ELEVATION OPTION B
1/8"= 1'

SINCE 1976
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL. (913) 642-6642
FAX (913) 642-6941
www.ccengineers.com

Piper Village
Kansas City, Kansas

Preliminary Development Plan

FOR REVIEW

REVISIONS

811
Know what's below.
Call before you dig.

NOTES

PROJECT NO: —
DATE: May 29, 2026
DRAWN BY: XX

SHEET TITLE

Home Plan Type F
Senior Villas

A6

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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: July 30, 2026

Re: **Change of Zone Petition COZ2025-034 and Master Amendment Plan MPL2026-004**

GENERAL INFORMATION

Applicant Information:
Tom Disidore with TOKEDEDO, LLC
5517 Roe Boulevard
Overland Park, Kansas 66205

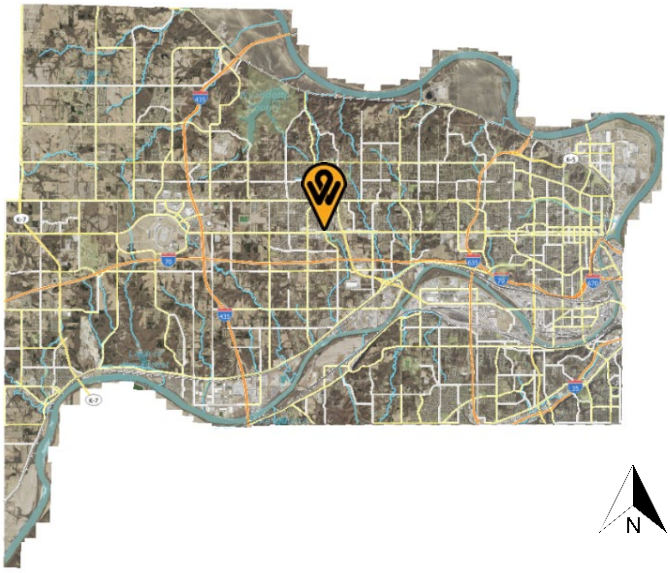
Subject Property:
8037 Parallel Parkway
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of Change of Zone and Master Amendment Plan for administrative office use for a plumbing contractor.

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

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

Proposed Zoning District(s):
CP-3 Planned Commercial Business District



	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business and C-1 Limited Business Districts	Grocery Store (Hen House)
South	R-1 Single Family District	Single family residences
East	CP-0 Planned Nonretail Business District	Office building
West	CP-1 Planned Limited Business and RP-5 Planned Apartment Districts	Medical office building and Apartments

Total Tract Size: 4.72 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property Utilities which allows land for public and private infrastructure, facilities and their requisite operation and maintenance related to water, sanitary sewer, electric power, natural gas, cable, telecommunication and broadband facilities, etc. These facilities shall be buffered and screened from adjacent sensitive uses to protect the neighborhood character.

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

Parking Requirement: Section 27-467(e) states that four (4) spaces per 1,000 square feet of floor area in the building. The applicant is providing 74 total parking spaces; 64 standard parking stalls and six (6) ADA-accessible stalls.

Landscaping Requirement: Section 27-467(g) states that one (1) tree per 7,000 square feet of site area. Six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. 51 trees are required. Applicant is planting 51 trees.

Advertisement:	The Wyandotte Echo – April 16, 2026 Letters to Property Owners – April 17, 2026, May 4, 2026, and May 29, 2026
Public Hearing(s):	July 13 and July 30, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tom Disidore with TOKEDEDO, LLC, is requesting a Master Amendment Plan from Utilities to Neighborhood Commercial and a Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District for administrative office use for a plumbing contractor at 8037 Parallel Parkway Kansas City, Kansas 66112.

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. ABT23-2736 – Abatement – October 23, 2023 – Closed – High grass and weeds.
2. CAC23-2170 – Code Admin Citation – November 27, 2023 – No Payment – Special Assessment – 1st Admin Citation.
3. ABT23-1544 Abatement – March 27, 2024 – No Payment – Special Assessment – Excess height of vegetation on site.
4. 20225-02585 – Abatement – September 18, 2020 – Completed – Weeds.
5. 15206-00123 – Code-Environment – December 18, 2015 – Completed – Dead tree limbs stacked around.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. ***The Character of the Neighborhood.***

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

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

   The zoning and uses are set out above. The subject property is bordered by commercial uses to the north, east, and west, while residential properties are located to the east and south. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

   The proposed use is not suitable for the subject property without approval of the Change of Zone and Master Plan Amendment. Without these changes, the existing restrictions would prevent the use and could negatively affect nearby properties, as the proposed use is more intensive than the surrounding development pattern.

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 vacant and has been intermittently vacant since 2017.

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

   The proposed use is not reasonably necessary for the convenience and welfare of the public as this the propose use would mainly benefit the property owner. The proposed use could potentially affect the use, quality, or marketability of nearby property as the propose use is more intense than the adjacent properties.

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

   The proposed use does not 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 Utilities. The PlanKCK Comprehensive Plan designates the subject property Utilities which allows land for public and private infrastructure, facilities and their requisite operation and maintenance related to water, sanitary sewer, electric power, natural gas, cable, telecommunication and broadband facilities, etc. These facilities shall be buffered and screened from adjacent sensitive uses to protect the neighborhood character. The proposed use does not conform to the PlanKCK Comprehensive Plan designation as the proposed use is commercial in nature.

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

   The proposed use is not expected to cause environmental harm as the proposed use is to have office use. The property has been evaluated by Kansas Department of Health and Environment (KDHE) as there are restrictions on the use of the property as there is residual contamination of gasoline which exceeds KDHE's standards for in restricted residential uses.

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 #225.

e. Fire

Fire service is provided by Station #13, which is one (1) mile away from the subject property.

f. Transit

Public Transit is provided by route(s) 101-State Avenue and 116 Westbound to Legends Walmart.

g. Schools

Public Education is provided by Claude A Huyck Elementary School, Arrowhead Middle School, and Washington 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 contractor office is expected to have a minimal but positive economic impact on the community.

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

With revisions to the Change of Zone, Master Amendment Plan, Landscape Plan and Parking the proposed use is capable of meeting all ordinance requirements.

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

The relative gain to public health, safety and welfare is minimal but positive gain as the proposed use will serve the community. If approved, the property would gain a new allowable use, which is beneficial given that residual gasoline on the site currently limits how the property can be used. If denied, the property owner may not use the property for office use but can use the property for any allowed use under the R-1 Single Family District zone.

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

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

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

    The proposed use represents a higher intensity than the surrounding properties. Although the subject site is bordered by commercial uses, those uses are generally lower in intensity. Introducing a CP-3 Planned Commercial District—the highest level of commercial zoning would not be consistent given the proximity of residential properties to the east and south.

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

    The proposed amendment would create conflicts with the comprehensive plan and existing regulations because the subject property is currently designated for Utilities, and the proposed use represents a higher intensity than the surrounding development pattern. Without the appropriate plan and zoning changes, the proposed use would not be consistent with the adopted land-use framework.

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

    The proposed amendment will allow a change in development from Utilities to Neighborhood Commercial, which can create adverse impacts on the existing or planned surrounding uses or create inconsistencies with applicable future land use patterns.

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

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

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 8037 Parallel Pkwy on April 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Zoning and Land Use Designation

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of applications **COZ2025-034 and MPL2026-004**, subject to:

1. **If any modification to either the exterior or interior of the building a Final Plan Review must be requested;**
2. **Section 27-467(g) requires that trees are required at not less than one (1) per 7,000 square feet of site area. The subject property has 205,800 square feet, requiring 51 trees be provided on the site plan;**
3. **Section 27-467(g) requires that a six (6) foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Additional screening or buffering may be required to soften the visual impact of parking or unsightly areas;**
4. **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;**
5. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
6. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
7. **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 approval of a final inspection by Building Inspection;**

8. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
9. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
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;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
12. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,**
13. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.**

STAFF RECOMMENDATION AND CONDITIONS

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

ATTACHMENTS

July 13, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Affidavit

Neighborhood Meeting Minutes
Site Plan
Landscape Plan
Floor Plan
Elevations
Architectural Design
Kansas Department of Health and Environment (KDHE) Letter
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	July 13, 2026 Approval	July 30, 2026
Master Plan Amendment	July 13, 2026 Approval	July 30, 2026

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

MOTIONS

MASTER PLAN AMENDMENT

I move the Unified Government Board of Commissioners **APPROVE** Petition **MPL2026-004** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **MPL2026-004,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

CHANGE OF ZONE

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2025-034** as meeting all the requirements of the city code and being in the interest of the

public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2025-034,** 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.

July 13, 2026, City Planning Commission Minutes:

Hearing starts at 1:30:25:
COZ2025-034 - TOM DISIDORE WITH TOKEDEDO LLC
Synopsis: Change of Zone from R-1 Single Family Residential to CP-3 Planned Commercial District for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with MPL2026-004).
AND
MPL2026-004 - TOM DISIDORE WITH TOKEDEDO LLC
Synopsis: Master Plan Amendment from Utilities to Neighborhood Commercial (PlanKCK Comprehensive Plan) for an administrative office for a plumbing contractor at 8037 Parallel Parkway (in conjunction with COZ2025-034). *Detailed Outline of Requested Action:* The applicant, Tom Disidore with TOKEDEDO, LLC, is requesting a Master Amendment Plan from Utilities to Neighborhood Commercial and a Change of Zone from R-1 Single Family District to CP-3 Planned Commercial District for administrative office use for a plumbing contractor at 8037 Parallel Parkway 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:

- Mike Sanders, Applicant Representative, Co-Owner of Tokededo LLC, 3155 Fiberglass Road, Kansas City, Kansas 66115

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:34:09: Alyssa Marcy, Lead Planner, stated that this property cannot be used as Residential because of previous environmental contamination. Staff recommends approval of the Change of Zone and Master Plan

Amendment.

Motion starts at 1:34:43:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of MPL2026-004:**

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

Motion to recommend APPROVAL passed: 6 to 0
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

Motion starts at 1:35:30:
On motion by Commissioner Jones, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend APPROVAL of COZ2025-034:**

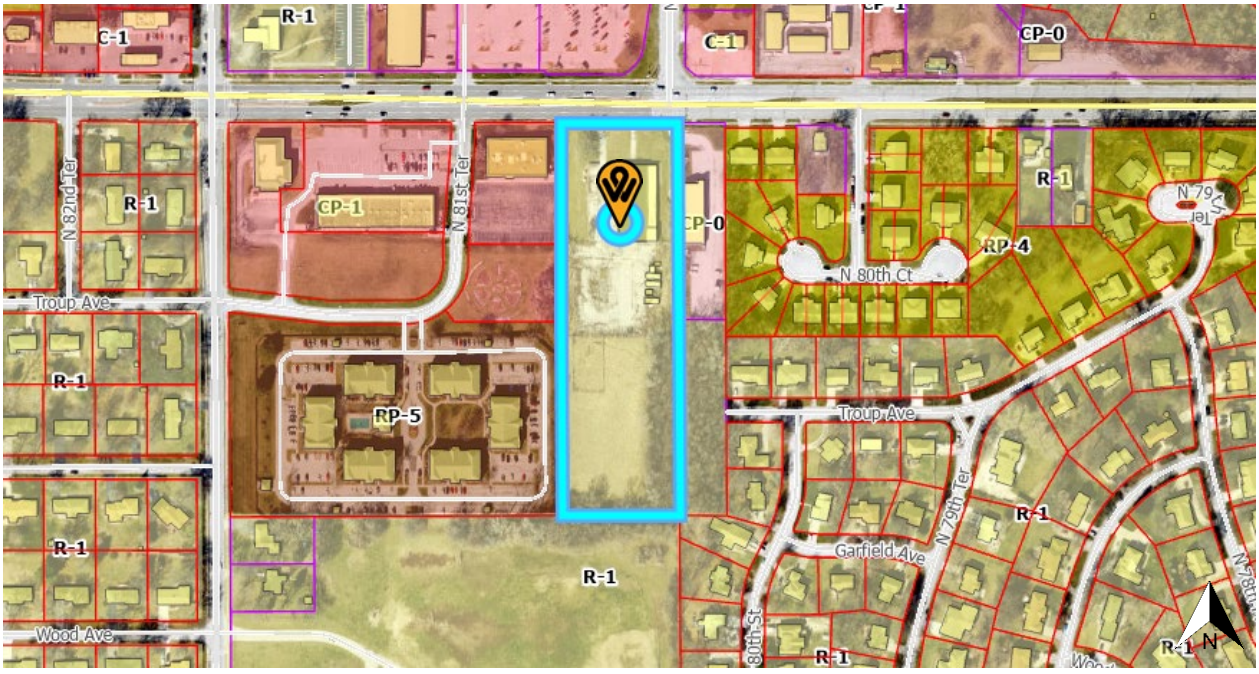
Carson	**Chairman**
Beth	**Aye**
Ernst	**Aye**
Foglesong	**Aye**
Jones	**Aye**
Mohler	**Aye**
Straws	**Aye**
Miller	**Not present**
Easterwood	**Not present**
Ward	**Not present**
Armstrong	**Not present**

Motion to recommend APPROVAL passed: 6 to 0
Subject to the above conditions.

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP



LAND USE MAP

Right-of-Way
Utilities
Community
Commercial
Public /
Semi-Public
Institutional
N

AFFIDAVIT AND MINUTES – NIEGHBORHOOD MEETING:

STATE OF KANSAS)
) **SS:**
COUNTY OF WYANDOTTE)

Comes now TOKEDEDO LLC, by and through an Owner Michael Sanders (collectively known as "Petitioner"), being of lawful age, sound mind and upon his oath, and states as follows:

1. That TOKEDEDO LLC is the Petitioner regarding application #COZ2025-034 at 8037 Parallel Parkway, Kansas City Kansas 66112.

2. That Petitioner conducted a neighborhood meeting was conducted on April 29, 2026, from 4:00 pm – 5:00 pm at 8037 Parallel Parkway, the situs of the proposed project, and comment was also accepted via both telephone and email on or between April 9, 2026, and April 28, 2026, concerning this application.

3. Pursuant to (2) above, Petitioner received the following email:

   a. From an interested party Adam Warman at awarman1997@gmeial.com stating: "We will be **happy** if someone finally does something with that building and the on next door to it. There are people squatting in there and they go up and down our street all hours of the night causing issues. I have called the police but there is only so much they can do and they run oof (sic) into the woods back there."

4. Pursuant to (2) above, Petitioner had two (2) participants at the Neighborhood Meeting: (1) Tricia Verbeck, 1934 N. 80th St., KCKS 6611, pnverbeck@yahoo.com; and (2) Samuel Corral, (913)238-4067. Verbeck was **very supportive** of the rezoning as she did NOT want any housing or residential at the site thus liked it becoming a commercial sight. She also expressed concern over the "people hanging out" in the area given that it is vacant and was happy that someone may be occupying the building. Corral was **supportive** of the commercial rezoning and thought it would help his neighboring property.

5. Attached is a copy of the notice(s) mailed to the property owners based upon the list that was provided by the Urban Planning and Land Use Department.

Further Affiant saith not.

TOKEDEDO LLC, Affiant
By: Michael D. Sanders

ACKNOWLEDGEMENT BY INDIVIDUAL

STATE OF KANSAS)
COUNTY OF WYANDOTTE) ss.

On the 28th day of April, 2026, before me personally appeared the following: TOKEDEDO LLC by and through Michael Sanders, all to me known to be the person/persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

1

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My term expires: 10/28/28 Notary Public

DANA JORDAN
My Appointment Expires
10/28/28

Mike Sanders

From: Adam Warman <awarman1997@gmail.com>
Sent: Thursday, April 23, 2026 12:10 PM
To: Mike Sanders
Subject: Re: 8037 Parallel Parkway

No, I don't want to get involved. We all here just want the buildings cleaned up is all.

On Thu, Apr 23, 2026 at 11:59 AM Mike Sanders <mds@wecutkc.com> wrote:

Thank you for your email. Are either you or anyone else you are aware of planning on coming to our neighborhood meeting on the 27th? Also, do you have any other questions of us at this time?

PRECISION Cutting & Coring

MICHAEL SANDERS Manager

office 913-681-9050

mobile 816-585-8600

mds@wecutkc.com

3155 Fiberglass Road, Kansas City, KS 66115

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege, contain copyright material, and is intended only for the use of the named recipient(s) only.

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Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

From: Adam Warman <awarman1997@gmail.com>
Sent: Tuesday, April 21, 2026 3:38 PM

To: Mike Sanders <mds@wecutkc.com>
Subject: 8037 Parallel Parkway

We will be happy if someone finally does something with that building and the one next door to it. There are people squatting in there and they go up and down our street all hours of the night causing issues. I have called the police but there is only so much they can do and they run oof into the woods back there.

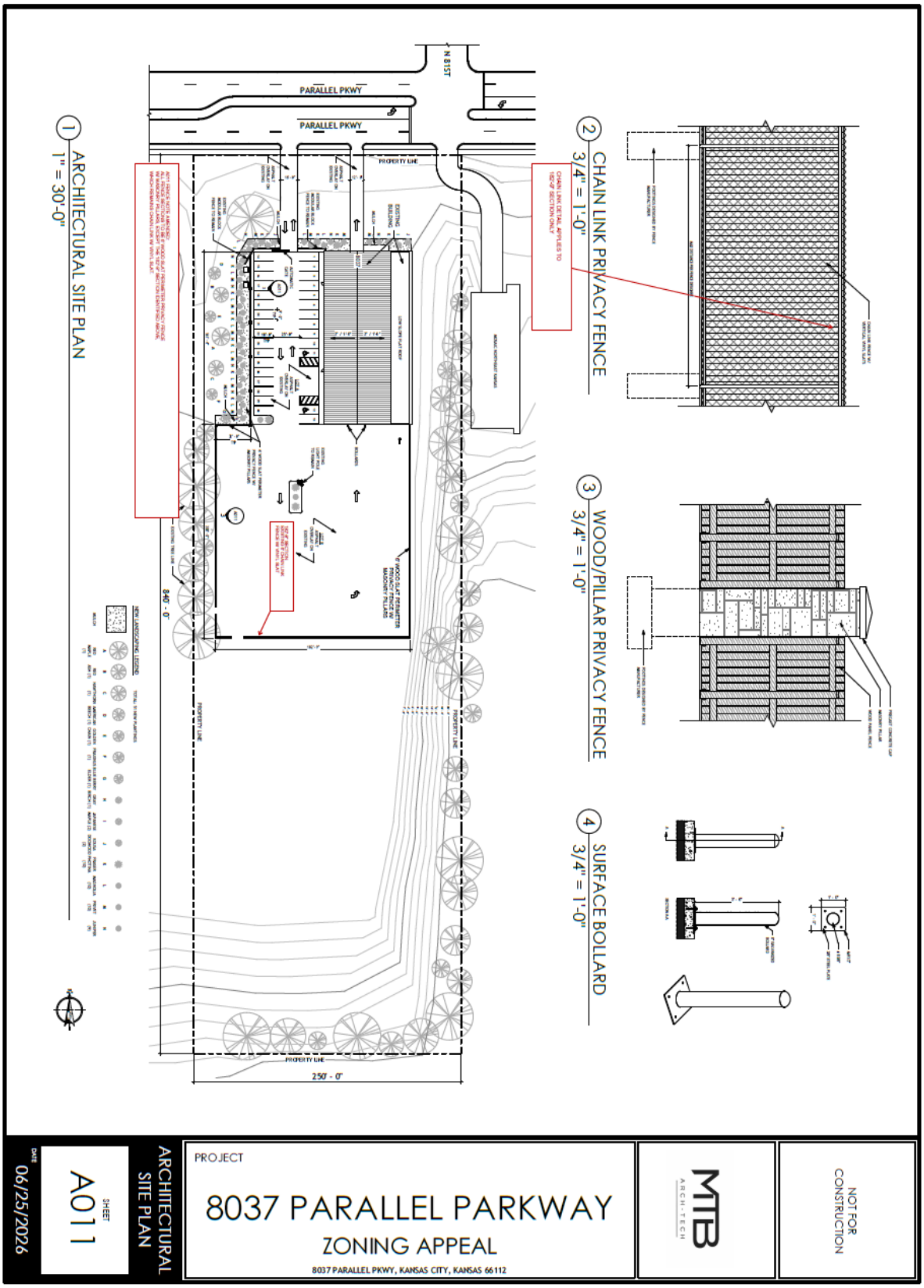
TRICIA Verbeck 1934 N 80th KCK pnverbeck@yahoo.

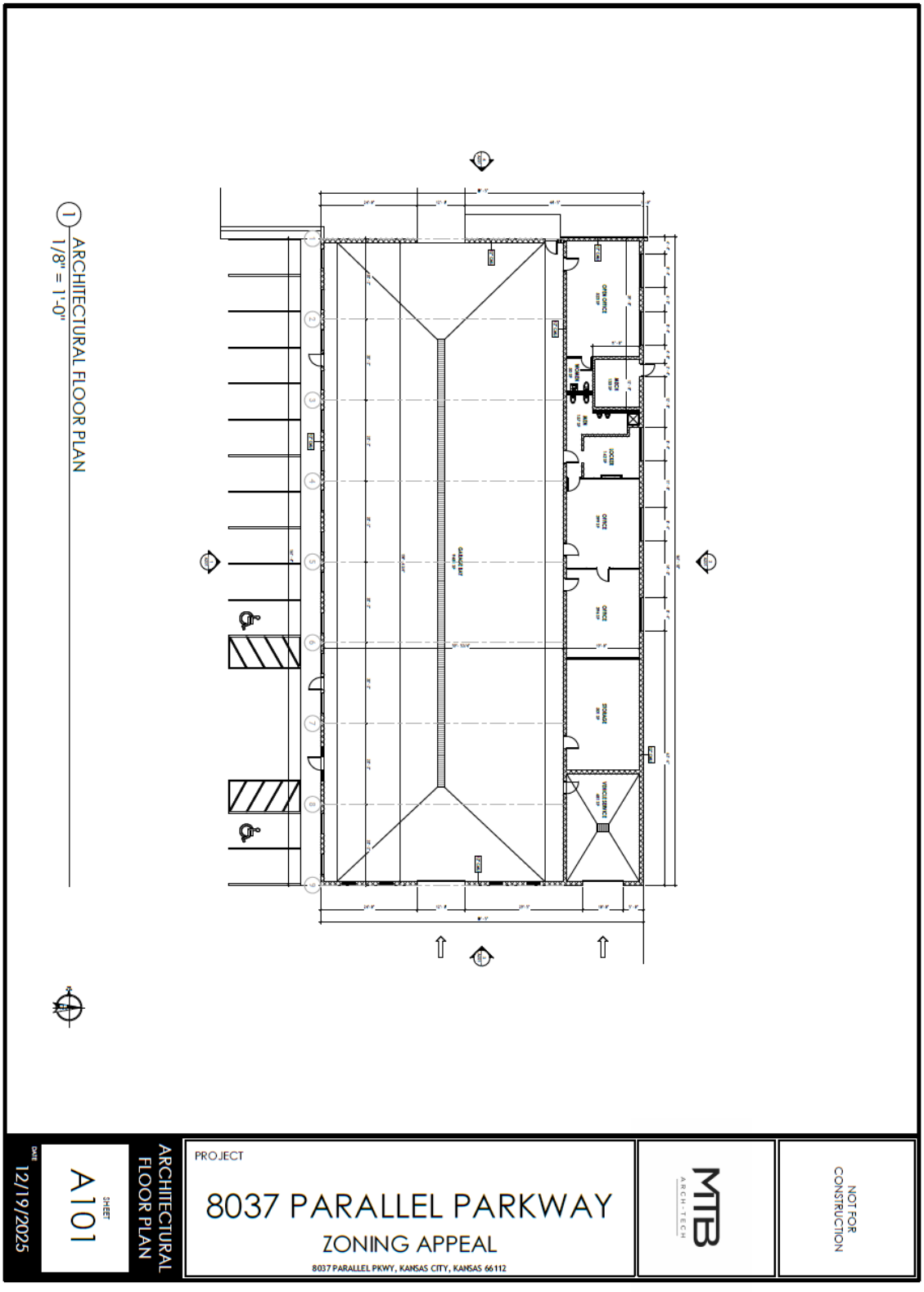
(1) Please no housing!!
Need to get rid of the people hanging out in the woods

(2) Samuel Corral / 913 238 40 67

Good with the project

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"
PARALLEL PKWY
PARALLEL PKWY
PROPERTY LINE
LIGHT POLE BASE DETAIL
FIN. GRADE
POLE BASE COVER
POLE
LIGHT DUTY ASPHALT PAVEMENT DETAIL
NOT FOR CONSTRUCTION
MTB ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
ARCHITECTURAL SITE PLAN
SHEET A001
DATE 12/19/2025


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"
N 81ST
PARALLEL PKWY
PARALLEL PKWY
PROPERTY LINE
EXISTING BUILDING
840' - 0"
250' - 0"
2 CHAIN LINK PRIVACY FENCE
3/4" = 1'-0"
3 WOOD/PILLAR PRIVACY FENCE
3/4" = 1'-0"
4 SURFACE BOLLARD
3/4" = 1'-0"
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
MTB
ARCH-TECH
NOT FOR CONSTRUCTION
ARCHITECTURAL SITE PLAN
SHEET
A011
DATE
06/25/2026


1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"
NOT FOR CONSTRUCTION
MTB ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
ARCHITECTURAL FLOOR PLAN
SHEET
A101
DATE
12/19/2025

3 SOUTH BUILDING ELEVATION
1/8" = 1'-0"
4 NORTH BUILDING ELEVATION
1/8" = 1'-0"
2 EAST BUILDING ELEVATION
1/8" = 1'-0"
1 WEST BUILDING ELEVATION
1/8" = 1'-0"
NOT FOR CONSTRUCTION
MTB
ARCH-TECH
PROJECT
8037 PARALLEL PARKWAY
ZONING APPEAL
8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112
BUILDING ELEVATIONS
SHEET
A201
DATE
12/19/2025

2 AERIAL CONCEPTUAL RENDERING
12" = 1'-0"

1 AERIAL CONCEPTUAL RENDERING
12" = 1'-0"

NOT FOR CONSTRUCTION

MTB ARCH-TECH

PROJECT

8037 PARALLEL PARKWAY

ZONING APPEAL

8037 PARALLEL PKWY, KANSAS CITY, KANSAS 66112

ARCHITECTURAL RENDERINGS

SHEET A301

DATE 12/19/2025

EUC/IC Information

EXHIBIT "B"

Print

Kansas Department of Health and Environment
Bureau of Environmental Remediation
Environmental Use Control/Institutional Control Information

SW BELL TELEPHONE (AT&T WORK CENTER)

ISL Project Code: C410573643

Number of Agreements: 1

EUCA Number:
19-EUC-0011

Date Recorded: 11/04/2019
If Terminated, Date: 11/04/2019

RESTRICTIONS:

Local Ordinances and Zoneing

Zoned Property

Residential

Land Use Restrictions

No Residential uses

Notification to the Agency Prior to the Following Activities

Notification prior to land use changes
Notification prior to petition for rezoning
Notification prior to property transfer
Notification prior to removal of structural impediments
Notification to workers prior to excavation

Water Use Restrictions

No Wells for any purpose

Specific Restriction

Zoned Property

Residential

Land Use Restrictions

No Residential uses

Notification to the Agency Prior to the Following Activities

Notification prior to land use changes
Notification prior to petition for rezoning
Notification prior to property transfer
Notification prior to removal of structural impediments
Notification to workers prior to excavation

Water Use Restrictions

8275096
Tx:4154804

2019R-15343
NANCY BURNS
REGISTER OF DEEDS
WYANDOTTE COUNTY, KS
11/04/2019 12:23:06 PM
REC FEE 157.00
PAGES: 9

DOCUMENT NUMBER: 19-EUC-0011
PROJECT NUMBER: C4-105-73643
PROPERTY CATEGORY: 2

ENVIRONMENTAL USE CONTROL AGREEMENT

Southwestern Bell Telephone Company, a Delaware corporation, having a mailing address of 308 South Akard, Dallas, Texas 75202, hereinafter referred to as the "Owner", is the owner of real property known as the SW Bell Telephone (AT&T Work Center) Site, located at 8037 Parallel Parkway, Kansas City, Wyandotte County, Kansas, as shown on the map attached hereto and incorporated herein as Exhibit A, hereinafter referred to as the "Property", and more particularly described by the following legal description:

> **All that part of a tract of land described in Kansas general warranty deed filed in the Register of Deeds office in book 4713, at page 428, hereafter referred to as deed 1, in Kansas City, lying in the northeast quarter of fractional section 5, township 11 south, range 24 east, sixth principal meridian, all in Wyandotte County, Kansas, described by Kenneth J. Dedrick, PS-1067, on this 26th day of July 2019, as follows:**
>
> **Commencing at a ½" bar with a cls 20 cap marking the Northeast corner of lot 4, Arrowhead Square, as filed in said Register of Deeds office in book 35, at page 48; thence North 88°00'36" East (this and all of the following bearings are based on the Kansas State Plane System, North zone 1983) on the North line of said deed 1, a distance of 98.55 feet to the point of beginning; thence continuing North 88°00'36" East on said North line, a distance of 115.23 feet to a point of being the Northwest corner of a tract of land described in Kansas general warranty deed book 2556, at page 585, hereafter referred to as deed 2; thence Southeasterly on a non-tangent curve to the left, with an initial tangent bearing of South 03°38'47" East, a radius of 52.00 feet, and an arc length of 62.95 feet (62.74 feet deed 2) to a point on the East line of deed 1; thence South 02°20'34" East on said East line, a distance of 252.33 feet to a point; thence South 88°00'36" West, a distance of 150.00 feet to a point; thence North 02°20'34" West, a distance of 300.00 feet to the point of beginning.**

And which shall likewise include any and all parcels contained therein.

WHEREAS the Owner has requested, by application to the Kansas Department of Health and Environment, hereinafter referred to as "KDHE", to restrict, prohibit and/or limit certain uses of the Property in accordance with Kansas Statutes Annotated (K.S.A.) 2018 Supp. 65-1,221 *et seq*.

KDHE has approved the Owner's application to restrict, prohibit, and/or limit certain uses of the

Property since residual contamination, which exceeds department standards for unrestricted residential use, remains on the Property.

The conditions at the Property as of the date of KDHE's approval of the application are as follows:

> **In 1987, gasoline-impacted subsurface soils and groundwater were discovered during permanent closure of fueling operations which included the removal of one 10,000-gallon gasoline underground storage tank and supply lines at the Southwestern Bell Telephone Company facility. Corrective measures included overexcavation of impacted soils, recovery of impacted groundwater, dual-phase extraction and subsurface chemical oxidation injections, respectively.**
>
> **The excavation area extended to the southern edge of the garage building to a depth of 11 feet below ground surface (bgs) where weathered bedrock was encountered. Sidewall soil samples, primarily next to the building, identified concentrations of benzene and total petroleum hydrocarbons in the gasoline range (TPH-GRO) above the corresponding KDHE Tier 2 RSK non-residential soil to groundwater pathway standards as established in the *Risk-Based Standards for Kansas RSK Manual – 5th Version* (October 2010). Soil samples collected subsequent to pilot oxidation injections underneath the garage building were below the corresponding standards. Groundwater samples collected at the Property indicate benzene, toluene, ethylbenzene and TPH-GRO remain at concentrations above their corresponding KDHE Tier 2 RSK non-residential groundwater standards within the stable or decreasing plume.**

KDHE has determined, based on conditions at the Property, the application and other information pertaining to the Property, that environmental use controls are appropriate to ensure future protection of public health and the environment, subject to the conditions herein. Therefore, in accordance with K.S.A. 2018 Supp. 65-1,226 and the rules and regulations promulgated thereunder, the Property is hereby designated by KDHE as a Category 2 property.

The Owner acknowledges that this Agreement runs with the land and is binding on all successors in interest in the Property pursuant to K.S.A. 2018 Supp. 65-1,227(b); and is enforceable by KDHE pursuant to K.S.A. 2018 Supp. 65-1,229, unless and/or until such requirements are mutually terminated in writing by KDHE and Owner or Owner's successor in interest. For purposes of the obligations set forth in this document, "Owner" shall be deemed to include the applying Owner and any and all successors in interest.

This Agreement shall be recorded, by the Owner, with the Wyandotte County Register of Deeds for the purposes of providing notice of the environmental use controls, protecting public health and the environment, and to prevent interference with the operation, performance, and/or maintenance of any remedial actions on the Property.

RESTRICTIONS, PROHIBITIONS AND LIMITATIONS:

Due to the environmental conditions described above, it is the desire and intention of the Owner to restrict, prohibit, and/or limit the following uses of the Property:

A. The Property shall not be used for residential purposes of any type including, but not limited to, a residence or dwelling, including a house, apartment, mobile home, nursing home, or condominium; or public use area, including a school, educational center, day care center, playground or similar structure, unrestricted outdoor recreational area, or park unless approved in writing by KDHE.

B. The Owner shall not allow water wells to be drilled, constructed, or used on the Property for the purposes of domestic, lawn and gardening, or other means, which use involves or may involve human consumption and/or other possible human contact. This restriction does not prohibit drilling, construction or use of water wells for the purpose of containing product or contamination, or for contaminated groundwater recovery, monitoring, or other remediation activities as approved in writing by KDHE.

C. The Owner shall inform contractors, lessees, easement holders, and/or other workers performing any excavation activities on the Property, prior to such activities, of the potential hazards associated with the direct contact and/or transport of any potentially contaminated and/or hazardous soil or other material from the Property. Contractors, lessees, easement holders, and/or other workers shall also be informed by the Owner of any potential hazards associated with releases from contaminated media located on the Property.

D. The Owner acknowledges that structural impediments (i.e., garage building) as shown on exhibit A, existing at the time of cleanup made complete remediation of the soil contamination on this Property impracticable. If the structural impediments on this Property are removed or modified in such a manner as to provide for exposure to any remaining contamination, the Owner shall notify KDHE no less than fifteen (15) calendar days prior to removal or modification of such structural impediments. KDHE may require soils underlying the structural impediments be tested to determine any additional hazards to human health and the environment from the exposed soil. Based on the potential hazards associated with the exposed soil as determined by KDHE, KDHE may require specific protective or remedial actions to prevent future impacts to human health and the environment.

LOCAL ORDINANCES AND ZONING:

The Owner and KDHE acknowledge that the following local ordinances and zoning requirements in place at the time of recording this Agreement shall be used in addition to the restrictions, prohibitions and limitations set forth in this Agreement.

The Property is zoned R-1 Single Family District by the Unified Government of Wyandotte County, Kansas City, Kansas Urban Planning and Land Use department.

The Owner shall provide notification to KDHE fifteen (15) calendar days prior to initiating re-zoning of the Property.

ACCESS:

The Owner hereby agrees and conveys to KDHE, its agents, contractors, and employees, access to the Property for the term of this Agreement to enter or come upon the Property to inspect the Property and perform any required action (i.e., monitoring, sampling, etc.) KDHE deems necessary for any one or more of the following purposes:

1. Ensuring that use, occupancy, and activities of and at the Property are consistent with this Agreement;

2. Inspecting protective structures and any other remedial systems to ensure their designed operation, performance and structural integrity;

3. Documenting environmental conditions of and at the Property;

4. Ensuring implementation and enforcement of the requirements, restrictions, prohibitions, and other limitations described in this Agreement; and/or

5. Performing any additional investigations or remediation deemed necessary by KDHE to protect public health and the environment.

DURATION:

The Owner hereby agrees that this Agreement extends in perpetuity unless and/or until removal following approval by KDHE pursuant to K.S.A. 2018 Supp. 65-1,227.

INSPECTION REQUIREMENTS:

KDHE shall visually inspect the Property once every five years. Subsequent to each inspection, KDHE shall provide to the Owner a written report including information on the condition and current uses of the Property, inspection findings, photo documentation and any other information required to verify if the restrictions and terms of this Agreement are being fulfilled.

The Owner may submit and KDHE shall consider modifications of the frequency of inspection and reporting if warranted by technical data. Written approval from KDHE must be obtained for modification of frequency of inspection, reporting requirements or analytical methods throughout the duration of this Agreement.

FUNDING:

The Owner hereby agrees to submit to KDHE a one-time payment of $9,200 to compensate KDHE for costs incurred to perform inspections, monitoring, and tracking of the terms and requirements of this Agreement. The Owner acknowledges that the funding requirement for this Agreement is based on the size of the Property, physical properties of residual contamination, types of protective structures at the Property, frequency of KDHE's anticipated inspections and anticipated inspection costs.

OTHER TERMS AND CONDITIONS:

The Owner hereby agrees to provide KDHE written notification no less than fifteen (15) calendar days prior to any sale, lease, conveyance or other transfer of the Property. The notice shall include the name and business address (if applicable) of the transferee and the expected date of transfer.

The Owner shall cause any lease, grant, or other transfer of any interest in the Property to include a provision expressly requiring the lessee or transferee to comply with the terms of this Agreement. The failure to include such a provision shall not affect the validity or applicability to the Property of this Agreement.

The Owner hereby agrees to provide KDHE a copy of the recorded deed with legal description and corresponding survey map for which this Agreement applies within thirty (30) calendar days of real property conveyance.

The Owner hereby agrees to provide KDHE written notification no less than fifteen (15) calendar days prior to any land use changes at the Property.

The Owner acknowledges that the requirements in this Agreement may not be extinguished, limited or impaired through adverse possession, abandonment, waiver, lack of enforcement, or other common law principles, pursuant to K.S.A. 2018 Supp. 65-1,227(e).

This Agreement may be modified by mutual written agreement by the Owner and KDHE. The Owner shall record such amendment, modification, or termination with the Wyandotte County Register of Deeds, and within thirty (30) calendar days thereafter, shall provide a copy of the recorded amendment, modification, or termination to KDHE that bears the seal and/or notarized signature of the Register of Deeds.

ENFORCEABILITY:

If the terms of this Agreement are not being implemented by the Owner or contamination at the Property presents a hazard to public health or the environment, KDHE may take such action as authorized by K.S.A. 2018 Supp. 65-1,229, including:

A. Issue an order directing the Owner to correct any deficiencies and fully implement the terms of this Agreement.

B. Issue an order retracting this Agreement and any remedial action at the Property and requiring the Owner to implement a remedial action at the Property to attain a cleanup standard that will allow for unrestricted use of the Property.

EFFECTIVE DATE OF AGREEMENT:

The Owner shall provide to KDHE a copy of this fully executed Agreement bearing the seal or notarization of the Register of Deeds in **Wyandotte County** and funding as determined by KDHE in accordance with K.S.A. 2018 Supp. 65-1,226.

Proper recording of all necessary documents and submission of required funding shall be conditions precedent to the effectiveness of this Agreement.

DOCUMENT NUMBER: 19-EUC-0011	PROJECT NUMBER: C4-105-73643	PROPERTY CATEGORY: 2

IN WITNESS WHEREOF, KDHE and the Owner have entered into and executed this Environmental Use Control Agreement through their duly authorized representatives as of this 20 day of September, 2019.

Kansas Department of Health and Environment

By: Lee A. Norman MD
Lee A. Norman, M.D.
Secretary
Kansas Department of Health and Environment

ACKNOWLEDGMENT:

STATE OF KANSAS)
) ss:
COUNTY OF SHAWNEE)

BE IT REMEMBERED, on this 20th day of September, 2019, before me, the undersigned, a Notary Public in and for the State aforesaid, came Lee A Norman, MD, an authorized representative of KDHE, who is personally known to be such person who executed the above document on behalf of KDHE, and such person duly acknowledged the execution of the same to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Shawnee County, Kansas, the day and year last written above.

Brenda L Sloop
Notary Public in and for said State

NOTARY PUBLIC - State of Kansas
BRENDA L. SLOOP
My Appt Expires 8-8-21

DOCUMENT NUMBER: 19-EUC-0011	PROJECT NUMBER: C4-105-73643	PROPERTY CATEGORY: 2

Owner: **Southwestern Bell Telephone Company**

By: Cheryl Allen Date: 10-10-19

Print Name: Cheryl Allen

Title: AM-EHS

ACKNOWLEDGMENT:

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

BE IT REMEMBERED, on this 10th day of October, 2019, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came CHERY ALLEN, authorized representative of AT+T SERVICES, who is personally known to be such person who executed the above document on behalf of said corporation, and such person duly acknowledged the execution of the same to be his/her act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in DALLAS County, Oct 10th 2019, the day and year last written above.

Mary V. Daniels
Notary Public in and for said County and State

MARY V DANIELS
Notary ID #128213093
My Commission Expires
March 1, 2022

61ST
PARALLEL
VALTUS imagery service
Legend
Local Roads
EUC Boundary (Approx.)
0 40 80 160
Feet
N
SITE: 19-EUC-0011
C4-105-73643
SW Bell Telephone (AT&T Work Center)
Wyandotte County, Kansas
TITLE: EXHIBIT A
PROJECT PHASE: Environmental Use Control
DRAWN BY: SS
DATE: 8/8/2019
BASEMAP DATE: 2018
CHECKED BY: AS
DATE: 8/8/2019
Sec. 5, T11S, R24E

(First published_____)

COZ2021-048

ORDINANCE NO._____

AN ORDINANCE rezoning property hereinafter described located at approximately 4601 Rainbow Boulevard, in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business and R-1 Single Family Districts to RP-6 Planned High Rise Apartment 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 October 29, 2021, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business and R-1 Single Family Districts to RP-6 Planned High Rise Apartment 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 LOTS 25, 26, 27, 28, 29, 54, 55, 56, 57, 58, 83, 84, 85, 86 AND 87, SPRING VALLEY, AN ADDITION TO THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, TOGETHER WITH THAT PART OF FRANCIS STREET BETWEEN 46TH STREET AND THE WYANDOTTE-JOHNSON COUNTY LINE, VACATED BY ORDINANCE NO. 65179, AND RECORDED IN BOOK 3237, PAGE 531, Located at approximately 4601 Rainbow Boulevard, Kansas City, Kansas,

be changed from its present zoning of C-1 Limited Business and R-1 Single Family Districts to RP-6 Planned High Rise Apartment District, as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-461, 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 RP-6 Planned High Rise Apartment District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

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

_____
Christal E. Watson
Mayor/Ceo

Attest:

_____
Unified Government Clerk

Approved as to Form:

_____
Chief Counsel

CONSENT AGENDA ITEM NO. _____

Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

Mayor Christal E. Watson
Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

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MINUTES

Thursday, June 24, 2026
5:30 PM – 10:29 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Chuck Stites
- Commissioner Andrew Davis
- Commissioner Phil Lopez
- Commissioner Melissa Bynum
- Commissioner Evelyn Hill

Commissioners Absent:

- Commissioner Christian Ramirez

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- David Johnston, County Administrator
- Angela Lawson, Acting Chief Counsel
- Alan Howze, Assistant County Administrator
- Alicia Deville, Chief of Staff, Mayor's Office
- Jennifer Tarwater, Interim Emergency Management Director
- Brandon Grover, Public Works Asset Coordination Manager
- Osiris Nundez, Planning
- Wendy Green, Deputy Chief Legal Counsel
- Reginald Lindsey, Budget Director
- Adrian Alemifar, Senior Analyst Budget Department
- Angel Ferrara, Director of Parks and Recreation
- Chief Karl Oakman, Kansas City, KS Police Department
- Chief Dennis Ruben, Kansas City, KS Fire Department
- Greg Wooten, Deputy Director of Buildings and Logistics

Call to Order

Mayor Watson called the meeting to order at 5:30 P.M. The invocation was led by Commissioner Hill, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Mayor's Agenda:

SPECIAL PROCLAMATION: RECOGNITION OF BRIDGET COBBINS, OUTGOING ASSISTANT COUNTY ADMINISTRATOR (Discussion Begins 28:27)

Mayor Watson noted that prior to the Dotte Proud Honoree recognitions, a special proclamation would be presented. Mayor Watson read the full text of the proclamation honoring Bridgette Cobbins, Assistant County Administrator for the Unified Government of Wyandotte County and Kansas City, Kansas, upon her retirement after nearly thirty (30) years of public service.

Highlights of the Proclamation included:

- Bridgette Cobbins is a lifelong resident of Wyandotte County and a graduate of Wyandotte High School

- She earned a Bachelor of Business Administration from Ottawa University and a Master of Business Administration from Benedictine College
- She began her career with the Unified Government as a data entry clerk and control clerk with the Kansas City, Kansas Police Department
- She advanced through positions including County Clerk, Interim Assistant County Administrator, and ultimately Assistant County Administrator
- She was noted as the first African American woman to serve as Assistant County Administrator for the Unified Government
- She was recognized with the Trailblazer Award
- Under her leadership, she oversaw critical departments including Public Works, the Kansas City, Kansas Police Department, the Fire Department, and the NRC

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

Item No. 1 – PRESENTATION: DOTTE PROUD HONOREES (Discussion Begins 32:54)

Dr. Alicia Deville, Mayor's Office Chief of Staff, stated that the Dotte Proud Awards were created to recognize individuals and organizations whose efforts make a lasting impact on Wyandotte County and Kansas City, Kansas, and invited the presenting commissioners to introduce their honorees.

- Commissioner Andrew Kump introduced his honorees: Stephanie and Pat Cashion, owners of The Glass Cat, a small business and local gym in Bonner Springs, Kansas. **(Discussion Begins 34:12)**
- Commissioner Jermaine Howard introduced his honoree: Stephen McCord, owner of McCord's Liquor. **(Discussion Begins 34:58)**

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

SPECIAL GUEST ACKNOWLEDGEMENT BY COMMISSIONER STITES: (Discussion Begins 36:29)

Commissioner Chuck Stites acknowledged the unplanned presence of a special guest, Al Ramirez, who was identified as a former State Representative for Kansas and a former Mayor of Bonner Springs.

<u>Clerk's Statement</u> (Statement Read 41:29)

Planning and Zoning Consent Agenda (Discussion Begins 44:36)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

8.1. CHANGE OF ZONE APPLICATIONS

8.1.A: COZ2026-007 - RICK BEHRENS WITH 6420 BUILDING

8.2. SPECIAL USE PERMIT APPLICATIONS

8.2.A: SP2026-030 - BRIAN GLASSER

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

8.2.C: SP2026-036 - ICHIEN LEE

8.3. MISCELLANEOUS

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

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

8.4. MINUTES

8.4.A: MINUTES

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

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Nays: None
- Absent: Ramirez

Planning and Zoning Non-Consent Agenda

9.1. CHANGE OF ZONE APPLICATION (Discussion Begins 49:20)

9.1.A: COZ2026-010 - JOSE BENITEZ

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the item. The motion was seconded by Commissioner Burns.

Vote: Motion carries 8/1

- Ayes: Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Nays: Lopez
- Absent: Ramirez

9.2. SPECIAL USE PERMIT APPLICATION (Discussion Begins 1:25:53)

9.2.A: SP2026-035 - JOHN BADGLEY

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the item. The motion failed for lack of a second.

Commissioner Davis made a motion to send back to Planning Commission. The motion was withdrawn.

Commissioner Pacheco made a motion to approve the item. The motion was seconded by Mayor Watson.

Vote: Motion fails 1/8

- Ayes: Pacheco
- Nays: Lopez, Stites, Kump, Howard, Hill, Bynum, Davis, Burns
- Absent: Ramirez

Commissioner Davis made a motion to send back to the Planning Commission for clarity. The motion was seconded by Commissioner Pacheco.

Vote: Motion fails 4/5

- Ayes: Pacheco, Hill, Davis, Kump
- Nays: Lopez, Stites, Howard, Bynum, Burns
- Absent: Ramirez

SP 2026-035 did not receive approval and was not returned to the Planning Commission. No action was taken on this item. Clerk Sparks confirmed that no motions passed. Mayor Watson advised the applicant to meet with the planning department to discuss next steps.

9.3. MISCELLANEOUS (Discussion Begins 2:08:18)

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

Wendy Green, Deputy Chief Counsel, explained that this was the second time this item had been presented to the Commission, noting that this proposed ordinance would amend Section 27-21 of the Unified Government Code, which governs mileage reimbursement for members of the Planning Commission.

Background:

- Kansas State Statute KSA 12-744 prohibits compensating planning commission members for their service.
- Attorney General Opinion 96-16 (February 1996) clarified that while planning commission members cannot be compensated, the statute is silent on reimbursement for mileage expenses, and therefore a city or county may use home rule authority to enact an ordinance allowing mileage reimbursement.
- The current Unified Government ordinance provides a flat $100 per month to each planning commissioner for mileage reimbursement, regardless of whether receipts or documentation are submitted.
- The Legal Department's position is that a flat $100 payment — without submission of receipts or evidence of actual mileage incurred — constitutes compensation, not reimbursement, and therefore violates KSA 12-744.

The Legal Department recommended amending Section 27-21 to state that each planning commissioner shall be eligible to receive up to $100 per month for mileage reimbursement for the use of his or her vehicle in the performance of duties, at the state mileage rate, and supported by appropriate receipts.

Commissioner Stites made a motion to seek an Attorney General (AG) opinion. The motion was seconded by Commissioner Davis. The motion was withdrawn.

Commissioner Stites withdrew the motion to seek an Attorney General's opinion. Commissioner Stites then moved to approve the Planning Committee's 7–0 recommendation. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/1

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Hill, Bynum, Davis
- Nays: Burns
- Absent: Ramirez

Administrator's Agenda:

Item No. 1 – BUDGET: CIP WORKSHOP (ADDED DOCUMENT PER AGENDA UPDATE) (Discussion Begins 2:38:08)

County Administrator David Johnston introduced Reginald Lindsey, Director of Budget, to lead the CIP discussion.

Mr. Lindsey, Director of Budget, opened the capital review presentation by outlining the scope and structure of the evening's discussion. He stated that the commission would review capital needs for the next six (6) years. He introduced the departmental presenters in attendance.

Mr. Lindsey outlined the framework for the evening's review, noting that the commission would examine:

- Funded capital items in the FY2026 Amended Budget through FY2031
- Unfunded capital requests
- Assets that have failed or are near failure
- Recently acquired assets
- Capital needs through the lens of the community survey conducted earlier in the year
- Capital needs through the lens of the organization's Four Pillars: (1) Uphold Fiscal Sustainability; (2) Foster Economic Development; (3) Focus on Service and Communication; and (4) Improve Infrastructure

Mr. Lindsey described the five capital committee groups used to streamline project reviews, noting that the committees have been in operation for approximately seven (7) years:

- Core Technology Group
- Core Infrastructure Group
- Core Facilities Group
- Core Equipment Group
- Core Parks and Recreation Group (newly added this year due to significant asset growth within the parks system)

Mr. Lindsey explained that all 40-plus departments submit projects through the appropriate subject-matter core group to ensure efficient sourcing based on personnel resources, organizational talent, and funding availability.

Capital Summary — Financial Overview (Discussion Begins 2:42:17)

Mr. Lindsey presented a summary of the history of capital funding and current requests, covering the following:

City Debt Projects (Historical Funding):

- FY2023: Approximately $20 million funded
- FY2024: Approximately $15 million funded
- FY2025: Debt funding paused (revenue-neutral year)
- FY2026: $10 million funded

Mr. Lindsey noted that the Chief Financial Officer (Dr. Kneuvean) had previously briefed the commission on the city's debt policy, which seeks to keep the city mill levy debt burden at or below 44%, with current levels at approximately 41%.

City General Fund Cash Capital Projects:

- FY2023: $6 million
- FY2024: $6 million
- FY2025: Approximately $11 million (partially funded by Plaza at the Speedway TIF payout, which enabled significant pavement preservation work led by Public Works)
- FY2026 Budget vs. FY2027 Requests (Cash Projects — Non-Debt):
    - Enterprise Funds: FY2026 Request — $11.9 million; FY2027 Request — $19.8 million
    - Other Funds (non-enterprise): A gap of approximately $50 million exists between the FY2026 budget and FY2027 requests

County General Fund Cash Capital Projects:

- FY2023: Approximately $3 million
- FY2024: $3 million
- FY2025: Approximately $1.5 million
- FY2026: $2 million funded

Enterprise Fund Clarification: At the request of the **Mayor**, Mr. Lindsey defined enterprise funds for the public record as self-sufficient funds that operate independently of property tax and sales tax revenues, funded entirely by user fees and charges. Examples provided included the sewer utility fund and Sunflower Hills Golf Course.

The Mayor inquired about Monarch Stadium; Mr. Lindsey confirmed it operates as an enterprise fund but noted it is not fully self-sustaining, as it occasionally requires transfers from the city general fund.

County General Fund Long-Range Financial Models (Discussion Begins 2:46:24)

Mr. Lindsey presented two financial models for the County General Fund:

Model 1 — Base Budget with 4% Property Tax Growth:

- Reflects a 4% increase in assessed values
- Includes trended personnel costs
- Base capital funded at FY2026 levels with a 3% annual increment through FY2031
- FY2027 projection: $892,000 more in expenses than revenues
- FY2028 projection: $1.2 million deficit; fund balance drops to 3.2% (policy requires 25%)
- By FY2030, the model indicates a budget would not be approvable

Model 2 — Fully Funded Budget Scenario: This model adds:

- Restoration of approximately 80 frozen positions (frozen since FY2024): approximately $6.4 million
- Restoration of capital to FY2024 levels: approximately $2.2 million
- Shift of annual maintenance debt to cash funding: approximately $5.2 million
- Total Addition: Approximately $13.8 million

Result: FY2027 would show a negative fund balance of approximately $8.1 million, making budget approval impossible without significant adjustments.

Discussion:

Commissioner Davis asked whether the two financial models could have been presented separately, noting that personnel and capital were commingled.

Mr. Lindsey explained that the decision was made to present both topics together since personnel were covered in the June 4 workshop and capital was the evening's subject.

Commissioner Davis inquired about the capital-only impact for FY2027 (excluding unfrozen positions).

Mr. Lindsey confirmed:

- Restoring capital to FY2023 baseline: $2.2 million
- Shifting maintenance debt to cash: $5.2 million
- Total Capital-Only Addition for FY2027: approximately $7.4 million, growing at 4% annually thereafter

City General Fund Long-Range Financial Models (Discussion Begins 2:52:25)

Mr. Lindsey then presented two models for the City General Fund:

Model 1 — Base Budget with Trends:

- Includes 4% assessed value increase
- Trended personnel, including expiring grants for Police and Fire
- Capital at FY2026 budget levels with 4% annual increase
- FY2027 projection: $5.3 million more in expenses than revenues
- FY2030: Budget becomes not approvable
- Fund balance does not meet the commission's adopted 25% fund balance policy in any out-year

Model 2 — Fully Funded City General Fund Scenario: Additions include:

- Increased capital to FY2023 levels: approximately $3.6 million
- Shift of annual maintenance debt to cash: approximately $4.2 million
- Restoration of prior-year frozen positions (approximately 116 positions): $9.3 million
- Transfer of 30 employees from Special Street and Highway Fund to General Fund for street preservation purposes: $3.1 million
- Total Addition: Approximately $20.2 million above base

Result:

- FY2027: Budget approvable, but fund balance drops from approximately $40 million to $7.2 million (21% to 3.4%)
- FY2028 and beyond through FY2031: Budget would not be approvable
- $25 million more in expenditures than revenues in FY2027

Commission Priorities — Senior Budget Analyst Adrian Alemifar (Discussion Begins 2:55:52)

Adrian Alemifar, Senior Budget Analyst, presented the Commission Priorities slide, noting that each departmental capital slide would include check marks corresponding to the four commission strategic pillars. She explained the methodology:

- All departments received check marks for Uphold Fiscal Sustainability and Focus on Service and Communication, as these are organization-wide obligations.
- Departments received check marks for Foster Economic Development and Improve Infrastructure if they scored a 2 or higher on a scale of 0–4 during the most recent Priority Based Budgeting review (conducted a few years prior).
- Mrs. Alemifar noted that the organization is currently revamping the Priority Based Budgeting framework and strategic goal scores have not yet been updated.

Departmental Capital Presentations

Parks and Recreation — Angel Ferrara, Director (Discussion Begins 2:57:18)

Angel Ferrara, Parks and Recreation Director, presented capital needs for the department for FY2026 Amended through FY2031. She noted that the total capital requested for the Parks and Recreation Department for FY2027 projects (cash and debt combined) is approximately $17.1 million.

Cash Projects — FY2026 Amended / FY2027 Budget Highlights:

1. **Sunflower Hills Golf Course Clubhouse Planning Dollars:** Additional planning funds requested in the event the commission directs staff to proceed with construction of a new facility. The clubhouse is an enterprise fund asset turning 50 years old in FY2027. A preliminary draft cost budget has been developed in collaboration with the Golf Advisory Board (10 of 12 members present). Concept designs have been unanimously decided upon. Estimated cost of new facility: approximately $9.5 million. Ms. Ferrara noted that the CFO and budget department are working to identify funding scenarios.
2. **Pearson Community Center HVAC Replacement**: Replacement of the existing boiler-chiller system. The boiler is original from 1985; the chiller was replaced circa 2006 and is approximately 20 years old. Pearson Community Center accounts for approximately one-third of total departmental banquet hall reservations (109 of 330 in the prior year), making it a significant revenue-generating asset.

3. **Parkwood Community Center Improvements:** A user group that operated within the facility for approximately 60 years is vacating at the end of July per direction from leadership and growing community demand for restored community center access. The department is seeking capital investment to restore the interior space to community reservation standard. Operating and recreation staffing costs will also be required.
4. **Land Acquisition — Western County Parks:** Funding requested to identify park land west of 435 to extend parks and recreation services to the western portion of the county.
5. Additional Annual Programs: Various ongoing departmental programs were noted but not elaborated upon in detail.

Five-Year Plan Capital Priorities (FY2028–FY2031):

1. **Parkwood Pool Replacement:** The facility is over 50 years old and at the end of its life. Staff are exploring replacement options within the existing footprint. A conditions assessment was previously presented to the commission. Replacement is listed in the five-year plan.
2. **Marshall Creek Bridge Replacement:** Identified as a large critical project. Staff are continuing to identify additional funding sources.
3. **Water Lines — Wyandotte County Park and Pierson Park:** Following the recently completed five-phase water line project at Wyandotte County Lake, the water lines at both Wyandotte County Park and Pierson Park are original and in need of replacement.
4. **Beatrice L. Lee Community Center Exterior Pedestrian Bridge:** Staff is gathering additional information on repair options. Preliminary assessment indicates this will be a costly repair. The $500,000 figure is noted as a high-level estimate that may increase. Any repair triggering code changes will require ADA compliance to be addressed. Commissioner Hill inquired whether ADA accessibility is included; Ms. Ferrara confirmed it would be incorporated into the scope once the project is advanced, with the caveat that the cost estimate is likely to increase.

Debt-Funded Projects:

- Lake Roads: Deferred in recent years due to the waterline project; now appropriate to advance.

Recently Acquired / Returned Assets Requiring Operating and Capital Attention:

1. Parkwood Community Center — Returned to department inventory; requires both capital investment and recreational personnel.

2. Riverview Park — Returned from Turner Recreation Commission as of 2025 due to declining participation in their programs.
3. Riverfront Park — Inherited Park land in the riverfront area.
4. Levee Trails — Conversations underway with Public Works regarding the eventual transition of levee trail maintenance into Parks and Recreation's purview.

Discussion:

Commissioner Davis inquired about the Wellborn Tennis Court cost estimates and whether they are included in future capital requests. Ms. Ferrara confirmed that sport court work has historically been funded through neighborhood park improvement dollars, and that annual program funding could potentially be directed toward Wellborn, noting that more than $250,000 would be needed for that specific project.

Police Department — Chief Oakman (Discussion Begins 3:05:36)

Chief Oakman, Chief of Police, Kansas City, Kansas Police Department, presented capital needs for the Police Department.

Debt-Funded Projects:

1. West Patrol Division (New Facility):
    - FY2026 (Amended): $16.5 million requested; $1 million currently in process for design
    - FY2027: $9.5 million
    - FY2028: $6 million
    - Background: $10.5 million was originally approved in late 2021 and has been deferred annually. Construction costs have escalated significantly since that time. The new West Patrol facility will also house the Traffic Unit (currently collocated with South Patrol) and the Special Operations Unit (SOU), currently located in Argentine. The Argentine facility would be sold. Consolidating these three units into a single West Patrol facility is particularly important given the proximity to major event venues including the proposed Chief Stadium, Sporting KC Monarchs, the Speedway, and the anticipated Mattel development (portions of which fall within KCK jurisdiction). Chief Oakman noted that this consolidation would place major specialized assets within a five-minute response window of these facilities, which was demonstrated to be operationally critical during World Cup preparation.

2. East Patrol Division (New Facility — Long Range):
    - FY2031: Listed as a planning item for a standalone East Patrol station in the northeast area of the city (near Quindaro). Chief Oakman acknowledged the commission's long-standing interest in this project. Commissioner Bynum expressed appreciation for seeing this item formally listed with a target date, noting she had first requested an East Patrol station in 2015 upon joining the commission.

Cash Projects — FY2027:

1. Police Headquarters Brick and Marble Replacement: The building was constructed in 1932. The marble at the base of the building is largely cracked and in need of replacement with stone; the brick requires cleaning and repair.
2. Major Station Facility Improvements: Across all facilities, including community policing stations and the East Patrol Division.
3. Cloud Backup Solution for Police Department Data: To protect against data breaches and ensure encrypted data security.
4. Cybersecurity Developing Technologies: Upgraded cybersecurity software and hardware; renewal of existing software systems.
5. Vehicle and Body-Worn Camera Program: Ongoing maintenance and upgrade cycle for the camera system.

Dedicated Sales Tax Projects — FY2027:

- Police Department Staffing Study: A formal study to evaluate resource allocation and staffing levels.

FY2028–FY2031 Projects:

- Police Headquarters Window and Door Replacement: Deferred from prior years; the 1932 building still has windows in need of replacement.
- Computer-Aided Dispatch (CAD) and Records Management System (RMS) — Cloud Migration: The current system was implemented in approximately 2016 and remains on-premises. Chief Oakman stated a preference for transitioning to cloud-based systems to improve cybersecurity and reduce long-term hardware and storage costs.
- Vehicle and Body-Worn Camera Program (continued): Costs increase in outer years as equipment reaches replacement cycles.

Discussion:

Mayor Watson inquired about the relationship between the Police Department technology systems and UG Information Technology. Chief Oakman explained that the departments maintain two separate networks, partially due to federal Criminal Justice Information Systems (CJIS) requirements. He noted that the FBI and National Crime Information Center (NCIC) recognize the Kansas City, Kansas Police Department as a separate entity from the UG for data purposes. The Police Department employs approximately five dedicated IT staff, with certain functions (e.g., body cameras) requiring specialized law enforcement expertise beyond the scope of UG IT.

Chief Oakman stated that collaborative efforts to identify joint cost savings are ongoing and noted from his prior experience in Kansas City, Missouri, that some shared services are cost-effective while others are not, and each item must be evaluated individually.

The Mayor encouraged continued exploration of collaborative technology arrangements, particularly for cloud storage.

Commissioner Lopez noted his understanding that police records must remain separate from general UG systems due to the sensitive nature of the data.

Commissioner Pacheco asked Chief Oakman to clarify how the computer-aided dispatch and body-worn camera funding is split between the general fund and dedicated sales tax.

Chief Oakman confirmed that the two funding sources are combined to meet the total funding need for those programs and deferred further details to the budget office.

Fire Department — Chief Dennis Rubin (Discussion Begins 3:21:22)

Chief Dennis Rubin, Fire Chief, Kansas City, Kansas Fire Department, presented capital needs for the Fire Department.

Cash Projects:

The Fire Department operates a collection of 18 fire stations — 16 in various states of repair needed, 2 newer stations in relatively good condition. The oldest station in the system, Kensington Park, was built in 1924 and is now 102 years old.

- FY2026 (Budgeted): $500,000 for facility improvements
    A. Used for HVAC replacement at Rosedale Station 10, Bethel Station 4, and East Piper Station 8
    B. Kitchen and bathroom upgrades across various stations

C. Chief Rubin noted restroom deficiencies related to legislation passed by the Kansas General Assembly requiring separate men's and women's facilities; three (3) fire stations cannot currently comply. Estimated cost for full compliance across those three stations: approximately $3 million (cited with assistance from Administrator Allen Hawes).

- FY2027 and Beyond: Annual cash facility improvement request increases by approximately $500,000 per year through FY2031, reflecting the aging condition of the station inventory.

Discussion:

Commissioner Davis asked for greater specificity regarding where cash funding would be directed and suggested that the recently provided comprehensive master plan would be a useful reference.

Chief Rubin confirmed the master plan covers all facility repair needs, apparatus replacement schedules, and staffing projections through approximately 2038 and offered to meet individually with commissioners to review the document. Chief Rubin also noted the master plan would be distributed in full to all commission members by the end of the week.

Debt-Funded Projects:

Combined Fire Station — Merger of Station 19 (Victory Hills) and Station 20 (Muncie):

- Construction is anticipated to begin in FY2028 if economic conditions remain stable
- Expected savings from merging two stations into one: minimum $20 million
- Site selection has been completed in close coordination with IAFF Local 64, which recommended the general area. Chief Rubin confirmed the site obtained is in the exact area requested by the union.
- Advantages include improved interstate access for responding to vehicle accidents (approximately 5-10 per day citywide) and enhanced cross-city response capability
- Chief Rubin referenced the successful merger of Stations 16 and 17 in 2024 as a precedent, noting no complaints and appropriate response times since that consolidation

Recently Acquired Assets:

- Station 16 (Turner): Opened 2024; performing well
- Station 12 (West Piper): Opened approximately five years ago; performing well
- Three (3) new ambulances: Received this week; being prepared for service. Chief Rubin noted that some current ambulances exceed 250,000–300,000 miles and will be retired. The department requires approximately three new ambulances per year.

- Two (2) new pumpers: Received and being prepared at the shop; a manufacturer change resulted in savings of approximately $250,000
- Various support vehicles: Being downsized from larger SUVs to smaller vehicles per commission guidance; first vehicle of a planned four-to-five vehicle conversion has been received

Discussion:

Mayor Watson asked whether the department is exploring the consolidation of stations based on usage. Chief Rubin confirmed that consolidations are pursued when operationally feasible. He stated that approximately 80% of calls are EMS-related, with fire calls constituting approximately 20%. The busiest stations are in downtown areas including Strawberry Hills, Central Avenue, and Midtown (State Avenue area).

Chief Rubin noted the department currently holds a Class 2 fire insurance rating and aspires to achieve Class 1, which would reduce fire insurance rates for businesses and residents. He cautioned that removing coverage without replacement would jeopardize this rating.

Commissioner Pacheco asked about coverage gaps in the northwest portion of the county (District Five).

Chief Rubin confirmed the northwest section is the area with the most significant coverage gaps, with some areas lacking a fire station within a mile and a half in any direction. The department's target response time is four to six minutes. Chief Rubin offered to send the comprehensive master plan — including concentric coverage maps — to all commissioners by end of week and committed to share it with the **Mayor** as well.

Chief Rubin also noted that as development grows in the western portion of the county, particularly with the anticipated Chief Stadium, a new fire station (possibly a combined fire-police facility) will be needed in that area. He suggested this should be funded through impact fees rather than as a departmental burden.

Buildings and Logistics — Greg Wooten, Deputy Director (Discussion Begins 3:37:01)

Greg Wooten, Deputy Director of Buildings and Logistics, presented capital needs for the department, with an emphasis on the rapidly growing inventory of facilities under UG management.

Recently Acquired Assets (Last Several Years):

Mr. Wooten highlighted five recently acquired/completed facilities totaling approximately 160,000 square feet of new facility space:

1. Juvenile Center (738 N Avenue), approximately 60,000 sq. ft.; entering sixth year of service
2. Fire Station 12 (Leavenworth and Hutton Roads), approximately 10,300 sq. ft.; completing sixth year of service
3. Fire Station 16 (Turner area, Pearson Park edge), approximately 15,200 sq. ft.; entering third year of service
4. Environmental Services Building (49th and Armstrong Avenue, Midtown KCK), approximately 62,000 sq. ft.; completing second full year of service
5. CSI Facility (49th and Armstrong Avenue, Midtown KCK), approximately 13,000 sq. ft.; completing second full year of service

Mr. Wooten noted that when combined with associated improved land sites, the UG has recently assumed responsibility for well over a quarter of a million square feet of complex facility space. He framed the capital requests in the context of this growth, emphasizing that Buildings and Logistics has made a conscious effort to transition from debt-funded maintenance programs to cash-funded proactive deficiency repairs.

Cash Projects:

- Items largely represent proposed deficiency corrections before failure occurs
- The first two items on the slide (marked with red asterisks) are currently unfunded
- Remaining cash items are largely funded in FY2027

Debt Projects:

- Items marked with asterisks indicate projects that would proceed if funding is identified
- Mr. Lindsey noted that some of these debt items are annual maintenance projects the organization seeks to shift from debt to cash to reduce reliance on debt financing

Willa Gill Center — Funding Clarification: **Commissioner Hill** and others sought clarification regarding the Willa Gill Center funding. The following was established:

- $4 million has been secured for the Willie Gill Center: $2 million in American Rescue Plan Act (ARPA) funds and $2 million in Cerner funds
- A James Street property was purchased using a portion of these funds; the commission subsequently approved the sale of that property to recoup funds back to the $4 million level
- A prior $3 million in additional funding was approved by the commission but never completed the bond issuance process and thus was never received

- The slide reflects a re-request of the $3 million to complete the full build-out or renovation of a facility suitable for Willie Gill operations, potentially with expanded wraparound services

Discussion:

Administrator Johnston clarified that the intent is to use the $4 million to acquire and prepare a building for existing Willie Gill services, with the $3 million representing a higher-end scenario for a larger, expanded service facility.

Assistant County Administrator Alan Howze provided additional context on operating costs:

- Current annual contract cost for Willie Gill services (cold-weather shelter, indigent support): approximately $500,000
- A comparable 365-days-per-year shelter in Lawrence, KS (approximately 180 beds) operates at approximately $4 million annually
- The operating model and service scope for a future Willie Gill facility remain subject to commission direction

Commissioner Davis emphasized the importance of understanding ongoing operational costs alongside capital investment, noting this is a significant and necessary investment that will have long-term financial implications. He stressed the need for strategic planning and awareness.

Technology — Reginald Lindsey, Director of Budget (Presenting on behalf of UG Technology) (Discussion Begins 3:57:15)

Mr. Lindsey presented capital technology needs on behalf of the organization, noting that technology has become a substantial component of the budget over the last 15–20 years.

Capital Requests FY2027–FY2031 (Largely Unfunded):

1. Tax Management System (CIC/Orion Software Replacement): Estimated at approximately $2 million. The organization is awaiting a decision from the state before committing full funding in FY2027. Planning and exploratory work can begin in the interim.
2. Sheriff's Department Jail Management Software: Estimated at approximately $2.5 million. Timing is contingent on the implementation of other organizational systems before this can proceed. Possible to start in FY2027.

3. 311 Customer Management System Replacement: Approximately $500,000. Staff would like to proceed in FY2027.
4. Fiber Connectivity Program: Ongoing program to connect UG buildings across the city with fiber infrastructure. Previously funded through debt; has not been funded in recent years. Staff seeks to move it out of debt-funded status.

Additional Considerations:

Mr. Lindsey proposed the creation of an Internal Technology Service Fund, modeled after the existing fleet service fund, which would charge departments for technology services and equipment. This would allow departments to access updated computers and technology even with small individual budgets. Implementation would require adding technology line items within department budgets to fund contributions into the technology fund.

Emergency Management — Jennifer Tarwater, Director (Discussion Begins 4:00:28)

Jennifer Tarwater, Director of Emergency Management, presented four capital projects focused on equipment replacement and infrastructure:

1. Siren Replacement Project:
    - The UG has 84 sirens in total; many were replaced following the 2003 tornado. Average lifespan of sirens is 20 years, and parts for some current units are no longer available.
    - Proposed replacement in phases over seven (7) years; approximately 11 sirens to be replaced in the first phase.
    - Cost details referenced but not fully enumerated; phased approach allows graduated funding.
2. Radio System (Backhaul Network) Overhaul — Mission Critical:
    - Total estimated cost: approximately $12 million ($4 million per year from FY2027 through FY2029)
    - Hard deadline: 2029 — Motorola (the sole-source vendor) has established a date by which the entire public safety radio infrastructure (backhaul network) must be upgraded. Failure to meet this date will result in public safety radios ceasing to function, as Motorola will no longer support the existing system.
    - Administrator Johnston noted that Motorola (referred to as "Magnavox" at one point in the discussion, later corrected) practices aggressive obsolescence engineering as a sole-source vendor, which has significant cost implications for municipalities nationwide.

3. Generator Portal Infrastructure (Critical Facilities):
    - Coordination with Buildings and Logistics to install generator ports at critical UG facilities to allow plug-and-play deployment of mobile generators during sustained power outages.

4. APX Radio Replacement (Handheld and Mobile Radios — All Public Safety Agencies):
    - Approximately $2.5 million spent over the last four (4) years on handheld radios for KCK Police, KCK Fire, Bonner Springs Fire, Edwardsville Fire, and the Sheriff's Department.
    - Remaining need: mobile (vehicle) radios for KCK Fire, Bonner Springs Fire, and Edwardsville Fire.
    - Estimated remaining cost: approximately $900,000 (total), not $900,000 per year.

Discussion:

Commissioner Davis sought clarification distinguishing between the backhaul infrastructure project ($4 million/year for three years) and the radio replacement project ($900,000 total).

Ms. Tarwater confirmed the distinction: the backhaul network is the infrastructure supporting all radios, while the $900,000 represents the remaining physical radio units to be purchased.

Recently Acquired Assets:

- A new siren being installed at Camp Nash to replace a non-functional unit
- A high-capacity mobile generator (currently staged at the docks) to be deployed to critical facilities as generator ports are completed

EverBridge Mass Notification System:

- Launched in March (current year)
- Already used to issue two tornado warnings; public feedback has been very positive
- System is open to all county residents, workers, and those with family members in Wyandotte County, not limited to KCK residents
- Integrated with FEMA's IPAWS platform for federal emergency alerts

Commissioner Bynum stated she has been unable to personally receive EverBridge notifications and arranged to follow up with Ms. Tarwater to resolve the issue. She also noted some messages received by family

Commissioner Pacheco asked what is the "backhaul network"? He wanted a plain-language explanation of what the backhaul network is and whether it is essentially the system that the radios run on:

Ms. Tarwater explained that it is the underlying infrastructure across the county that the public safety radios depend on, and that Motorola has set a hard deadline for which it must be upgraded.

Commissioner Pacheco asked what exactly is the APX Radio Replacement project? He asked if this meant the physical radios used in the field:

Ms. Tarwater confirmed that: The APX project covers the physical radios. Handhelds are largely done; what's left are the vehicle (mobile) radios for KCK Fire, Bonner Springs Fire, and Edwardsville Fire.

Commissioner Davis is focused on costs, timing, and what has already been done: He noted that radios had been on the CMIP for years and asked: Have we done anything? Or have we not purchased anything?

Ms. Tarwater clarified that in the last four years, UG has spent about $2.5 million on radios. Those purchases were mostly handhelds, plus some police mobile units. Ms. Tarwater also clarifying the numbers and which dollars are "per year" vs. total: The line showing $4M per year from 2027–2029 is the infrastructure overhaul. The $900,000 line is total to finish vehicle radios, not $900k per year.

Commissioner Kump asked a question about the Emergency Management's mass notification system.

Ms. Tarwater confirmed it is countywide, and, in fact, anyone can sign up (not just residents), people who work in the county or have family here can enroll.

Mayor Watson asked if Emergency Management is working with MARC (Mid-America Regional Council) and whether they are pursuing grants for radios and emergency systems. Urged staff to apply for regional/federal funds, noting that emergency management funding is a standing topic at MARC.

Commissioner Lopez raised a specific siren coverage gap near 67th Street north of Leavenworth Road, where residents reportedly rely on hearing Parkville's siren across the river. He asked that staff evaluate and consider replacing a destroyed siren in that area.

Ms. Tarwater agreed to meet with him, get a precise location, and check the overall siren coverage map to determine appropriate placement.

Public Works — Brandon Grover, Road and Bridge Program manager (Discussion Begins 4:18:17)

1. Big Picture: Why Street Funding Matters

- Extra $6.5M from the Plaza at Speedway TIF let Public Works resurface State Avenue and Parallel Parkway.
- That major investment:
    - Dramatically reduced potholes on those corridors.
    - Freed up crews to respond faster to problems in other parts of the city.
- Message to commission: when you improve the network, operations get more efficient everywhere, not just where you are paved.

2. Current Programs & Funding Pressures

Pavement Preservation Program

- Needs much more funding to bring streets up to acceptable conditions; current levels are far below need.
- Internal analysis: to get to target conditions within ~10 years, UG would need $32–36 million/year in street work.
- Comparison:
    - Overland Park has similar lane miles (~2,200 vs. KCK's 2,400) and population.
    - They spend ~$34M/year on pavement and keep a PCI of 78–80.
    - KCK's network PCI is significantly lower and declining.

Alleys

- Historically not a maintained city asset; now being resurfaced only when crews are already in an area.
- Current alley funding: about $400,000/year → only 4–5 alley blocks/year.
- Demand far exceeds that capacity.

Neighborhood Curb & Sidewalk ("50/50 Program")

- Budget line is $500,000/year (from the dedicated 1/8-cent sales tax).
- Helps residents share cost of curb/sidewalk replacement; also used for UG facilities if funds remain late in the year.
- Very popular and oversubscribed

3. Shift from "Emergency Fixes" to "Proactive Planning"

- Budget naming is changing to reflect strategy:
    - "Reactive repairs" = what used to be called "emergency repairs" (fixing things after failure).
    - Proactive/annual programs = planned corridor and bridge work, more appropriate for debt and long-range capital planning.
- Goal: less crisis response, more planned rehabilitation.

4. Key Unfunded / Underfunded Needs

a. Pavement Preservation (Streets)

- A true needs-based plan calls for $32M/year (or more) for ~10 years.
- Current funding is well below that, so the network PCI is dropping instead of holding steady or improving.

b. Curb & Gutter (Concrete Repair)

- Current level: about $2M/year.
- Curb and gutter now cost ~$45 per linear foot, much more expensive than asphalt.
- Public Works' target: fund concrete repair at roughly one-third of the asphalt budget, so pavement improvements don't fail early from poor drainage.
- This line is currently shown as $2M in the "unfunded requests" and would need to be moved into the funded side to be effective.

c. Loring Drive Pavement Program

- Project: Loring Drive (from where Bonner Springs stops to where UG stops).
- Concrete road with significant joint failure; cheaper to mill and overlay in asphalt than to keep doing joint repairs.
- Has been pushed out several years; highlighted as a priority when funding allows.

d. Annual Traffic Signal Improvements

- Important project: intersection at 98th & State plus corridor upgrades from the end of KDOT's State/435 work up to 94th & State.
- This is the last segment of State Avenue in that area without enhanced streetscaping and modern signal upgrades.
- Critical to coordinate with KDOT's 435/State project to capture cost savings.

5. Recent Wins (What's Been Accomplished)

Mr. Grover highlighted several successes made possible by past funding decisions:

- Levee & Inland Drive Work:
    - During the levee raise project, 110,000+ truckloads of dirt damaged Inland Drive.
    - Public Works negotiated with the U.S. Army Corps of Engineers to have them pay to do deep patching and resurfacing—saving UG money.

- Consent Decree Progress (Storm & Sewer)
    - The commission's recent approval of new rate structures for stormwater and sanitary sewer:
        - Realigns UG with consent decree requirements.
        - Provides capacity to address deferred maintenance in drainage and sanitary systems.
- Holliday Drive Bridges:
    - 2 of 3 bridges along Holliday have been replaced in recent years.
    - The 3rd (by the water treatment plant, with failing guardrail) will be bid later this year for construction next spring/summer (using new debt issuance).
- Kansas River Crossing / Central Avenue Bridge:
    - UG partnered with KDOT using the Kansas River Crossing study.
    - This setup yields unusual cost savings for a major cross-river bridge of that age and importance.
- 10th & Grandview Roundabout:
    - Built to replace a dangerous intersection at the park entrance.
    - Safety has improved, though some restoration and erosion control work (e.g., dirt washing down from the hill) is still being finished.

- Long-term benefits include:
    - Safer access to the park
- I-70 Storm Line Emergency:
    - A critical storm line under I-70 failed.
    - KDOT told UG it could close I-70 entirely; instead, Public Works and its contractors found a way to fix it through lane shifts, minimizing disruption.
    - Now back in service, showing the value of flexible funding and quick engineering work.

6. Network Scale & Asset Inventory (Why It's So Expensive)

Mr. Grover closed by reminding the commission of the sheer scale of what Public Works maintains:

- Streets:
    - ~2,400 lane miles of roadway.
    - PCI (Pavement Condition Index) dropped from 56 (2018) to 48 (2022), projected ~41 next round if funding doesn't change.
    - Steady-state cost (just to hold current condition): ~$19M/year.
    - Every year UG spends less than $19M, it adds about $5M in deferred cost on the back end.
- Bridges & Structures:
    - 279 structures (from small box culverts to big river and rail bridges).
    - 63% are 50 years or older, entering life-critical age.
- Drainage & Curb:
    - 163 miles of ditches.
    - ~101,200 linear feet (context suggests "hundreds of miles" equivalent) of curb & gutter (exact figure as stated: 101,200, but intent is a very large quantity).
    - 1,100+ miles of storm, sanitary, and combined sewer pipes.
- Traffic Assets:
    - 44,000 signs (should be replaced every 5–7 years; current funding is far below that need).
    - 1,200 miles of striping plus 3,900 pavement symbols (turn arrows, hatch areas, etc.).

- 244 signalized intersections, many 20+ years old, needing upgrades (loops to cameras, cabinets, controllers).

- Pumps & Treatment:
    - 5 treatment plants.
    - 75 pumping stations handling stormwater and sewage, all of which must function for flooding and wastewater compliance.

7. Key Policy Message Brandon Emphasized

- Deferred maintenance is expensive: Every dollar not spent now costs more later.
- For streets specifically:
    - $32M/year for ~10 years = getting to a healthy network.
    - $19M/year = just treading water; currently UG is well below that.

- When one-time funding appears (Plaza at the Speedway, potential American Royal-type revenue, etc.), investing in infrastructure yields:
    - Long-lived assets.
    - Operational savings.
    - Better service and fewer complaints.

Discussion:

Mayor Watson asked whether the public works slide/presentation included any of the consent decree projects.

Mr. Grover 's response was the items he was presenting were primarily road and bridge projects funded by: Debt, General Fund cash and Dedicated sales tax (Fund 212). The Consent Decree projects are enterprise-funded.

Commissioner Davis asked a question on the Public Works slide, he asked about the "KCK Riverfront Park" line item (about the $2.4M, unfunded).

Mr. Grover 's response acknowledged that the responsibility is shared between Parks, Public Works and The Rock Island Bridge entity. There are ongoing internal discussions (with Parks, Admin, and Legal) about the exact responsibilities and what public improvements belong to UG vs. the bridge developer. Those discussions aren't finalized; it remains unfunded.

Commissioner Stites question regarding the proposed 435 & State Avenue improvements and the intersection at 98th & State: the south 98th connects properly to the north 98th through Margaritaville/home field/Menards area (instead of dead-ending in a T).

Mr. Grover 's response confirmed that the realignment of 98th Street is in the discussion with KDOT as part of the 435/State corridor work.

Commissioner Howard question about infrastructure planning for the Quindaro Boulevard corridor, and the 7th Street Trafficway corridor.

Mr. Grover 's response:

- 7th Street Trafficway (US-69). It is technically a state route (US-69), so it's a KDOT asset. UG has worked with KDOT and MARC on projects like: The 7th & Central intersection reconfiguration (funded partly through MARC grants).
- Quindaro Boulevard: From Fairfax Trafficway to 635, there have been: Corridor planning conversations. There are efforts to identify funding for a full corridor improvement (modern streetscape, safety, etc.). Short-term: UG plans a two-inch mill and overlay from 7th Street east toward Fairfax — that segment is in poor condition and is on the near-term pavement plan. Long-term: A larger, modern "complete street" rebuild is desirable but very expensive and difficult due to close building setbacks.

Commissioner Kump questioned whether it is possible to fund part of the annual curb and gutter repair program out of the stormwater enterprise fund, since curb and gutter are part of the drainage system. Is it possible to fund a portion of the annual curb repair out of the stormwater enterprise fund?

Mr. Grover responded that Public Works is actively exploring that idea because curb and gutter are part of the stormwater conveyance system, there is a path to partial funding from the stormwater utility, but it must be tied to drainage needs, drainage basins, and consent-decree priorities. It cannot simply be used "anywhere" curb is needed; must be justified as a stormwater project. They are evaluating how much and where this could be fairly and legally done.

Commissioner Lopez asked how Public Works got the U.S. Army Corps of Engineers to help pay for repairs on Inland Drive and related roads used as haul routes for the levee raise project.

Mr. Grover 's response that for the levee raise project, the Corps hauled ~110,000 truckloads of dirt across Inland Drive and local streets. At project start, UG immediately raised concerns that those city streets would be damaged and negotiated agreements with the Corps.

The Corps paid for deep patching and resurfacing of Inland Drive (between 59th & Holiday) as part of their project. It's an example of UG protecting its assets and leveraging partners to avoid local-only costs.

Commissioner Pacheco used Brandon's PCI and cost numbers to underscore, for the public:

This item was for information only, and no action was required. The commissioners agreed to continue the rest of this presentation at the next Board of Commissioners' meeting on July 2, 2026.

Executive Session

EXECUTIVE SESSION REGARDING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL

Motion made by Commissioner Bynum that the Commission convene into Executive Session until 10:20 p.m. in the 5th floor conference room to consult with our attorneys on matters relating to personnel matters of specific non-elected personnel, as permitted under the Kansas Open Meetings Act; and that Angela Lawson be present as needed to participate in the discussion.

The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Burns, Davis, Howard, Pacheco, Lopez, Stites, Kump, Hill, Bynum
- Nays: Ramirez
- Absent: None

Present for the Executive Session: Bynum, Kump, Burns, Davis, Hill, Lopez, Pacheco, Stites, Howard, and Watson, Mayor/CEO; presiding. Staff Present: Angela Lawson, Chief Counsel.

Mayor Watson reconvened back into regular meeting at 10:20 p.m.

Adjournment:

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Lopez, Pacheco, Stites, Kump, Hill, Bynum, Davis, Burns
- Nays: None
- Absent: Ramirez

MAYOR WATSON

ADJOURNED THE MEETING AT 10:24 P.M.

June 24, 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 30, 2026

Re: **Special Use Permit Petition SP2026-035**

GENERAL INFORMATION

Applicant Information:
John Tanur Badgley
1710 North 90th Street
Kansas City, Kansas 66112

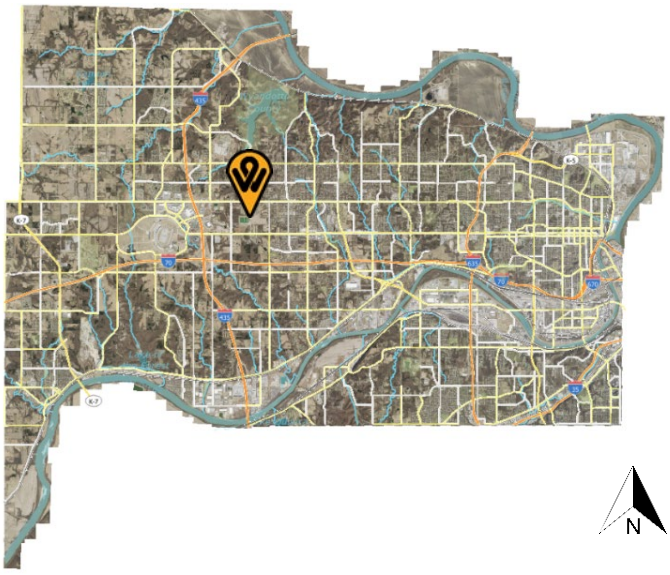
Subject Property:
1710 North 90th Street
Kansas City, Kansas 66112

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:	The Wyandotte Echo – May 14, 2026 Letters to Property Owners – May 15, 2026
Public Hearing(s):	June 8, June 24, and July 30, 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 No action taken July 30, 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:

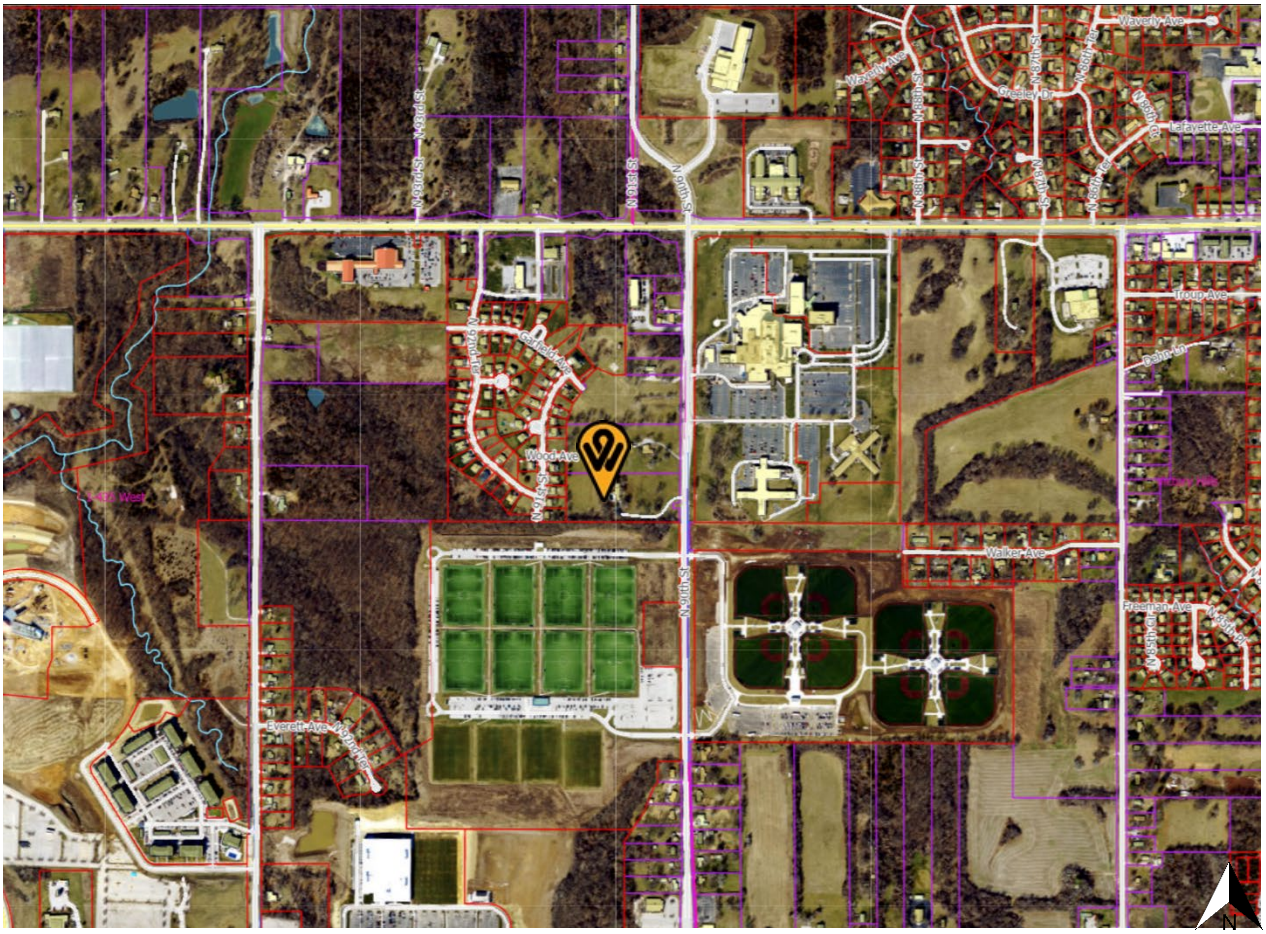
On motion by Commissioner Foglesong, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-035 for one (1) year:**

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**

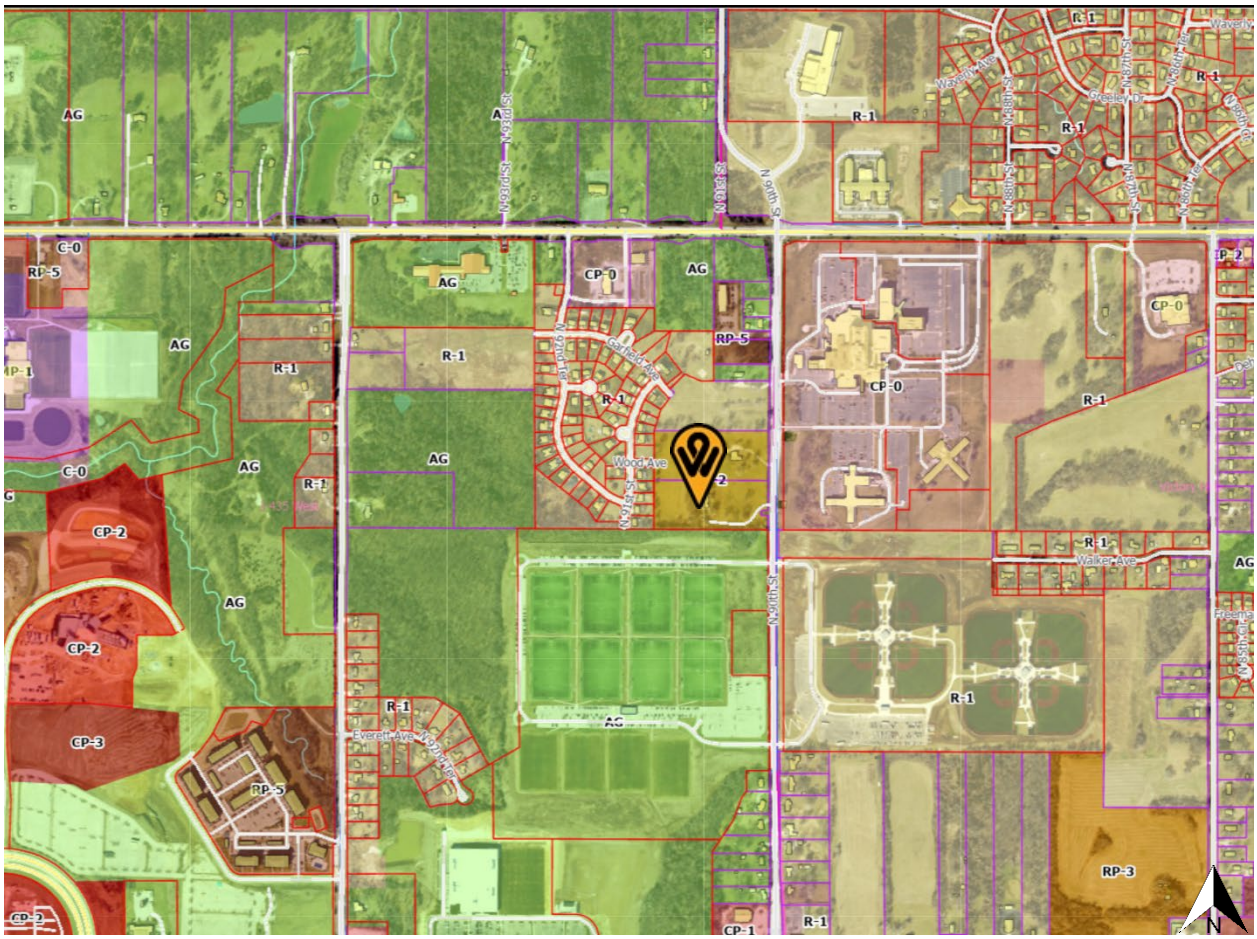
Motion to recommend APPROVAL passed: 4 to 3

ATTACHMENTS

AERIAL IMAGERY



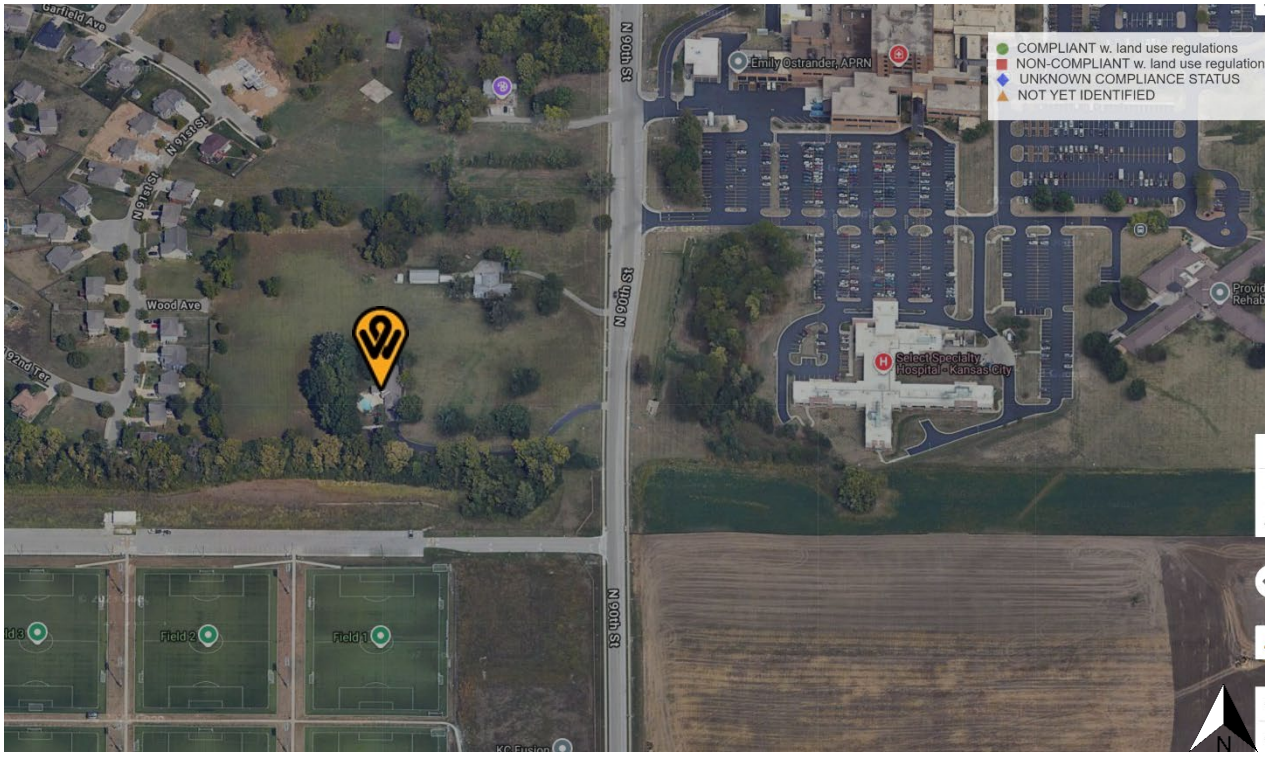
ZONING MAP


AG
C-0
RP-5
R-1
CP-0
CP-2
CP-3
RP-3
RP-5
CP-1
Wood Ave
Walker Ave
Everett Ave
Gardner Ave
N
N 90th St
N Pine Ln
N Maple Ln
N Walnut St
N Locust St
N Poplar Ln
N 87th St
N 88th St
Waverly Ave
Greeley Dr

LAND USE MAP

Planned Mixed Residential District
Planned Commercial District
Planned Entertainment District
Planned Mixed Entertainment and Commercial District
GARFIELD
RICHMOND
WOOD
EVERETT
WALKER
LAFAYETTE
93RD
92ND
91ST
94TH
88TH
87TH
N

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 KansasDepartment 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 - jamesnesvdd@gmail.com
Crystal Sittam
Bubba & Stacey Harvey - nasrcr3@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 (can't go past understand need to make many fence),
Bubba - bad taste in past from past parties at the house, need to keep eyes on property, when the cats away the mice 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 why to the public hearing (Bubba + Stacey)
5) Can we get a number to reach out to in case we have a problem? (Bubba + Stacey)

☐ Who answered the question/comment

John Tanner answered all questions

☐ What was the answer given

1) Live camera over pool, local manager, different rent over guest reviews
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 live camera over the pool, rules for no parties
4) Yes, of course awareness of
5) Yes I will email after the meeting - Sandy our house manager Nikki Butler 816 213-9537

Meeting adjourned at: 5:31 pm. CST

Minutes taken by: John Tanner Badgley

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

Comes now John Tanur 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 05/25/2026.
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.

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

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

Kansas Department of Agriculture

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	
1 Application and fees submitted	IN
2 Complete plans submitted	IN
3 Variance request requirements met	IN
FOOD SERVICE AND FOOD SAFETY	
4 Food service for the general public licensed	N/A
5 Commercially prepared and prepackaged food meets requirements	N/A
6 Food service for overnight guests in compliance	N/A
IMMINENT HEALTH HAZARD	
7 Operations discontinued and regulatory authority notified	IN
GENERAL REQUIREMENTS	
8 License posted and regulations in compliance	IN
9 Hot water capacity sufficient to meet demand	IN
10 Adequate hand washing facilities supplied and accessible	IN
11 Toilet facilities: properly constructed, supplied and clean	IN
PERSONNEL	
12 Employees excluded for health problems	IN
13 Employee hands clean and properly washed	IN
14 Employee clothing clean and in good repair	IN

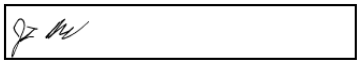
GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms properly serviced and cleaned, cribs clean	IN
19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
20 Guestroom free of insects, rodents, and pests	IN
21 Pet requirements met	IN
22 Door lock requirements met	IN
DISHWARE AND UTENSILS	
23 Dishware and utensils cleaned, sanitized, handled and stored	IN
24 Cleaning and sanitizing requirements met	IN
HOUSEKEEPING AND LAUNDRY FACILITIES	
25 Carts properly designed, maintained and operated to prevent contamination	IN
26 Laundry facilities provided, maintained clean and in good repair	IN
27 Single use gloves available; storage areas maintained	IN
POISONOUS OR TOXIC MATERIALS	
28 Toxic substances allowed, stored, located, labeled and used	IN
PUBLIC INDOOR AREAS	
29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
30 Fitness rooms bathhouse and spa maintained clean and in good repair	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

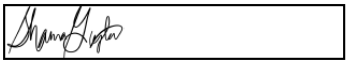
Violation Comments		
Item Number	**Violation of Code**	**Comment**

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

Verification Photos

Photos of the electric meter.

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

Verification Photos

Photos of the Microwave.

6.2.5 Appliances

RANGE MISSING ANTI-TIP BRACKET

Safety Hazard

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

Safety Hazard

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	[redacted]
Back Door Lockbox	[redacted]
Room 1 (Upstairs)	[redacted]
Room 2 (Upstairs)	[redacted]
Room 3 (Upstairs)	[redacted]

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: [redacted]
Password: [redacted]

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 hoouse 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]

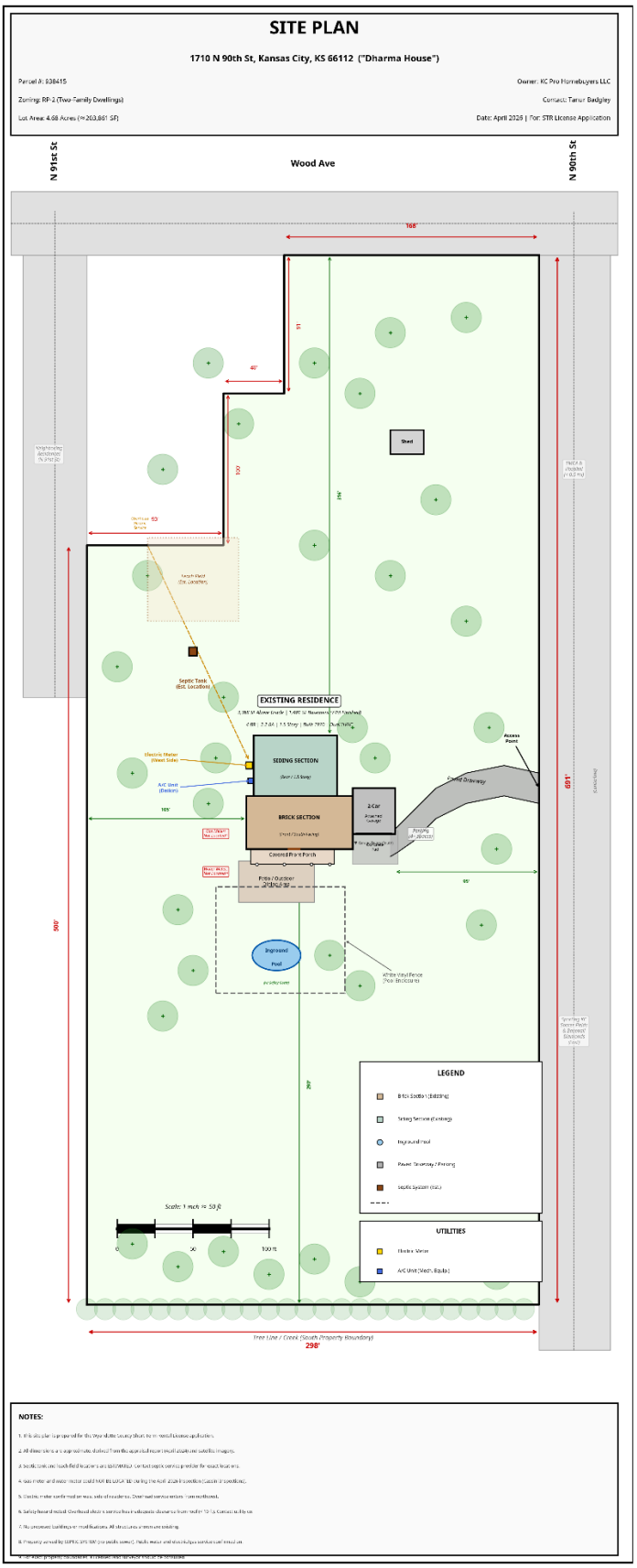
For non-emergencies (WiFi issues, lockouts, appliance questions), message your host through the Airbnb app or text directly. We'll get back to you as quickly as possible.

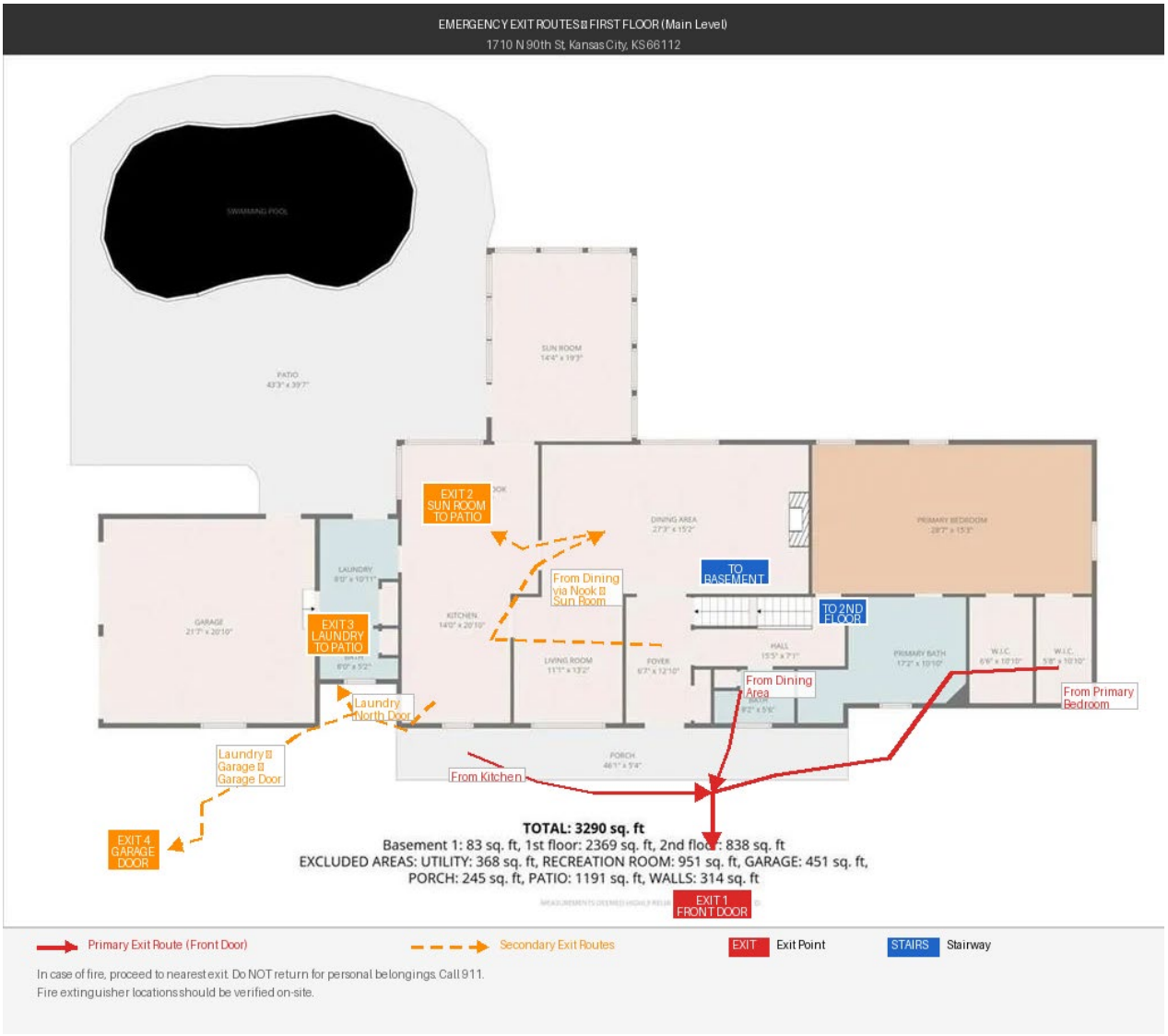
One Last Thing

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


SITE PLAN
1710 N 90th St, Kansas City, KS 66112 ("Dharma House")
Parcel #: 838415
Zoning: RP-2 (Two-Family Dwellings)
Lot Area: 4.68 Acres (≈ 203,861 SF)
Owner: KC Pro Homebuyers LLC
Contact: Tarun Badgley
Date: April 2026 | For: STR License Application
N 91st St
Wood Ave
N 90th St
168'
91'
40'
100'
245'
Shed
Overhead Power Service
Septic Vent (Est. Location)
Septic Tank (Est. Location)
EXISTING RESIDENCE
SIDING SECTION
BRICK SECTION
2-Car Attached Garage
Covered Front Porch
Patio / Outdoor Seating
Access Point
Gravel Driveway
Electric Meter (West Side)
A/C Unit (Eastern)
105'
65'
900'
691'
Inground Pool
White Vinyl Fence (Pool Enclosure)
269'
LEGEND
Brick Section (Existing)
Siding Section (Existing)
Inground Pool
Paved Driveway / Parking
Septic System (Est.)
UTILITIES
Electric Meter
A/C Unit (West, Eastern)
Scale: 1 inch ≈ 50 ft
0
50
100 ft
Tree Line / Creek (South Property Boundary)
298'
NOTES:


EMERGENCY EXIT ROUTES ⊠ FIRST FLOOR (Main Level)
1710 N 90th St, Kansas City, KS 66112
SWIMMING POOL
PATIO
43'3" x 39'7"
SUN ROOM
14'4" x 19'3"
EXIT 2
SUN ROOM
TO PATIO
DINING AREA
27'3" x 15'2"
PRIMARY BEDROOM
28'7" x 15'3"
TO
BASEMENT
From Dining
via Nook ⊠
Sun Room
GARAGE
21'7" x 20'10"
LAUNDRY
8'0" x 10'11"
EXIT 3
LAUNDRY
TO PATIO
KITCHEN
14'0" x 20'10"
TO 2ND
FLOOR
LIVING ROOM
11'1" x 13'2"
FOYER
6'7" x 12'10"
HALL
15'5" x 7'1"
PRIMARY BATH
17'2" x 10'10"
W.I.C.
6'6" x 12'10"
W.I.C.
5'8" x 10'10"
From Dining
Area
From Primary
Bedroom
Laundry
North Door
Laundry ⊠
Garage ⊠
Garage Door
PORCH
46'1" x 5'4"
From Kitchen
EXIT 4
GARAGE
DOOR
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
EXIT 1
FRONT DOOR
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.

EMERGENCY EXIT ROUTES ⊟ SECOND FLOOR (Upper Level)

1710 N 90th St, Kansas City, KS 66112

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

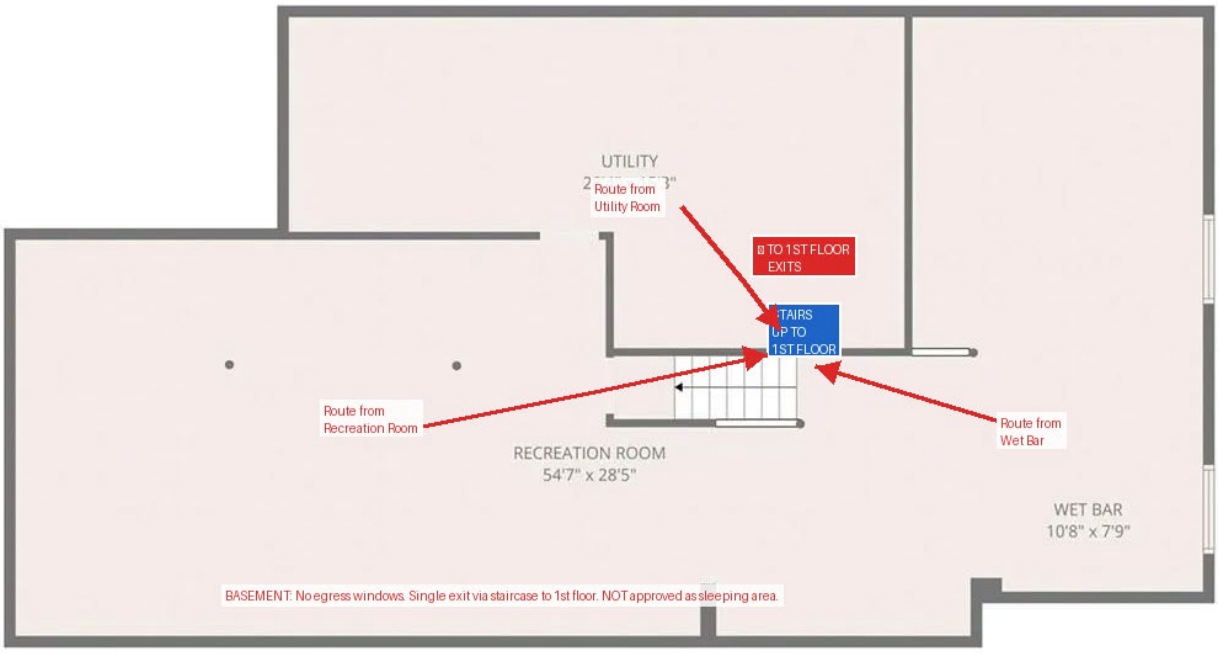
Primary Exit Route — Secondary Exit Route — EXIT Exit Point — STAIRS Stairway

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.

EMERGENCY EXIT ROUTES ▯ BASEMENT 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

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.

DAD

(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/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: July 30, 2026

Re: **CA2026-004 Certificate of Appropriateness**

GENERAL INFORMATION

Applicant Information:
Brad McKenzie
1100 Main Street, Suite 400
Kansas City, Missouri 64105

Subject Property:
625 Minnesota Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:
Applicant seeks to demolish the existing building to build a modern public library

Commission Districts:
At-Large District #1 Commissioner:
Melissa Bynum
District #2 Commissioner:
Bill Burns

Existing Zoning District(s):
C-O Nonretail Business District

	Adjacent Zoning	Adjacent Uses
North	C-D Central Business District	Businesses
South	C-O Nonretail Business District	Historic Cemetery/Park/Casino
East	C-D Central Business District	Businesses
West	C-O Nonretail Business District/C-D Central Business District	Park/Public Transit Hub

Total Tract Size:	3.12 Acre
Comprehensive Plan Area:	Downtown Area Plan
Comprehensive Plan Designation:	The Area Plan designates this property as part of the Catalyst Block, specifically the Huron Block, which allows for uses that: (1) Maintain local historic designation of the block; (2) Preserve and enhance the Huron Cemetery grounds (3) Preserve the Scottish Rite Temple Building
Advertisement	The Wyandotte Echo – 6/11/2026 Letters to Property Owners – 6/11/2026
Public Hearing	July 6, 2026 and July 30, 2026
Public Support	There were three (3) people present at the Landmarks Commission meeting
Public Opposition	No one appeared.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Brad McKenzie, is requesting a State Law Review and Certificate of Appropriateness to demolish the existing Public Library building and replace it with a modern public library at 625 Minnesota Avenue, Kansas City, Kansas 66101.

City Ordinance Requirements: Article IV Sections 27-80 through 27-153 and all other applicable standards within Chapter 27.

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Information unavailable at this time.

Building, Zoning, or Code Enforcement Complaints:

1. 14395-00165 Stop Work Order: Installation of Rooms without a Permit

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

Per Section 27-149(d), one of the following criteria must be met for the named Certificate of Appropriateness to be granted.

1. The changes proposed are not visible from any public street, alley, park or other public place.

The proposed changes are visible from Minnesota Avenue.

2. Such changes are not detrimental to the historic, cultural or architectural character of the district, site, building, structure or object, or of other improvements thereon.

The changes are not in accord with the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, as listed below. Staff contends that the manner in which the proposed work does not satisfy the Rehabilitation Standards and Guidelines is in the manner in which the changes will be detrimental to the historic, cultural, and architectural character of the Downtown Commercial Historic District.

3. That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

   The proposed scope of work does alter the use of the property entirely.

2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

   The proposal will eliminate the historic character of the property and remove historic materials through comprehensive demolition.

3. **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

   This scope of work alters existing features of the building nor incorporates features or architectural elements from the building.

4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

   This proposal does not retain or preserve the historic significance of the property.

5. **Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**

   The proposed scope of work will alter the property which is a distinctive feature of its time and a contributing factor to the Downtown Commercial Historic District.

6. **Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

   This scope of work does not include repair.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

   This scope of work proposed complete demolition to the historic structure.

8. **Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

   No archeological sites are known to exist in this area. There are archaeological sites in the adjacent properties.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**

   The proposed scope of work will destroy historic materials that characterize the property.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
    The proposed work does not maintain the essential form and integrity of the historic property and will not be unimpaired.

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

The building located at 625 Minnesota is a contributing factor to the Downtown Commercial Historic District, a state historic district. The property is also within the environs of the locally listed Huron Cemetery and Scottish Rite Temple.

A State Law Review (SLR) and Certificate of Appropriateness (CA) are required prior to the issuance of a demolition permit. As a Certified Local Government (CLG), Planning staff have the ability to perform both SLR and CA reviews.

According to Section 27-151, exemptions are permitted to all preservation and in-kind work. Based on the scope of work described in the Landmarks Application, the proposed project scope does not adhere to code requirements, future land use, or state Downtown Commercial Historic District standards.

STAFF RECOMMENDATION

Staff recommend **DENIAL** of **CA2026-004** due to violation of Sections 27-80 through 27-153 as well as State Historic Preservation Office regulations for historic districts (K.S.A 75-2724).

REVIEW OF INFORMATION AND SCHEDULE

Action	Landmarks Commission	Board of Commissioners Meeting
Public Hearing	July 26, 2026 Denial	July 30, 2026

STAFF CONTACT: **Alyssa Marcy**

Amarcy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **DENY** Petition **CA2026-004,** as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **CA2026-004** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1._____;

2. _____; And

3. _____.

July 6, 2026, Landmarks Commission Minutes:
Hearing starts at 6:57:

CA2026-004 - 625 MINNESOTA AVENUE - Synopsis: Certificate of Appropriateness for demolition of a library at 625 Minnesota Avenue. *Detailed Outline of Requested Action:* The applicant, Brad McKenzie, is requesting a State Law Review and Certificate of Appropriateness to demolish the existing Public Library building and replace it with a modern public library at 625 Minnesota Avenue, Kansas City, Kansas 66101.
AND
STATEREV26 - 0009 - 625 MINNESOTA AVENUE -Synopsis: State Law Review for demolition of a library at 625 Minnesota Avenue.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Hutton stated he has spoken with Commissioner Kump. Chairman Schraeder stated that he has resigned from Downtown Shareholders of KCK in April 2025 and since 2022 he has been co-chair of the KCK Advisory Committee for a 21st Century Library, but has no fiduciary interest with this project and is only connected with the KCK Public School District as a concerned constituent (full statement in the recording of the meeting starting at 7:23). Commissioner Welcome-Hill stated that she is on the Unified Government Library Board, but has abstained from the last three (3) meetings in interest of fairness to the Landmarks Commission.

Present in Support:

- Brad McKensie, Applicant Representative, Sapp Design Architects, 1100 Main Street, Kansas City, Missouri 64105

- Rachel Russell, Resident of Kansas City, Kansas 66102
- Rosalyn Brown, Chair of the Kansas City, Kansas Library Foundation Board, 8423 Isabel Street, Kansas City, Kansas 66112
- Stevie Reynolds, 2000 West 41st Avenue, Kansas City, Kansas 66103
- Laura Pellegrino, Director of the Kansas City, Kansas Public Library

Present in Opposition:

- No one appeared

Staff Recommendation starts at 47:14: Alyssa Marcy, Long Range Planner, stated that the library is within the environs of multiple local historic districts and sites, which is why a Certificate of Appropriateness is needed for demolition. The library is also within the Downtown Commercial Historic District, which was approved by the State Historic Preservation Office in 2024, which is why a State Law Review is required. Based on the Unified Government's zoning code, there are only two (2) exemptions for demolitions. The demolition cannot be visible from the street and the demolition needs to include rehabilitation following the Secretary of Interior's guidelines. Neither exemption would fit this project. As well, state law does not allow for demolition of historic sites. With that, staff recommends denial.

Marcy also added that according to the State Historic Preservation Office, demolishing the library, which is currently a contributing factor to the Downtown Historic District, would not affect the listing of the entire district. However, if more buildings were eliminated, that would lead to losing the state-listed status.

Commissioner Welcome-Hill directed a question to Laura Pellegrino, Director of the Kansas City, Kansas Public Library, on how building the new library would affect the reserves for the Wyandotte County Library Board in coordination with taxes that have already been collected. Pellegrino responded that that fund is collected by taxes paid by Piper, Edwardsville, and Turner. The demolition and construction of the new library is funded by the Kansas City Kansas Public Schools mill levy, which doesn't impact the reserves for the Unified Governments Wyandotte County Library Board.

Motion starts at 59:20:

On motion by Commissioner Fendorf, seconded by Commissioner Steele, the Planning Commission voted as follows to **APPROVE CA2026-004:**

Welcome-Hill:	**No**
Hutton	**No**
Fendorf:	**Aye**
Steele	**Aye**
Gerber:	**Aye**
Curtis:	**No (in chat)**
Schraeder	**No**

Motion to APPROVE failed: 3 to 4

Motion starts at 1:05:23:
Commissioner Welcome-Hill made a motion to **HOLD OVER CA2026-004**, but after further discussion, withdrew the motion.

Motion starts at 1:08:25:

On motion by Commissioner Hutton seconded by Commissioner Welcome-Hill, the Planning Commission voted as follows to **DENY CA2026-004:**

Schraeder:	**Chairman**
Welcome-Hill:	**Aye**
Hutton	**Aye**
Fendorf:	**No**
Steele	**Aye**
Curtis:	**Aye (in chat)**
Gerber:	**No (in chat)**

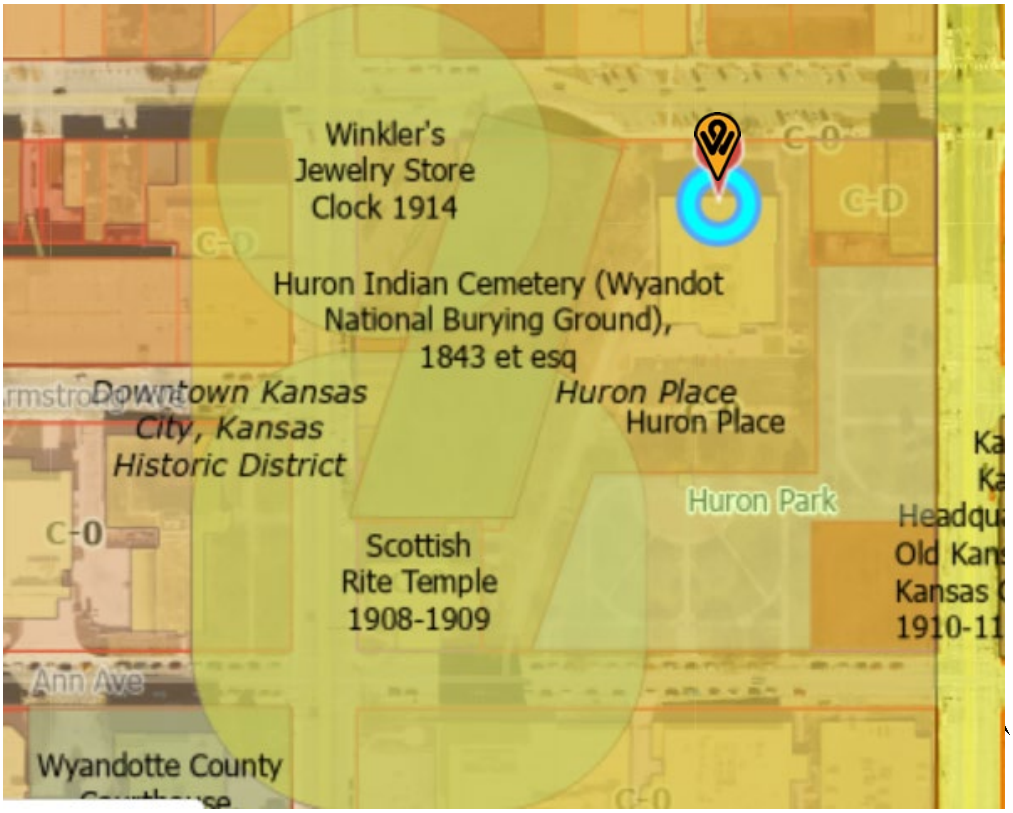
Motion to DENY passed: 4 to 2

ATTACHMENTS

AERIAL IMAGERY

ZONING MAP

HISTORIC CONTEXT



AREA FOR PROPOSED DEMOLITION

The applicant is requesting total demolition of the structure located at 625 Minnesota Avenue, as illustrated below.

View from the North

View from the South

View from the Northeast

View from the Southeast

PUBLIC COMMENT RECEIVED

Billy Friend
Chief

8 Turtle Drive
Wyandotte, OK 74370

WYANDOTTE NATION

Norman Hildebrand, Jr.
2nd Chief

Phone: 918-678-2297
Fax: 918-676-7022

Mayor Watson
Board of Commissioners
Planning and Zoning Department

Dear Mayor Watson, Members of the Board of Commissioners, and Planning and Zoning Staff,

After many years of working collaboratively with the Unified Government and other governmental entities, we believe we have reached an important moment that presents an opportunity to take a significant step forward together for the future of Wyandotte County.

For the past 18 years, the Wyandotte Nation has demonstrated its commitment to Wyandotte County through a Municipal Services Agreement that the Nation voluntarily entered into with the Unified Government. Through this partnership, the Nation has contributed more than **$8 million** to support municipal services and strengthen the community. In addition, the Wyandotte Nation has made countless charitable contributions to local organizations, schools, and community programs. Together, these investments reflect our longstanding commitment to being a true partner in the success of Wyandotte County and our belief that collaboration and shared investment create a stronger future for everyone.

In the recent past the Wyandotte Nation partnered with your staff to complete the major renovation of the 7th Street Transit Facility, a project that reflects our shared commitment to improving and revitalizing the downtown area. It is in that same spirit of partnership that we express our concern regarding the current request to demolish a structurally sound building in a manner that could negatively impact Huron Park.

Huron Park is not simply another public space. It is the ancestral burial ground of members of the Wyandotte Nation who were forcibly removed from their homeland under the Treaty of 1843. Because of its profound historical, cultural, and spiritual significance, any action that could affect the park deserves careful consideration and meaningful consultation.

We respectfully request that action on the demolition proposal be paused while all interested parties work together to develop a comprehensive plan for the revitalization of the downtown area. Such a plan should balance economic development with the preservation of the area's unique historical and cultural resources, ensuring that decisions made today benefit the entire community for generations to come.

As an initial step, we would welcome the opportunity to meet with the Unified Government, the Planning and Zoning Department, and all other stakeholders to discuss a collaborative path

forward that provides meaningful input from everyone affected by this matter. We believe that, by working together, we can develop a solution that honors the history of Huron Park while advancing the long-term vision for downtown Kansas City, Kansas.

Thank you for your consideration of our concerns and for your continued partnership. We look forward to working together to find a solution that serves the best interests of all involved. Should you have any questions, please do not hesitate to contact me.

Respectfully,

Billy Friend
Chief
Wyandotte Nation

SAPP DESIGN ARCHITECTS + KCKPL KANSAS CITY, KANSAS PUBLIC LIBRARY + KANSAS CITY KANSAS PUBLIC SCHOOLS

MAIN LIBRARY | **COMMUNITY RESOURCE**

UG COMMISSION

07.30.26

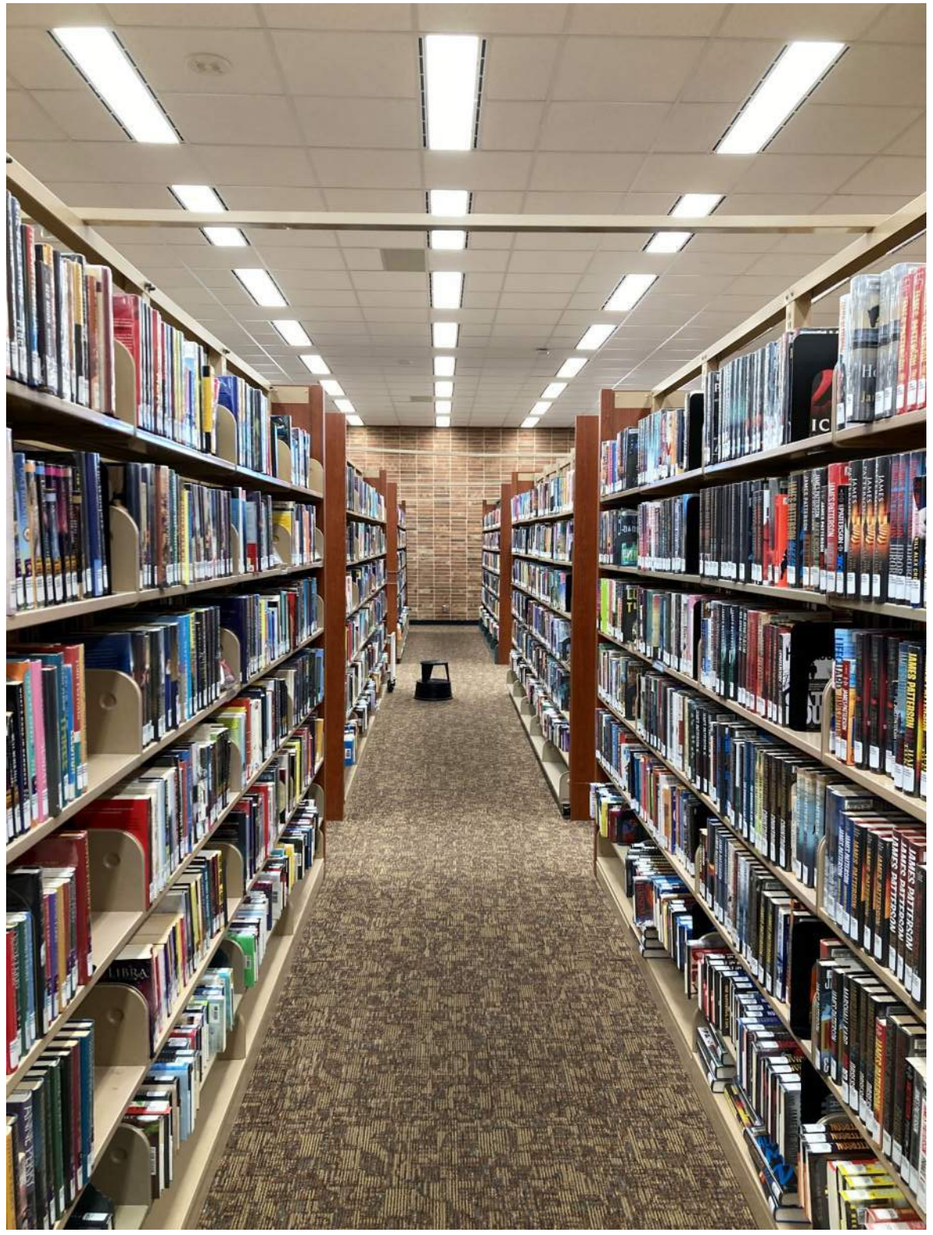
PRESENTATION CONTENT

- Background
- Assessment Benchmarks
- Existing Building limitations
- Overview of Options Explored
- Conclusion

SITE IMAGES

ORIGINAL – BUILDING USE

CURRENT – BUILDING USE



ASSESSMENT – BENCHMARK

- *Bar chart establishes base-line of existing Main Library facility*

10

1

SITE

- Approach
- Parking
- Public Space
- Greenspace
- Multiple Activities

SECURITY

- Parking
- Approach
- Circulation Desk & Sightlines
- RR on 2nd floor
- Keying and Locked Doorways

PHYSICAL

- Energy Efficiency
- Maintenance and Repairs
- Outdated elevator
- Plumbing Upgrades
- Fire Sprinkling
- ADA

FUNCTIONAL

- Circulation desk visibility
- Add Public RR on 1st floor
- Move Tech Servies from 3rd floor
- Offices without access to daylight
- Multiple Check-out points
- Signage & Wayfinding
- Flexibility

HISTORIC FABRIC

- Exterior
- Lobby
- Main Stair
- Reading Room
- Circulation Desk
- 2nd Floor Lobby
- Kansas Room
- Auditorium
- 3rd Floor Lobby
- Board Room
- Superintendent's Office

HISTORICAL SIGNIFICANCE

- Retains most, if not all, of its historic features
- Exterior is most publicly accessible and visible aspect
- The front (north) façade is the most significant and can tolerate the least amount of change.
- The east, west, and rear (south) elevations can accommodate more change.

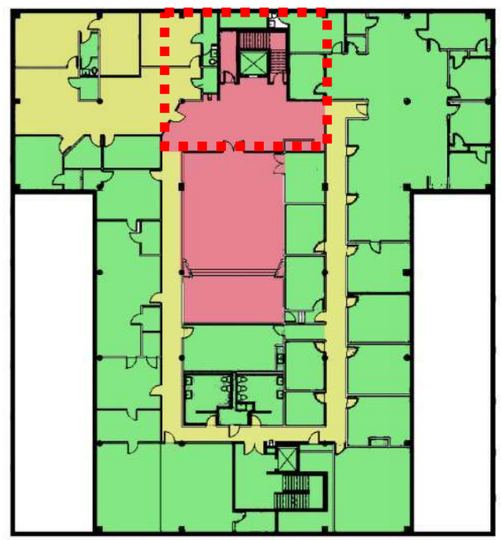
21ST CENTURY LIBRARY – LIMITATIONS

- Community focused
- Technology rich
- **Natural lighting**
- Comfortable and safe
- Accessible and inclusive
- Open spaces for visibility
- Flexible and adaptable
- Operationally efficient

"The very features that define the building as mid-century are also what prevent it from being a welcoming 21st-century library."

HISTORICAL SIGNIFICANCE

2ND FLOOR



3RD FLOOR

- RED represents most significant
- YELLOW less significant but care should be taken with any interventions/new design
- GREEN is where most latitude will be given.

BASEMENT PLAN

1ST FLOOR

N

MOST SIGNIFICANT

CARE TAKEN

LATTITUDE FOR ALTERATIONS

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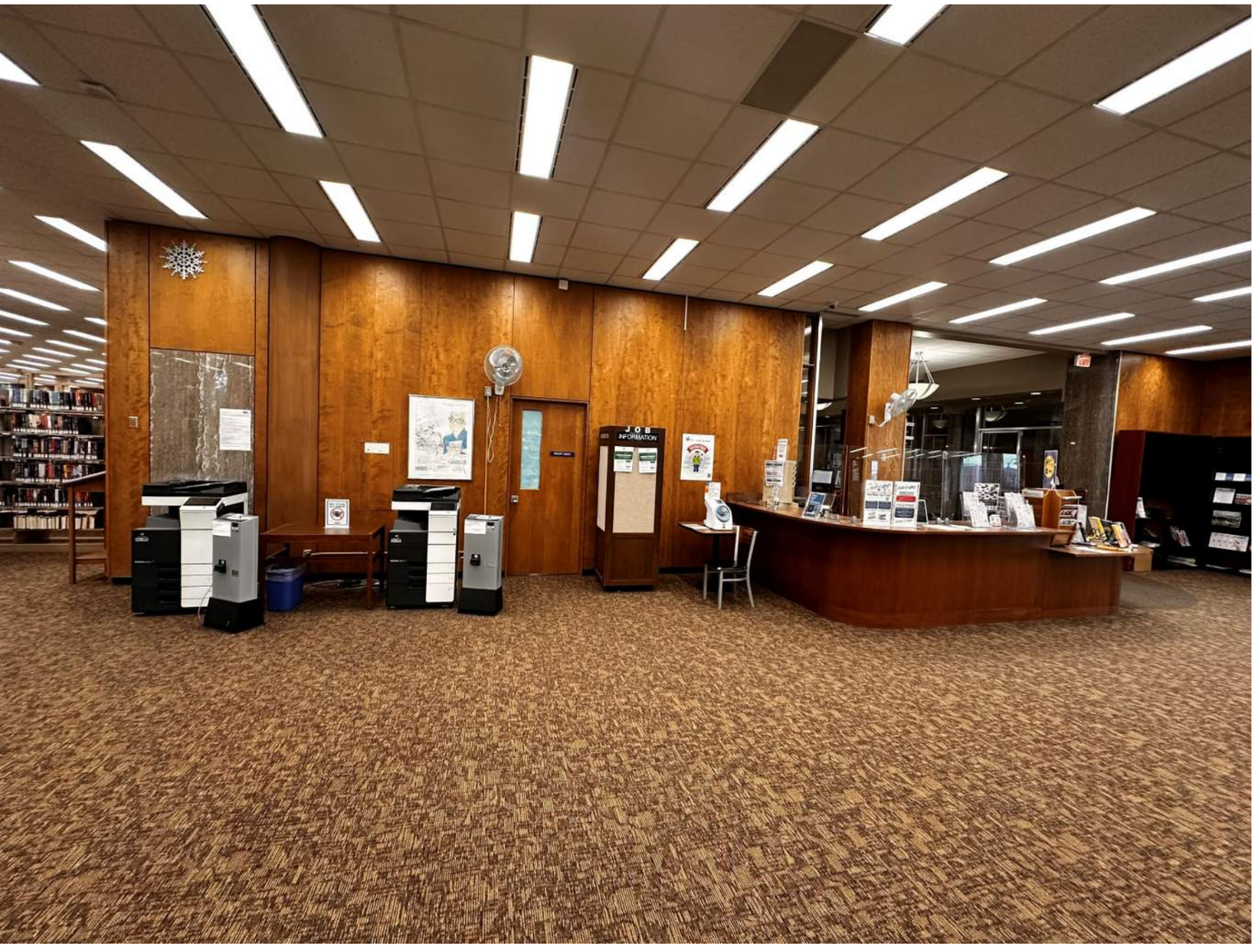

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EXPLORING OPTIONS

KCKPL – MAIN BRANCH | KANSAS CITY, KS

OPTIONS - OVERVIEW

- *4 primary approaches*
- *Multiple subset variations for each approach*
- *Diagrammatic concepts, not a final solution*

Dozens of options narrowed down

A **REHAB + ADDITION**
(WITH TAX CREDITS)

B **ALTERATION + ADDITION**
(WITHOUT TAX CREDITS)

C **DEMOLISH & RE-BUILD**
(NO TAX CREDITS)

D **NEW CONSTRUCTION**
(WITH TAX CREDITS)

ALTERNATIVE SITES – MAIN LIBRARY

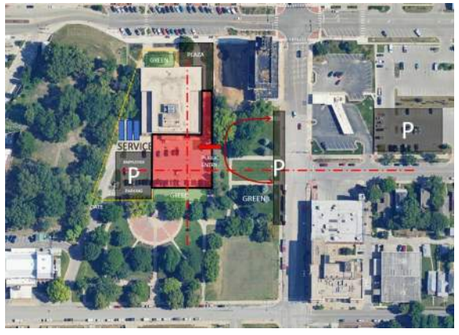
N

1. **Big 11** (UG, WYCO Land Bank, Ollie Gates)
2. **North Minnesota** (WYCO Land Bank)
3. **UMB Drive-through** (Comm Nat. Bank)
4. **Reardon Center** (UG)
5. **4rth & State** (UG)

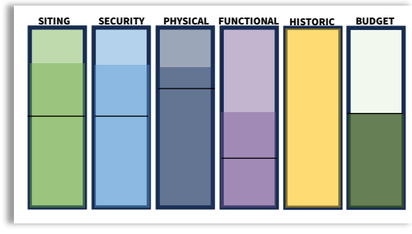
APPROACHES

A REHAB + ADDITION
(WITH TAX CREDITS)

56,000 **SF RENOVATION** (EXCLUDES BSMNT.)
40,000 **SF ADDITION**
96,000 **SF TOTAL** (115,000SF W/ BSMNT.)

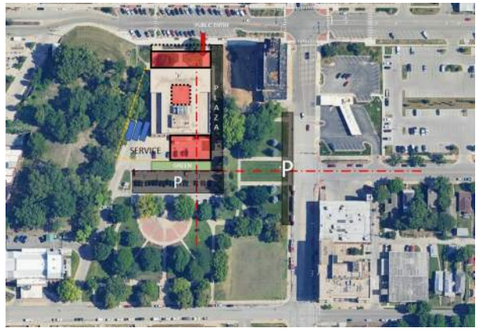


$36-39M

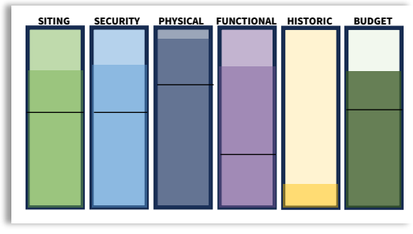


B ALTERATION + ADDITION
(WITHOUT TAX CREDITS)

56,000 **SF RENOVATION** (EXCLUDES BSMNT.)
40,000 **SF ADDITION**
96,000 **SF TOTAL** (115,000SF W/ BSMNT.)

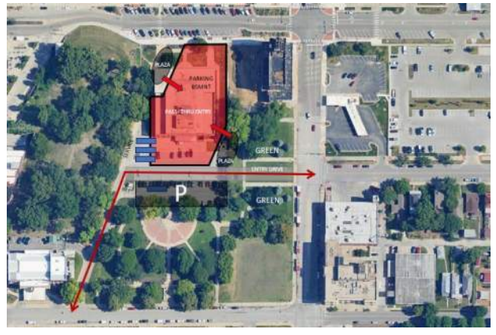


$45-47M

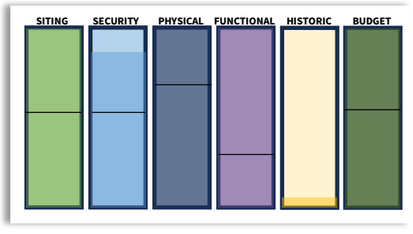


C DEMOLISH & RE-BUILD
(NO TAX CREDITS)

96,000 **SF NEW CONSTRUCTION**
96,000 **SF TOTAL**



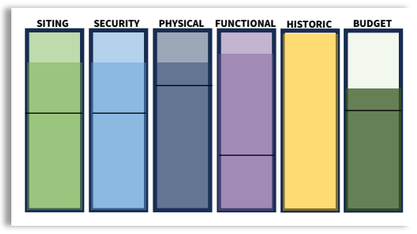
$53.5-56M



D RE-PURPOSE EXISTING + NEW CONSTRUCTION

36,000 **SF RENOVATION** (EXCLUDES BSMNT. & 2ND)
60,000 **SF NEW CONSTRUCTION**
96,000 **SF TOTAL** (136,000SF W/ BSMNT. & 2ND)

$42-45M



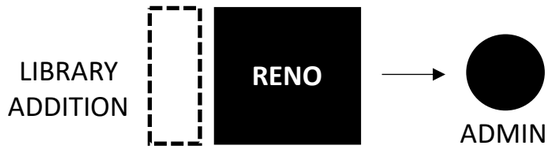
UPDATED APPROACHES – 10/28

A’ REHAB + ADDITION *(WITH TAX CREDITS)*

56,000 **SF RENOVATION** (EXCLUDES BSMNT.)

13,000 **SF ADDITION**

69,000 **SF TOTAL** (88,000SF W/ BSMNT.)



TEMP ADMIN + BRANCH RENO
(WITH TAX CREDITS)

27,000 **SF OFF SITE ADMIN** RENOVATION

$28-31M

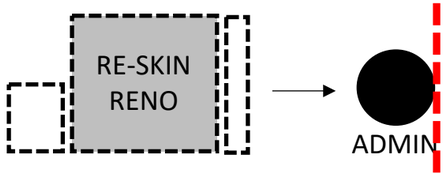
AFTER TAX CREDITS of ~$8.9-10.8m

B’ ALTERATION + ADDITION *(PARTIAL TAX CREDITS)*

56,000 **SF RENOVATION** (EXCLUDES BSMNT.)

13,000 **SF ADDITION**

69,000 **SF TOTAL** (88,000SF W/ BSMNT.)



OFF-SITE ADMIN RENO
(PARTIAL TAX CREDITS)

27,000 **SF OFF SITE ADMIN** RENOVATION

$38-42.5M

AFTER TAX CREDITS of ~$3.25-3.8m

C’ DEMOLISH & RE-BUILD *(PARTIAL TAX CREDITS)*

69,000 **SF NEW CONSTRUCTION**

69,000 **SF TOTAL**

OFF-SITE ADMIN RENO
(PARTIAL TAX CREDITS)

27,000 **SF OFF SITE ADMIN** RENOVATION

$45.5-48M

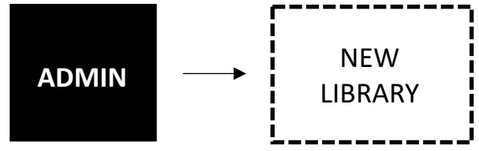
AFTER TAX CREDITS of ~$3.25-3.8m

D’ RE-PURPOSE EXISTING + NEW LIBRARY *(PARTIAL TAX CREDITS)*

36,500 **SF RENOVATION** (EXCLUDES BSMNT. & 2ND)

19,500 **FUTURE** (2ND FLOOR)

56,000 **SF TOTAL** (75,000SF W/ BSMNT.)



ADMIN RENO (ON-SITE) **+ NEW LIBRARY** *(OFF-SITE)*

60,000 **SF OFF SITE LIBRARY** NEW CONST.

- MEETING SPACE PROVIDED IN EXISTING 1ST FLOOR

$43-46M

AFTER TAX CREDITS of $4.8-52.3m

CONCLUSION

KCKPL – MAIN BRANCH | KANSAS CITY, KS

What best serves the community?

"The most important thing about the downtown library is the place, not the building."

- Thriving 21st century library
- Stronger frontage on Minnesota
- Catalyst for revitalization
- Honor the past

SALVAGE AND HONOR – EXAMPLES

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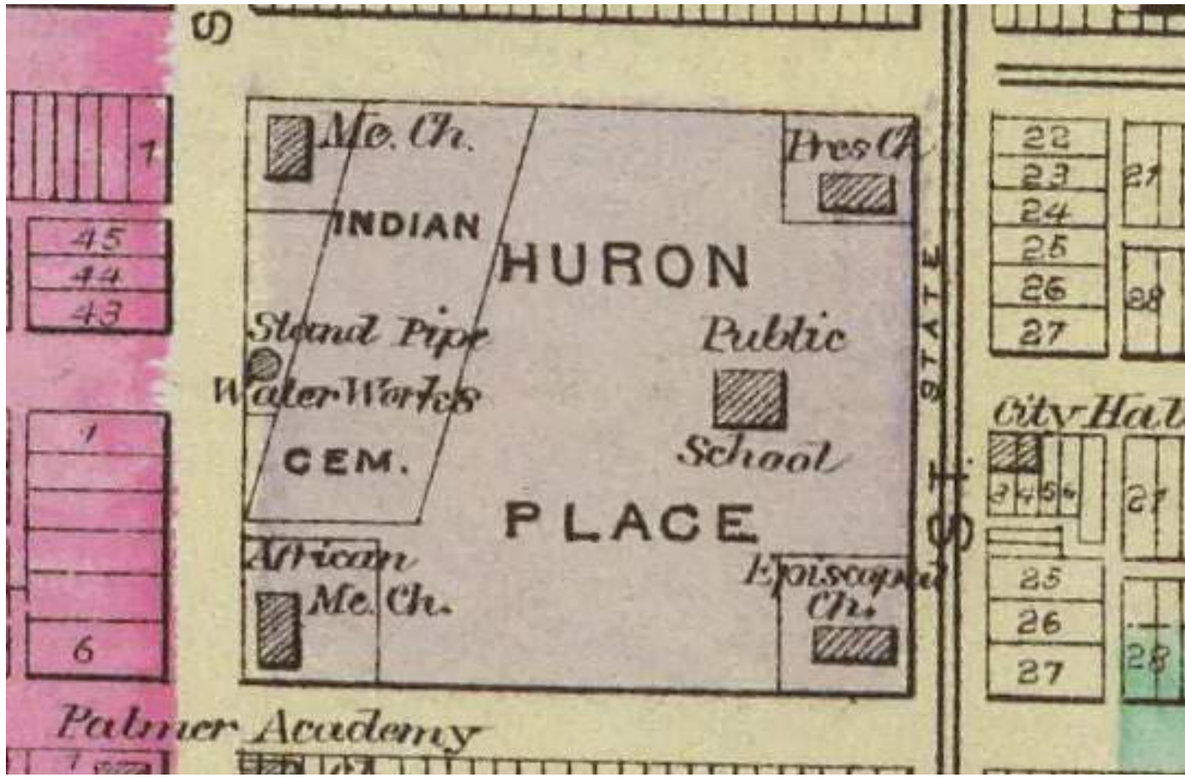

SALVAGE AND HONOR – EXAMPLES

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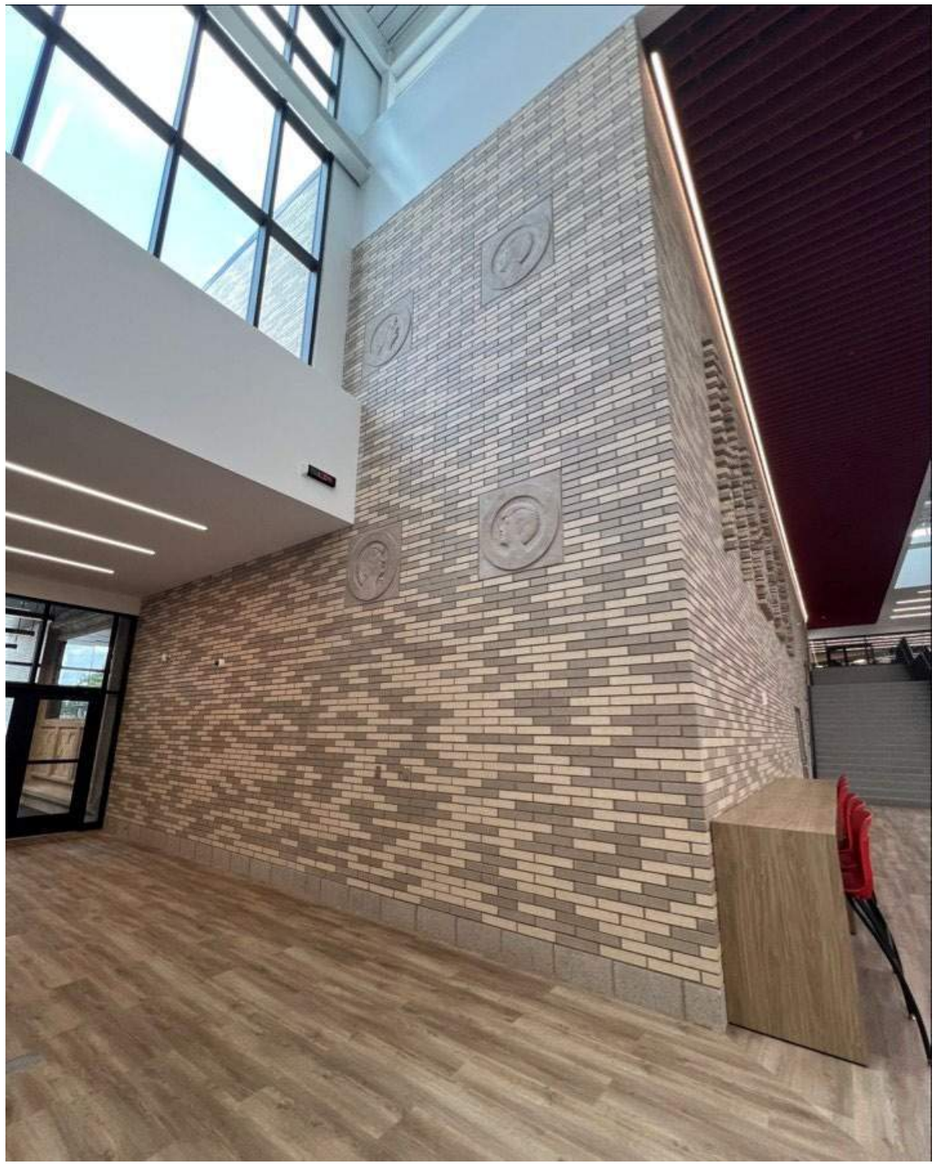

Department of Planning + Urban Design

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June 1, 2026

Brad Mckenzie
Sapp Design Architects
1100 Main Street, Suite 400
Kansas City, MO 64105

Re: State Law Review for 625 Minnesota Ave, Kansas City Kansas 66101

After reviewing the proposal for the applicant to demolish the existing building at 625 Minnesota, it has been concluded that the proposal will change the architectural and historic character of the land and surrounding Downtown Historic Commercial District, subject to Section 27-80 through 27-153.

Sincerely,

Alyssa Marcy
Long Range Planner