



Unified Government of Wyandotte County and Kansas City, Kansas

City Planning Commission

Commission Chambers

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

Chairman Jeff Carson

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

AGENDA

Monday, August 10, 2026

6:30 PM

1 CALL TO ORDER/ROLL CALL

2 PLANNING COMMISSION STATEMENT

3 CONSENT AGENDA

3.1 MINUTES DOCUMENTS

Synopsis: Consideration of the July 13, 2026 City Planning Commission minutes.

Tracking #: MINUTES

3.2 Special Use Permit Application(s)

3.2.A SP2026-052 - NOOSHIN AND SIMEON BOWMAN

Synopsis: Special Use Permit (Renewal of SP2025-040, expires October 9, 2026) for a Non-Owner Occupied Short-Term Rental at 4448 Rainbow Boulevard.

Tracking #: 21768

3.2.B SP2026-058 - ARIN WOODSON

Synopsis: Special Use Permit (Renewal of SP2025-045, expires October 9, 2026) for a Non-Owner Occupied Short-Term Rental at 7917 Tauromee Avenue.

Tracking #: 21773

3.2.C SP2026-059 - TRISTIN PERKINS

Synopsis: Special Use Permit (Renewal of SP2024-045, expires October 10, 2026) for a Non-Owner Occupied Short-Term Rental at 1945 West Lawrence Court.

Tracking #: 21774

3.3 Subdivision Application

3.3.A PLAT2026-011 - MIGUEL MADRIGAL

Synopsis: Final Plat to divide one (1) lot into three (3) lots at 1404 North 59th Street (in conjunction with BOZA2026-005).

Tracking #: 21294

3.3.B PLAT2026-027 - SCOT SPERRY WITH KANSAS AFFORDABLE 1, LLC

Synopsis: Final Plat to construct a single-family home subdivision at 5444 Parallel Parkway (in conjunction with PR2026-013).

Tracking #: 21776

3.4 Plan Review Application(s)

3.4.A PR2026-013 - SCOT SPERRY WITH KANSAS AFFORDABLE 1, LLC

Synopsis: Final Plan Review to construct a single-family home subdivision at 5444 Parallel Parkway (in conjunction with PLAT2026-027).

Tracking #: 21778

4 NON-CONSENT AGENDA

4.1 Change of Zone Application(s)

4.1.A COZ2026-015 - GABRIEL PARDO PEREZ WITH PARDOS CONSTRUCTION LLP

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 8811 Leavenworth Road.

Tracking #: 21764

4.2 Special Use Permit Application(s)

4.2.A SP2026-029 - TERRA BELLOF WITH BELLOF HOMES LLC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2651 Minnesota Avenue.

Tracking #: 21680

4.2.B SP2026-035 - JOHN BADGLEY

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street.

This item was sent back to the City Planning Commission by the Board of Commissioners on July 30, 2026.

Tracking #: 21578

4.2.C SP2026-041 - JESSICA WILKUS WITH RELIABLE RENTALS LLC

Synopsis: Special Use Permit for a Short-Term Rental at 3131 South 47th Street.

Tracking #: 21766

- 4.2.D **SP2026-053 - ANGELO GORO WITH N&Z FAMILY FRIENDS LLC**
Synopsis: Special Use Permit for an auto glass repair business at 2810 South 44th Street, Suite B.
Tracking #: 21769
- 4.2.E **SP2026-060 - CHARLA FORD WITH MOMENTS WITH CRAE LLC**
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 3237 Kimball Avenue.
Tracking #: 21775

5 REPORTS

5.1 **PRESENTATION: UPDATE ON SB 418 LEGISLATION AFFECTING ZONING**

Synopsis: A presentation on aspects of SB 418 ("By-Right Housing Development Act") affecting the UG Zoning Code and/or planning processes, effective July 1, 2026. The presentation will include a preview of forthcoming zoning text amendments in response to SB 418.

For Information Only.

Tracking #: 21738

5.2 **DOWNTOWN KANSAS CITY, KANSAS SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT**

Synopsis: A finding that the Downtown Kansas City, Kansas Self-Supporting Municipal Improvement District ("SSMID") is consistent with the comprehensive plan for the development of the city. This finding is a prerequisite to the renewal of the SSMID by ordinance.

Tracking #: 21831

6 Adjourn

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