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

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.

Connect to Zoom from your computer, tablet or smartphone at: https://wycokck.zoom.us/j/86190643051
Meeting ID:861 9064 3051
Phone one-tap: +17193594580, 85343973031# US, +12532050468, 85343973031# US
Join via audio:
+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 558 8656 US (New York) +1 646 931 3860 US +1 689 278 1000 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US 888 475 4499 US Toll Free 877 853 5257 US Toll Free
International numbers available: https://wycokck.zoom.us/u/kdIKjxwSim

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

CITY PLANNING COMMISSION
JULY 13, 2026
MINUTES

The City Planning Commission met in regular session on Monday, July 13, 2026, at 7:33 p.m. (1:20:31), (Via Zoom Webinar and Commission Chamber of the Municipal Office Building) with the following members present: Jeff Carson, Chairman Presiding (Commission Chamber), Karen Jones, Vice-Chairman (Zoom), Duane Beth (Commission Chamber), Trent Foglesong (Commission Chamber), Jim Ernst (Zoom), Mark Mohler (Zoom), and Joseph Straws (Zoom). (Absent: Miller, Easterwood, Ward, Armstrong).

Rodney Lucas, Interim Planning Director/Executive Assistant to the County Administrator (Commission Chamber), Rose Morris, Recording Secretary/Professional Assistant (Commission Chamber), Alyssa Marcy, Long Range Planner (Commission Chamber), Mari Mongil, Administrative Coordinator (Commission Chamber), Jeff Conway, Legal Counsel (Commission Chamber), and Michael Farley, Assistant Counsel (Commission Chamber), were also present.

Secretary Morris read the Planning Commission Statement: “Welcome to the meeting of the City Planning Commission. Members are participating remotely by Zoom or in-person in the Commission Chamber. Jeff Carson is serving as Chairman this evening.

Please note the following instructions for the meeting:

1. If you are joining by Zoom, please make sure you have an appropriate background;
2. For those members of the public attending the meeting virtually this evening, please use the “raise your hand” feature if you want to speak on an application. If you are present in the Commission Chamber, please come to the microphone at the front of the room when the application is called. After the Chairman recognizes you, please state your name and address and make your comments.
3. Proper meeting decorum is expected of all participating in the meeting and anyone who fails to act properly may be removed from the meeting. The City reserves the right to discontinue a meeting if any improper behavior occurs which prevents the uninterrupted conduct of business.

The Planning Commission is a voluntary body of citizens which will review each zoning proposal. For all Change of Zones, Special Use Permits, Vacations, and Preliminary Plan Reviews on tonight’s agenda, the Planning Commission makes recommendations to the Unified Government Board of Commissioners, who will then make the final decisions on Thursday, **July 30, 2026**. For Final Plats and Final Plan Reviews heard tonight, the Planning Commission’s decision is final and there will not be another hearing.

Just wanted to note, COZ2025-031 and PLAT2024-041 – Jason Mackeprang will not be heard at the meeting tonight, as related variance case BOZA2026-009 was denied earlier this evening, the plat will have to be redrawn.

The format for this evening’s meeting is as follows:

1. First, the applicant will be given fifteen (15) minutes to make an opening statement explaining the proposal, which includes the applicant, consultants, and other members of the applicant's team.
2. Members of the Commission may then address questions to the applicant.
3. Then, any persons wishing to speak in favor will be recognized and allowed to do so at that time.
4. Next, those in opposition will be recognized to make their statements and ask questions. Each member of the public will be given five (5) minutes to express their opinions and time may not be shared between speakers.
5. A speaker's time may be extended in five-minute intervals by a 2/3rd majority vote of the Commission.
6. Then, the applicant will then answer questions and make a closing statement.

   The public hearing portion of the meeting will be closed, and the public will only be allowed to address the Commission if a question is directed to them.
7. Finally, the Planning Commission will discuss the application and make their recommendation.

If those in opposition want to formally protest a Change of Zone, a means is available by a legal protest petition, which can be obtained by emailing the Planning + Urban Design Department at planninginfo@wycokck.org tomorrow morning.

Any application receiving a unanimous vote of recommendation by the Planning Commission will appear on the consent agenda of the Unified Government Board of Commissioners. Unless there is a request to remove an item from the consent agenda by the applicant, Commission, or other interested parties, the Planning Commission's recommendation will be adopted. The consent agenda will be heard at the beginning of the meeting at 5:30 p.m.

Planning Commission will also have a consent agenda this evening. The Consent Agenda is the first part of the agenda. Items on the Consent Agenda are Final Plats, Final Plans or Special Use Permit Renewals that have received a staff recommendation to approve. Unless there is a request to **REMOVE** an item from the Consent Agenda, the staff recommendation on all the items on the Consent Agenda will be adopted by the Planning Commission at one time.

I will read a list of agenda items on the Consent Agenda, and when I have completed the list, the Chairman will ask if there are any requests to remove items.

This is your time to use the raise your hand feature, be recognized, and request that an item be removed from the Consent Agenda if you do not agree with the staff's recommendation. If you are in the Commission Chamber, please come to the microphone, state your name and address, and the item you want to remove from the Consent Agenda.

The Planning Commission is required to disclose contacts about any item on the Planning Commission Agenda. Before each item I will ask if any contacts have been made and members of the Commission will be asked to disclose those contacts.

Please note that your opinions will be forwarded to the Governing Body for their consideration in making a final decision on **Thursday, July 30, 2026, at 5:30 p.m.**

Hearing starts at 1:26:54:

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

CONSIDERATION OF THE JUNE 8, 2026 CITY PLANNING COMMISSION MINUTES.

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.

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.

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).

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.

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.

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.

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.

PR2026-009 - JASON DANDOY WITH TURNER USD 202
Synopsis: Final Plan Review for a building addition for Turner High School at 2211 South 55th Street. *Detailed Outline of Requested Action:* The applicant, Jason Dandoy with Turner USD 202, is requesting a Final Review to build 5,600 square foot addition for a weight room and restrooms at Turner High School located at 2211 South 55th Street.

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

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:
SP2026-034:

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.**

SP2026-039:

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.**

SP2026-040:

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.**

SP2026-043:

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.**

SP2026-047:

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.**

SP2026-048:

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.

SP2026-050:

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.**

PR2026-009:

1. **The building addition shall match the existing building with regards to materiality and color;**
2. **Section 27-699(b)(6) Mechanical equipment or other utility hardware whether on the ground or on a building shall be screened from public view. Such screening shall be harmonious with building design and materials.**

The rooftop equipment shall be screened by the parapet and mechanical screen;

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. **Section 27-700(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare, from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one (1) foot candle as measured from said property line. All lighting on the property, both on the buildings and in parking lots shall have 90-degree cutoff fixtures;**
5. **All parking lot islands shall be curbed and landscaped. Painted, hatched islands are not permitted. For the parking lots that are used by passenger cars that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area, provide one (1) shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**
6. **All new rooftop mechanical equipment (i.e., RTUs, HVAC, vent stacks, etc.) shall be screened from public view by the parapet of the building. Architectural screens such as opaque, textured, or perforated panels do not meet the standards of the Commercial Design Guidelines;**
7. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fences shall be installed two (2) feet off the ground and have adequate clearance to open gate doors at 180 degrees and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts are gate doors must be installed at a minimum distance of 10 feet apart in the front.**
    d. **For slat fences (wood pickets), the customer shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customer must take into account of the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) of spacing between each tree taking account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each side, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**
    g. **Any utility equipment associated with the transformer pad site (i.e. switch gear panel, sectionalizer, meter panel, etc.) must be screened inside the enclosure to the height of the object being screened;**

8. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way;**
9. **All landscaping shall be irrigated;**
10. **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);**
11. **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;**
12. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the unified government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
13. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
14. **Subject to approval of the Final Development Plan, 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. **Subject to approval of the Final Development Plan: 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.**

Recording Secretary Morris stated that the Commission will now consider the Non-Consent Agenda.

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:

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.**

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.

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:

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.**

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.

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:

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.**

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:

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.**

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:

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.**

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.

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:

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.**

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:

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.**

Hearing starts at 2:10:36:
PLAT2026-022 - JOSE MADEROS
Synopsis: Preliminary Plat to plat 54 single-family residential lots at 10401 Hutton Road. *Detailed Outline of Requested Action:* The applicant, Jose Maderos, is requesting a Preliminary Plat titled Newstar Reserve to plat 54 lots for a single-family subdivision at 10401 Hutton Road 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:

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

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:13:05: Alyssa Marcy, Long Range Planner, stated that Staff recommends approval.

Motion starts at 2:13:20:
On motion by Commissioner Jones, seconded by Commissioner Beth, the Planning Commission voted as follows to **APPROVE PLAT2026-022:**

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:

1. **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;**
2. **Section 27-281(a) Arrangement of major streets shall conform as nearly as possible to the major street plan. Except for courts and cul-de-sacs, streets normally shall connect with streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts. There is a stub street (Hubbard Road) abutting the subdivision to the east that should connect to this subdivision otherwise KCKFD and EMS code compliant turnaround for their vehicles. The Estates of Connor Creek South subdivision depicts a stubbed street, indicating it will connect to a future street rather than a temporary cul-de-sac or permanently platted cul-de-sac;**
3. **For the Final Plat: Section 27-215h(4) Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the Planning Commission. The Board of Public Utilities shall have indicated in writing**

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

4. **Section 27-280(f) Residential lots shall not face on or otherwise receive access onto streets designated as major streets unless the lot has a minimum lot area of five (5) acres and a minimum of 300 feet of frontage on the major street;**
5. **Section 27-281(a) states the following: Arrangement of major streets shall conform as nearly as possible to the major street plan. Except for courts and cul-de-sacs, streets normally shall connect with streets already dedicated in adjoining or adjacent subdivisions, or provide for future connections to adjoining unsubdivided tracts;**
6. **The minimum habitable square footage (not including the garage) in Area 2 is 1,750 square feet;**
7. **Primary materials for the fronts of homes should be: masonry, stucco, cement board, and wood siding;**
8. **For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable;**
9. **Include single-story elements such as porches, covered entries and second stories that have a set back from the first floor on two (2) story homes;**
10. **The overall residential community should include multiple building elevation designs. One (1) front, side and rear building elevations should not be used more than 40% of the units;**
11. **Front loaded garages should incorporate at least one (1) of the following guidelines to limit the dominance of garage doors on the front façade:**
    a. **Incorporate upper-level dormers above the garage, or,**
    b. **Design porches, stoops, and/or façades should protrude at least five (5) feet in front of the garage; or,**
12. **Use trim, windows and other details to de-emphasize the visual impact of the garage in relation to the rest of the structure;**
13. **All existing and future driveways must feature curb cuts that are constructed to UG standards**;
14. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
15. **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;**
16. **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);**
17. **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;

18. **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;**
19. **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;**
20. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**
    e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
    f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open;**
21. **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;**
22. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
23. **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;**
24. **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;**
25. **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;

26. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; and,**
27. **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.**

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:

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.**

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.

Hearing starts at 2:31:06:
SP2026-029 - TERRA BELLOF WITH BELLOF HOMES LLC
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2651 Minnesota Avenue. *Detailed Outline of Requested Action:* The applicant, Terra Kimberly Bellof with Belloff Homes, LLC, 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 2600 block of Minnesota 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:

- No one appeared.

Present in Opposition:

- No one appeared

Staff Recommendation starts at 2:31:35: Alyssa Marcy, Long Range Planner, stated that this case is for a Special Use Permit for a short-term rental in the Central area. Staff recommends approval for one (1) year.

Motion starts at 2:33:08:
On motion by Commissioner Straws, seconded by Commissioner Ernst, the Planning Commission voted as follows to **HOLD OVER SP2026-029 until the August 10, 2026 City Planning Commission meeting:**

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 HOLD OVER passed: 6 to 0

Hearing starts at 2:34:03:
UPDATE ON SB 418 LEGISLATION AFFECTING ZONING
Synopsis: A brief overview of Senate Bill 418, the By-Right Housing Bill passed by the Kansas Legislature in Spring 2026 that took effect July 1, 2026.

A slide presentation was shown by Alyssa Marcy, Long Range Planner (part of the recording of this meeting).

There being no further business, the meeting adjourned at 9:01 p.m.

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

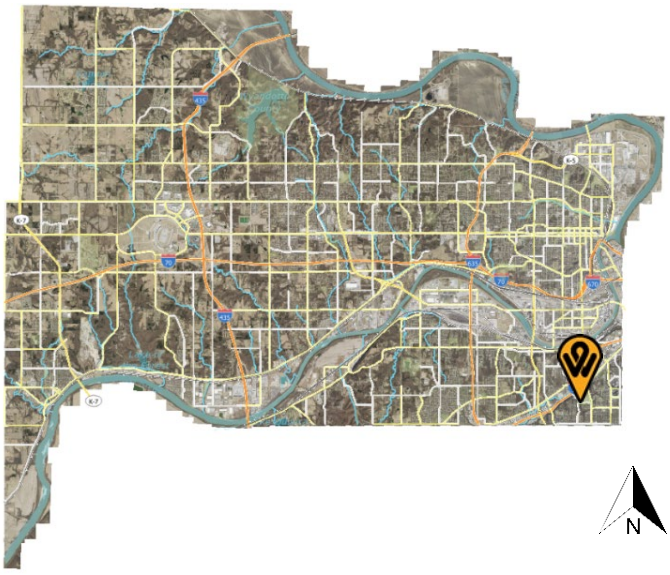
Re: **Special Use Permit Petition SP2026-052**

GENERAL INFORMATION

Applicant Information:
Nooshin and Simeon Bowman
185 Blackhawk Road
Highland Park, Illinois 60035

Subject Property:
4448 Rainbow Blvd
Kansas City, Kansas 66103

Requested Action and Purpose:
Approval of a Special Use Permit Renewal to continue operating a Non-Owner-Occupied Short-Term Rental (SP2025-040 expires on October 9, 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 residence
South	R-1 (B) Single Family, RP-5 Apartment and C-3 Commercial Districts	Single-Family homes, Dear You Tattoo Shop, Legends Vape Shop, and JPS Holdings LLC
East	R-1 (B) Single Family District	Single-family residences
West	R-1 (B) Single Family District	Single-family residences

Total Tract Size: 0.15 Acre

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Rainbow Boulevard as a Minor Arterial Street.

Parking Requirement: Section 27-455(d) states that two off-street parking spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) states that one 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 – July 16, 2026
Letters to Property Owners – July 17, 2026

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Nooshin and Simeon Bowman, are requesting a renewal of a Special Use Permit to operate a short-term rental at Airbnb (SP2026-052 expires on October 9, 2026). This is not the owner's primary residence. This would be the first and only permitted short-term rental on 4448 Rainbow Blvd 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. There are no noise or disturbance complaints on the subject property

Building, Zoning, or Code Enforcement Complaints:

1. 11205-00179 – Code Environment – 03/09/2011 – Completed.
2. 05200-00000-03994 – Code Environment – 09/27/2005 – Completed.
3. 05200-00000-00810 – Code Environment – 03/04/2005 – Completed.
4. 04200-00000-00039 – Code Environment – 01/08/2004 – Completed.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2025-040 – Special Use Permit – June 25, 2025 – Approved for one (1) year.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood, Frank Rushton Neighborhood Group, Rosedale Development Association Neighborhood Group, and Census Block Group 452004. The neighborhood consists of R-1(B) Single Family District to the north, east, south, and west. RP-5 Apartment District and C-3 Commercial District are also located to the east and south of the subject property with Rainbow Boulevard as its main street.

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

The zoning and uses are set out above. The property 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 Rosedale Area Plan. The Rosedale Area Plan designates this property as General Urban, which allows for rowhouses, townhomes, and single-family houses. Three (3) story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use conforms to The Rosedale 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 and will exceed the capacity of Rainbow Boulevard, 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 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 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 seven (7) guests. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 20, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination,
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How has the applicant complied with the conditions of SP2025-040?
    a. Maximum number of guests shall be 7;
    b. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
    c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
    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; 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;

j. 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;
k. All existing and future driveways must feature curb cuts that are constructed to UG standards;
l. 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.
m. 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;
n. 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;
o. 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;
p. 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;

q. 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,
r. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Applicant Response: Applicant has complied with all guidelines and Requirements.

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

   Applicant Response: Six (6) guests.

3. 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:
   Simeon Bowman Phone: (913) 837-6569 Email: bowsim24@gmail.com
   Nooshin Bowman Phone: (913) 940-9476 Email: nooshin.x@gmail.com
   Ken Shahlari Phone: (913) 271-3776 Email: minashahlari@yahoo.com

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

   Applicant Response: All managers are available to address guest concerns and will screen all Airbnb guests carefully. We do not allow instant bookings. Guest reviews and history will be reviewed before approval, along with a required background and criminal check through Airbnb and an ID stored on file with Airbnb. Neighbors will be provided with contact information for the property managers and maintenance staff in case of any concerns or emergencies.

5. 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: *Property managers can be on-site within 30 minutes. In the event of an emergency, appropriate authorities (police, fire, medical) will be contacted immediately.*

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

   Applicant Response: *Approximately 60% annual occupancy is projected based on averages in the surrounding area.*

7. 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: Post guest review / inspections, maintenance and confirmation with licensed professionals.

8. 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 collects and remits Kansas state lodging taxes directly so no further action is required from the hosts if there are additional taxes we will be sure to contact Wyandotte county and pay as needed.

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

   Applicant Response: Yes.

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

    Applicant Response: Only service animals will be allowed, no other pets.

11. 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: This information will be included in the welcome packet and made available to guests.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-052** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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

Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

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.**

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan
Home Inspection Report
Insurance Policy
Proposed Guest Book
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-052** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

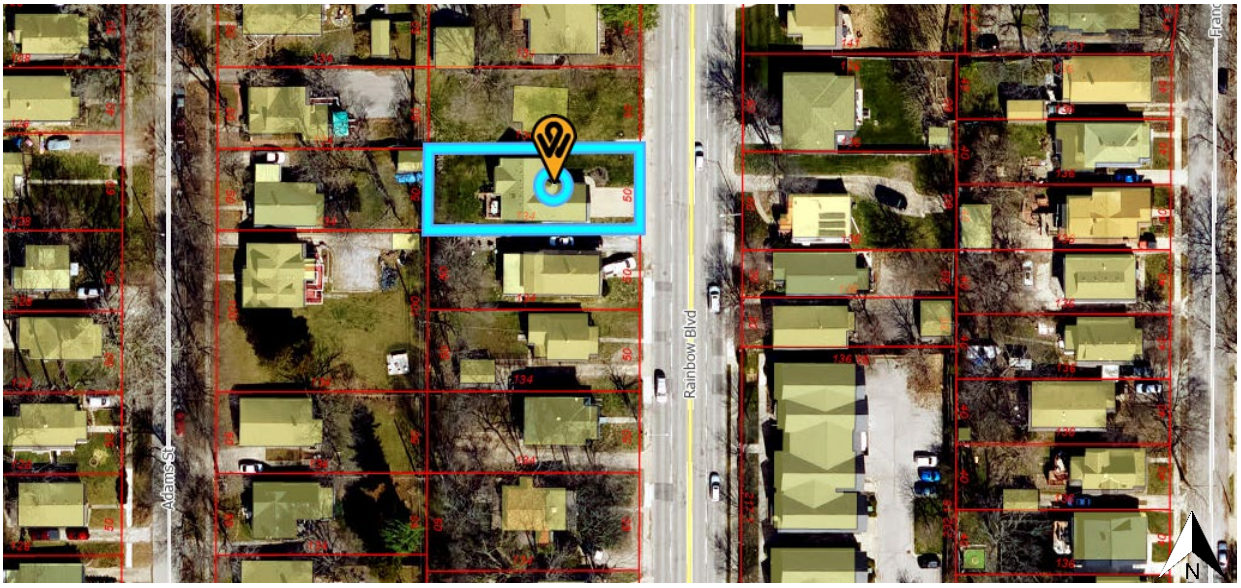
3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-052,** to the Unified Government Board of Commissioners 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.

ATTACHMENTS

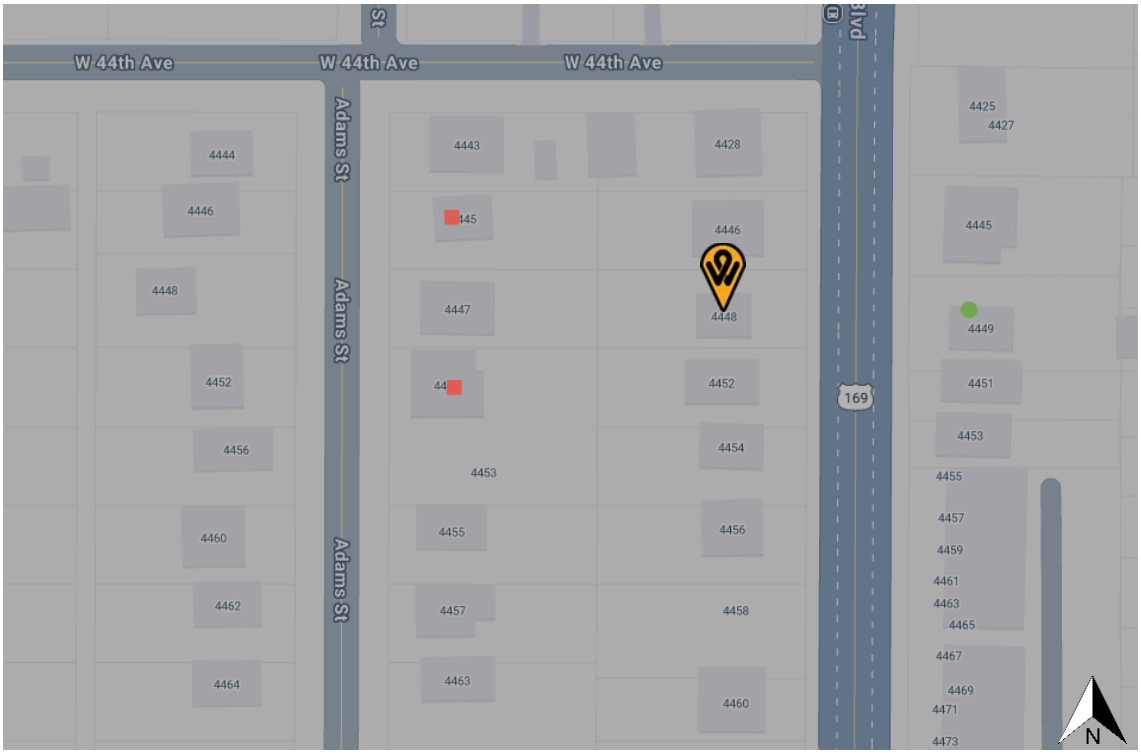
AERIAL IMAGERY



ZONING MAP

LAND USE MAP

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Name and Contact Information:
Nooshin Bowman
913-940-9476
nooshin.x@gmail.com

Simeon Bowman
913-837-6569
bowsim24@gmail.com

Meeting Minutes

Application Number: SP2026-052
Date and Location: **July 20, 2026 on Zoom -**
https://us04web.zoom.us/j/7638298946?pwd=8OonlU82Zb7x3d3DWd5YiKp8cFfWBb.1&omn=73072598610
Meeting ID: 763 829 8946
Passcode: 1

Meeting called to order at: 6:33pm

Names of people in attendance:
Simeon Bowman (Owner)
Nooshin Bowman (Owner)
David Gomoletz

Meeting Summary:

Property Overview & Operations

- 3-bedroom, 3-bathroom single-family home
- Max occupancy: 6 guests; 2 guests per bedroom (no couch sleeping)
- Layout includes a master suite upstairs and finished basement with egress window
- Common areas: full kitchen, dining room, living room, and private back deck
- Driveway fits 2–3 cars (garage not included in rental)
- Short-term stays only (typical duration: 2–7 nights)
- Self check-in via digital lock and lockbox
- Professionally cleaned between each stay

Guest Management & Safety Protocols

- Strict screening process with no instant booking, and properly vetted prior to booking
- Guests must be 25+ years old and have positive prior reviews
- Airbnb background checks: U.S. criminal records and sex offender registry

House rules:

- Quiet hours: 10 PM – 8 AM (zero tolerance)
- No parties or events
- No indoor smoking
- Registered guests only
- Exterior security cameras installed; noise monitoring may be implemented

Target Guest Profile

- Medical professionals working at KU Med
- Families of patients
- Business travelers visiting the city

Compliance & Community Commitment

- Short-term rental license application in progress for 2nd year renewal
- Previous long-term rental was licensed with Wyandotte County
- Lodging and sales tax collected via Airbnb
- STR-specific insurance policy in place
- Contact information provided to nearby neighbors
- Open to incorporating additional measures in response to community feedback

Management & Support Team

- Owners Simeon and Nooshin Bowman serve as primary managers
- Local support team within 30 minutes (Ken & Mina)
- Remy (landscaper/handyman) maintains exterior
- Plumbing - HomeServe interior and exterior warranty, Glen Blair
- Hvac - New HVAC unit as of June 2025 with warranty through Anthony Heating and Cooking
- Established cleaning team handles turnover with quality oversight

Next Steps

- Submit formal short-term rental application renewal
- Include these meeting minutes and supporting documentation
- Await City Planning Commission review and feedback

Closing

The applicants presented a well-defined, compliance-oriented short-term rental plan with an emphasis on guest safety, property care, and preserving the residential character of the

neighborhood. The property will be managed locally and responsibly, with proactive communication and oversight.

Questions and answers:

- Is this your first time applying, and will you be putting the listing on Airbnb and VRBO?
    - This is our second year renewal, and we are going to be listing on Airbnb
- Do you live locally?
    - We live in the Chicago area currently
- I haven't seen any firetrucks or police cars, that is a good sign, have you had any issues?
    - No, we haven't had any incidents to date, and we do have a team in place locally that monitors, along with security and screening of our guests

Meeting adjourned at: 7:03 pm

Minutes taken by: Nooshin Shahlari Bowman

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Illinois)
) SS:
COUNTY OF Cook)

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

1. That I am the petitioner for Petition # SP2026-052.
2. That I conducted a neighborhood meeting on 7-20-26.
3. The notice to nearby property owners was sent on 7-6-2026.
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 22 day of July, 20 26.

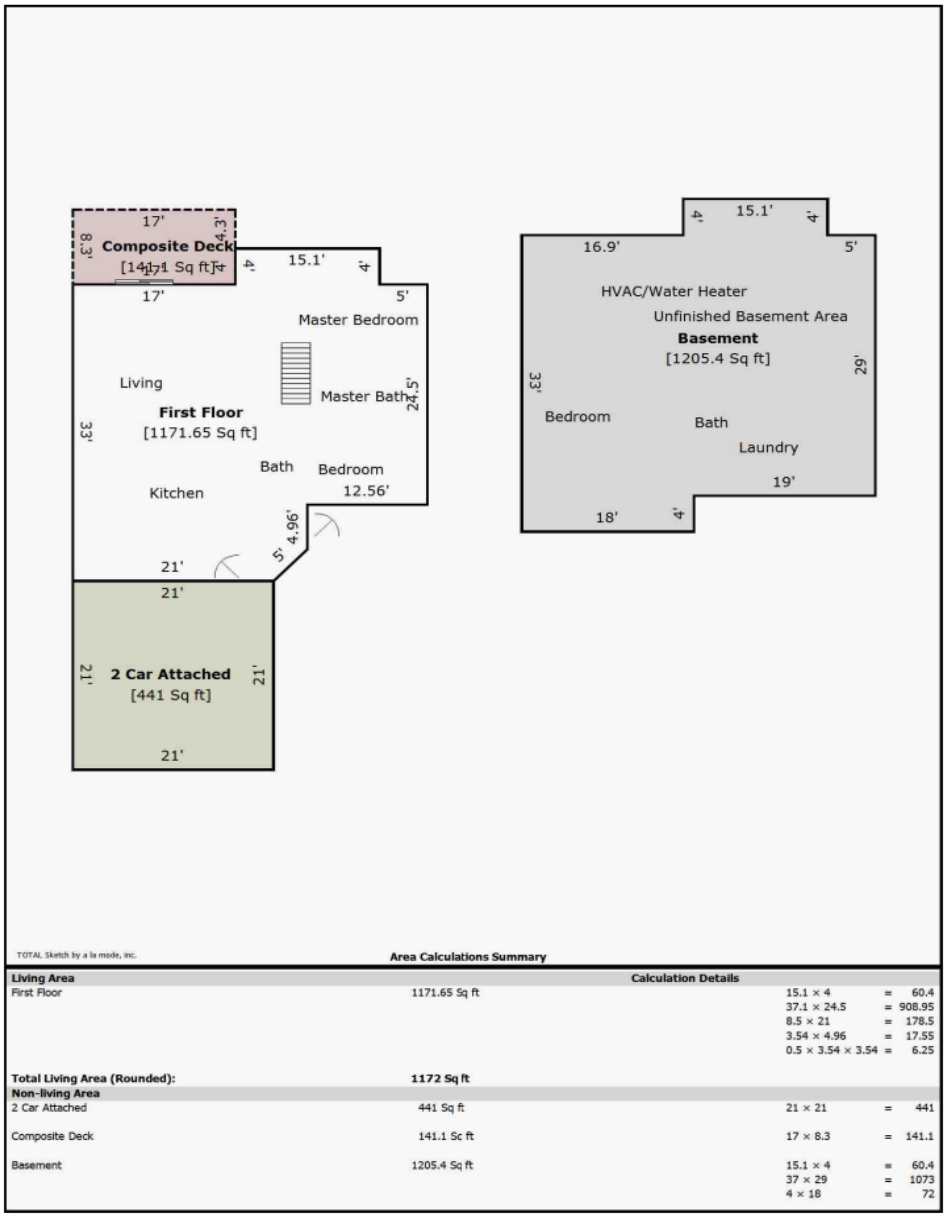
My commission expires 07 of December, 20 27.

Official Seal
STEVEN DANIEL ANDERSON
Notary Public, State of Illinois
Commission No. 982832
My Commission Expires December 7, 2027

Notary Public

Building Sketch

Borrower/Client	Nooshin Bowman						
Property Address	4448 Rainbow Blvd						
City	Kansas City	County	Wyandotte	State	KS	Zip Code	66103
Lender	Rocket Mortgage, LLC						



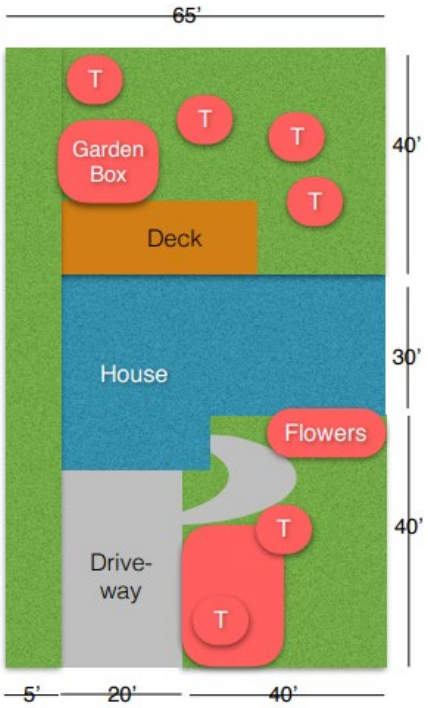
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details		
First Floor	1171.65 Sq ft	15.1 × 4	=	60.4
		37.1 × 24.5	=	908.95
		8.5 × 21	=	178.5
		3.54 × 4.96	=	17.55
		0.5 × 3.54 × 3.54	=	6.25
Total Living Area (Rounded):	**1172 Sq ft**			
Non-living Area				
2 Car Attached	441 Sq ft	21 × 21	=	441
Composite Deck	141.1 Sc ft	17 × 8.3	=	141.1
Basement	1205.4 Sq ft	15.1 × 4	=	60.4
		37 × 29	=	1073
		4 × 18	=	72

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

4448 Rainbow Blvd, Kansas City, KS | Landscape Plan (Not to scale) | Nooshin & Simeon Bowman



Electrical		
Page 11	Main Panel	• Safety Issue: Observed a double tap inside the main electric panel. This represents an increased risk of electrical fire and/or electrocution. Recommend that a licensed electrician evaluate the electrical system and the components.
Page 11	Outlets	• Safety Issue: Observed a GFCI outlet in the basement bathroom that did not trip during operation due to not being grounded. Recommend that a licensed electrician evaluate for repairs

Deductible

General	$2,500
Wind and Hail	2% ($8,960)
Limited Theft Coverage	$2,500
Water Back Up and Sump Overflow or Discharge	$250

Property

$448,000

Dwelling (the house)	$448,000
Private Structures (other than the house)	$44,800
Personal Property	$3,000
Additional Living Costs And Fair Rental Value	$44,800
Bed Bug Infestation Cost Reimbursement Coverage	
Aggregate Limit Per Policy	$15,000
Aggregate Limit Per Described Location	$5,000
HOA Fines Coverage	
Aggregate Limit Per Policy	$1,000
Limit Per Occurrence	$500
Limited Theft Coverage	$3,000
Ordinance or Law	$44,800
Vandalism or Malicious Mischief	$448,000
Water Back Up and Sump Overflow or Discharge	$5,000
Water Damage Limitation	10%
Fungi, Wet Rot, Or Dry Rot Water Damage Sublimit	$5,000
Occupancy type	Rental
Residency Type	Single Family

Liability

$1,000,000 / $2,000,000

Premises Liability	$1,000,000 per occurrence / $2,000,000 aggregate
Off-Premises Liability Sublimit	$100,000/$200,000
Animal Liability Sublimit	$10,000
Medical Payments	$500 per person / $25,000 per occurrence

Welcome to Your Kansas City Stay!

Welcome

Come stay in our beautiful spacious house! This house is in the heart of Kansas City. Just a short distance from all the major hospitals, shopping, dining, and entertainment in Kansas City. The house features 3 bedrooms and 3 bathrooms, a full-size kitchen, and easy Self-check-in. Indulge in local cuisine and nightlife at nearby popular spots. Explore nearby parks or visit the nearby Plaza, Westport, Downtown P&L, and sports stadiums. Book now for a memorable and enjoyable stay in KC.

Our Property

- Prime location - steps from KU Med
- Quiet and quaint neighborhood
- Spacious 3BD Bungalow with 1 King bed and 2 Queen beds + (one queen blow up bed if needed)
- Beautiful back deck with comfy seats and a firepit down in the grass
- 3 Fully Equipped Bathrooms
- Fully equipped kitchen with oven/stove
- Stocked Coffee bar with Keurig
- Washer and Dryer
- Flat-screen TV with access to all streaming platforms
- Private free parking (fits 4 cars in driveway)
- Free and fast WIFI
- Easy and secure Self-Checkin

BEDROOMS & LIVING AREA

Ultimate comfort and relaxation await you on your King and queen-sized beds. Cozy up for movie night with your guests!

BATHROOMS

3 full-size bathrooms with plush linens, soaps, hairdryer, and a first aid kit.

KITCHEN & DINING ROOM

Fully equipped kitchen with stainless steel appliances, Keurig, toaster, dishwasher, and basic cooking

Welcome to Your Kansas City Stay!

essentials. Dining table seats 6.

OUTSIDE SPACE

Private deck with comfortable seating and a firepit area in the grass.

Guest Access

You will have private self-checkin with the whole home to yourself!

This home has fast, reliable internet for streaming or Zoom meetings.

Keypad located at the front door for key access.

Security camera at the front facing driveway (no cameras inside).

Washer and dryer available and free to use.

Other Notes

- Reservation holder must be present during the stay.
- No parties allowed. Evidence may result in immediate cancellation.
- No smoking or illegal drugs inside. Smoking allowed outside.
- Violations may result in additional fees.

Check-in & Check-out

Check-in: 4:00 PM

Check-out: 11:00 AM

Lock Box Instructions:

1. Look for the castle-like home. Park in the large driveway.
2. Follow the path to the right to the front door.
3. Lock box on the door contains the key.
4. Code: 1945
5. Scramble the code after use.

Welcome to Your Kansas City Stay!

Congrats, you made it! Let us know if you have any questions.

Simeon and Nooshin Bowman

(913)-837-6569

WiFi Details

WiFi: RainbowCastle

Password: RainbowCastle987

Guest Book

Please sign below to help us remember our wonderful guests.

Guest Name	Address	Where From

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

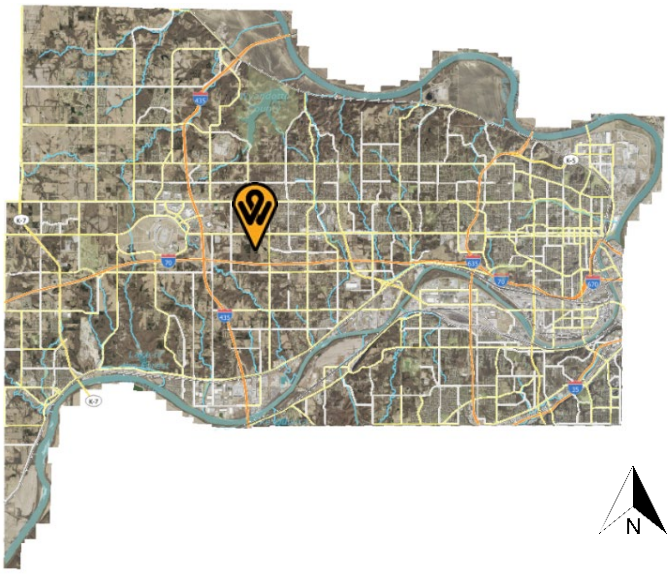
Re: **Special Use Permit Petition SP2025-058**

GENERAL INFORMATION

Applicant Information:
Arin Woodson
Property Owner
8323 Tauromee Avenue
Kansas City, Kansas 66112

Subject Property:
7917 Tauromee Avenue
Kansas City, Kansas 66112

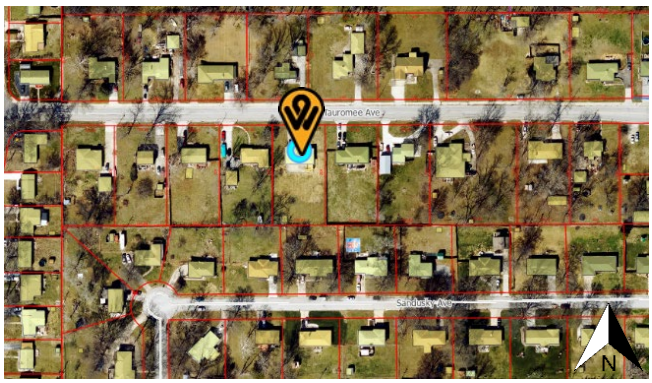
Requested Action and Purpose:
Approval of Special Use Permit to operate a Short-Term Rental (Non-Owner Occupied (Renewal of SP2025-045 expiring on October 9, 2026).



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

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

Plan Area:
PlanKCK Comprehensive Plan



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

Total Tract Size: 0.49 acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential District, which allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks.

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

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 (1) of which shall be in a garage or carport. The property provides four (4) parking spaces, two (2) of which are in the garage.

Landscaping Requirement: Section 27-700(a) states that one 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 – July 16, 2026
Letters to Property Owners – July 17, 2026

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Arin Woodson, is requesting a Special Use Permit to continue operating a short-term rental at 7917 Tauromee Avenue, Kansas City, Kansas. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 7800 – 7900 block of North 78th Street.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. Staff does not have access to this information.

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 additional related permits or cases on the subject property.

Previous Planning Actions:

1. 2025 – SP2025-045 – Special Use Permit for a non-owner-occupied short-term rental – approved by the Unified Government Board of Commissioners on August 28, 2025.
2. SP2024-019 – Special Use Permit – Approved – September 21, 2024.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located in the Victory Hill Statistical Neighborhood area and is in the Stony Point/Hunters Glen neighborhood group. The neighborhood is comprised of single-family residences. Stony Point North Elementary School is located 0.5 mile to the West of the subject property. This neighborhood is located to the South of State Avenue, which is a mixed-use, commercial corridor.

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

The zoning and uses are set out above. The subject property is surrounded primarily by the R-1 Single Family District. Use as a rental, either short or long-

term, is consistent with other nearby properties in the surrounding residential district. 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 been used as a Short-Term Rental since 2024.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The designates the subject property as Low-Density Residential, which allows for allows single-family detached homes and townhomes or side-by-side rowhouses at intersections or the end of street blocks. The use as a short-term rental conforms to the Comprehensive Plan with the approval of a Special Use Permit.

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

   The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of Tauromee Avenue, a minor 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, illumination, and vibration are common issues that are related to short-term rentals. There have not been any noise complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental in an urbanized area and ostensibly not considered to be a problem for nearby property.

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 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 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 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 in-person at 7917 Tauromee Avenue on July 22, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the conditions of approval from SP2025-45?
    a. All items identified as hazardous in the inspection report must be addressed and resolved within a year of the approval of SP2025-045;
    b. Maximum number of guests shall be seven (7);
    c. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
    d. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
    e. 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;
    f. Applicant is to maintain liability insurance;
    g. The property must remain in proper maintenance and free of hazards, pests, or infestations;
    h. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
    i. 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);
    j. 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;
    k. 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;

l. 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;
m. All existing and future driveways must feature curb cuts that are constructed to UG standards;
n. 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;
o. 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;
p. 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;
q. 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;
r. 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;

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.

Applicant Response: I have reviewed and complied with the conditions of approval from SP2025-045.

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

   Applicant Response: The entire home is available for short term rental. Maximum number of vehicles is three (3) per report. There are two (2) garage spaces available and a double wide driveway.

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

   Applicant Response: The maximum number of people is 7.

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

   Applicant Response: I am the property manager, as I have been for the last two (2) years. All neighbors have my contact information.

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

   Applicant Response: We communicate via text and calls.

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

   Applicant Response: I can be on the property in 20 minutes. I also have family on the same street that can be there in less than five (5) minutes.

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

   Applicant Response: Approximately 72 – 80 different bookings/guests in a year.

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

   Applicant Response: In compliance with all of the above to maintain the property.

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

   Applicant Response: Yes, these are paid through Airbnb.

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

    Applicant Response: Yes, there is a physical manual as well as communicated through the rental apps.

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

    Applicant Response: No.

12. 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.

    Staff Response: No response by the applicant.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-058** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

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 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 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.**

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Inspection Report
Insurance
Floor Plans
Rental Management Book
Guest Book
Images Attached to Application

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-058** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

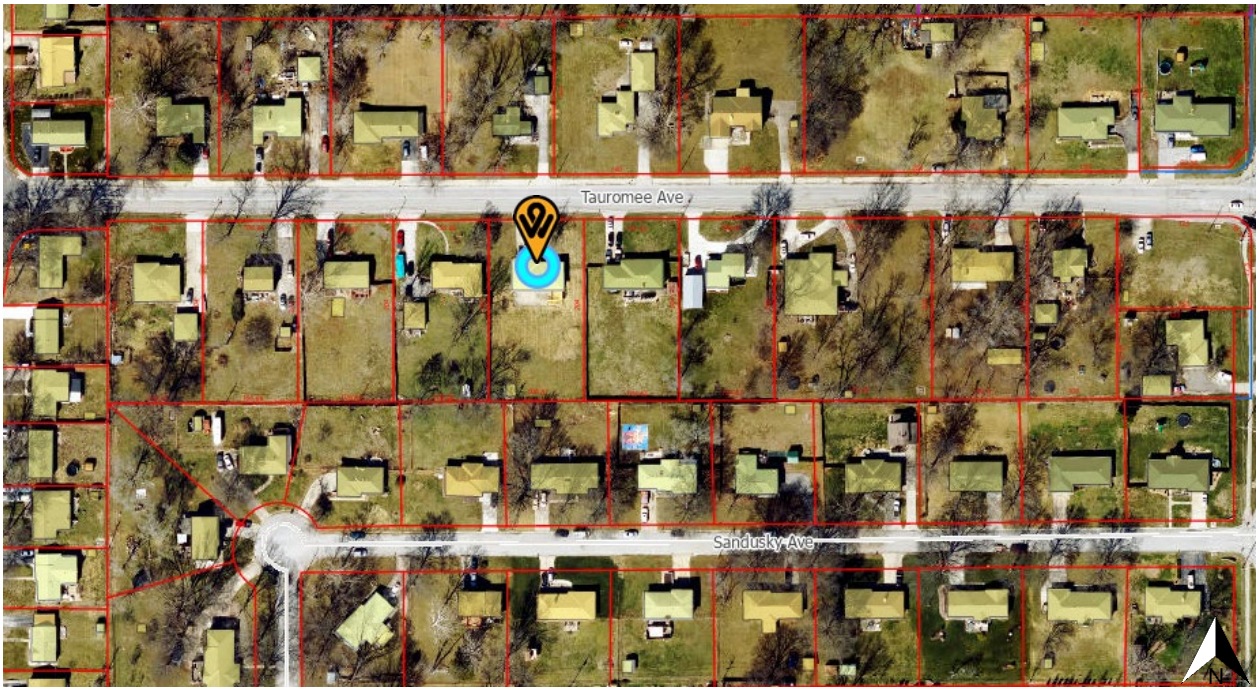
3. _____.

OR

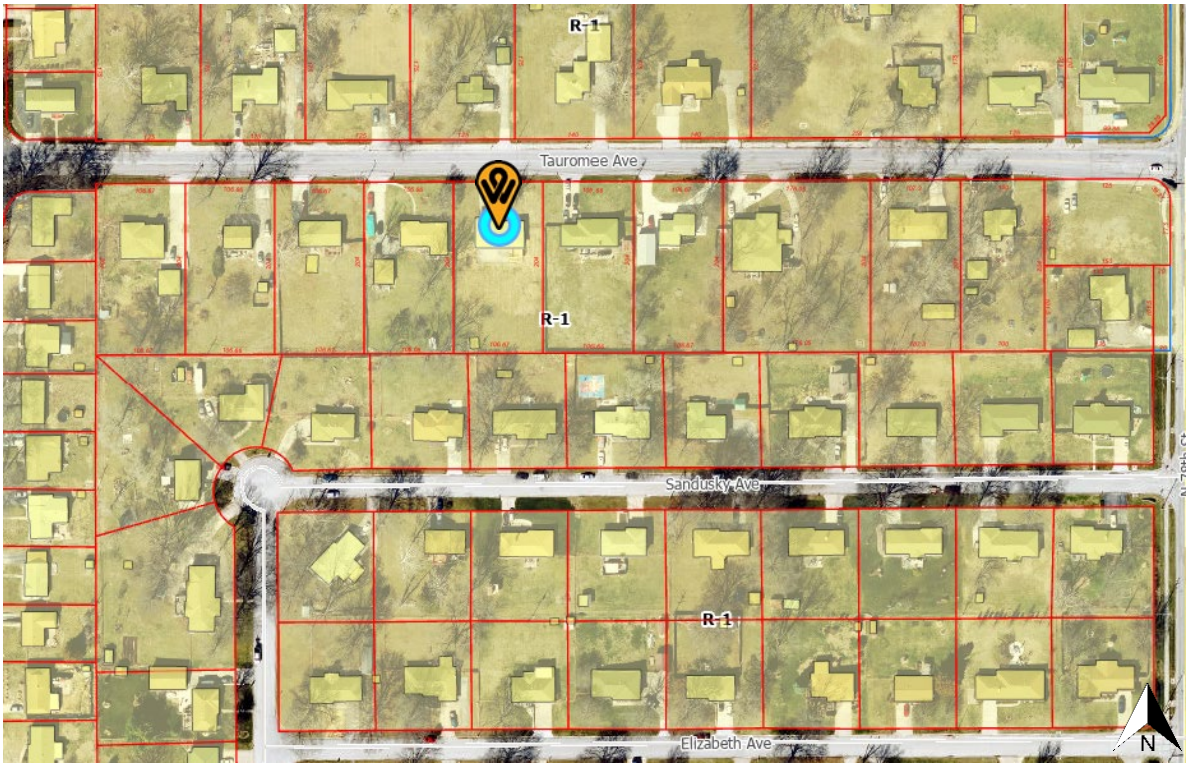
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-058,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY

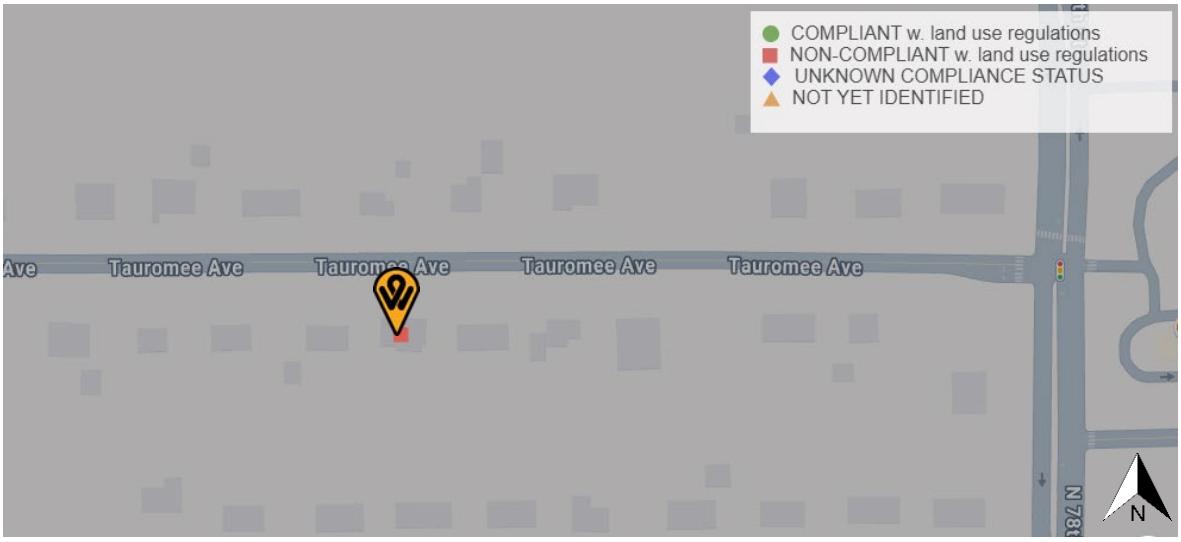


ZONING MAP



LAND USE MAP

SHORT-TERM RENTAL MAP



h. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
i. 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);
j. 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;
k. 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;
l. 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;
m. All existing and future driveways must feature curb cuts that are constructed to UG standards;
n. 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;
o. 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;
p. 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

DRAFT

h. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
i. 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);
j. 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;
k. 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;
l. 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;
m. All existing and future driveways must feature curb cuts that are constructed to UG standards;
n. 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;
o. 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;
p. 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

DRAFT

to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;

q. 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;

r. The Special Use Permit shall be valid for three (3) 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.

Applicant Response: i have reviewed and complied with the conditions of approval from SP2025-45.

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

   Applicant Response: The entire home is available for short term rental. Maximum number of vehicles is 3 per report. There are two garage spaces available and a double wide driveway

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

   Applicant Response: The maximum number of people is 7

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

Applicant Response: I am the property manager as I have been for the last 2 years. All neighbors have my contact information.

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

   Applicant Response: We communicate via text and calls

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

   Applicant Response: I can be on the property in 20 minutes. I also have family on the same street that can be there in less than 5 minutes.

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

   Applicant Response: approximately 72-80 different bookings/guests in a year

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

   Applicant Response: In compliance with all of the above to maintain the property.

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

   Applicant Response: Yes these are paid through Airbnb

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

    Applicant Response: Yes, there is a physical manual as well as communicated through the rental apps

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

    Applicant Response: No

12. 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

DRAFT

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:

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

Neighborhood Meeting Sign in Sheet

Ann Woodson

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # SP2026-058.
2. That I conducted a neighborhood meeting on 7/22/2026.
3. The notice to nearby property owners was sent on 7/8/2026.
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.

Arin Woodson
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22 day of July, 2026.

My commission expires 22 of MAY, 2029.

M Theresa Woodson
Notary Public

M. Theresa Woodson
Notary Public
State of Kansas
My Appt. Expires 05/22/2029

Neighborhood Meeting Minutes

Application Number: SP2026-058

Date: 7/22/2026

Location: 7917 Tauromee Ave, Kansas City KS 66112

Meeting called to order at: 5:00pm

Names of people in attendance:

Arin Woodson

I planned to introduce myself and present details, plans, procedures and the welcome book for the short term rental property permit renewal, however, there were no attendees who showed up in person or via phone.

Meeting adjourned at: 5:40pm

Meeting minutes taken by: Arin Woodson

9.4.1 Distribution Systems

Safety Hazard

GARAGE DUCTWORK

There are active HVAC ducts present in the garage. This is a potential safety issue as automobile gasses (including CO) may enter the ductwork and the living spaces of the home. This duct should be sealed (or a proper damper system added) or removed.

Recommendation

Contact a qualified HVAC professional.

7.6.2 GFCI & AFCI

Safety Hazard

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.

Exterior (Deck)

Kitchen (Throughout)

Garage (Throughout)

7.7.1 Smoke Detectors

Safety Hazard

SMOKE DETECTORS INSUFFICIENT

The installation of smoke detectors inside and outside sleeping areas and on each floor of the home including the garage and utility room/basement and kitchen areas is recommended. Depending on the age and location of the home this may not be a local requirement however it remains a safety improvement recommendation for all homes.

Recommendation

Contact a qualified electrical contractor.

7.6.1 GFCI & AFCI

Safety Hazard

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. See no GFCI protection section

Recommendation

Contact a qualified electrical contractor.

Basement

Basement

5.5.1 Walls

Safety Hazard

MOLD/MILDEW

Signs of sporadic mold-like growth was observed on the walls in the basement. It is impossible to determine the type or potential toxicity of this material without proper testing and lab analysis. Recommend airborne testing prior to closing.

Recommendation

Contact a qualified mold inspection professional.

Basement (Behind Water Heater)

4.6.1 Garage Door Opener

Safety Hazard

AUTO-REVERSE ADJUSTMENT/REPAIR

The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener is in need of adjustment repairs at this time.

Recommendation

Contact a qualified garage door contractor.

Auto-Owners

15560 (01-14)
Issued 03-04-2026
Policyholder since 2026

INSURANCE COMPANY
6101 ANACAPRI BLVD., LANSING, MI 48917-3999

DWELLING FIRE POLICY DECLARATIONS

AGENCY BRIARCLIFF INSURANCE GROUP INC
05-0207-00 Mkt Terr 037 (816) 759-2133

Endorsement Effective 03-05-2026

[redacted]

INSURED ARIN J WOODSON

ADDRESS 118 TWIN CEDAR ST

TONGANOXIE KS 66086-4165

Company Bill

POLICY TERM
12:01 a.m. 03-05-2026 to 12:01 a.m. 03-05-2027

This policy is amended in consideration of the additional or return premium shown below. This Declarations voids and replaces all previously issued Declarations bearing the same policy number and premium term.

	TERM
TOTAL POLICY PREMIUM	**$2,172.10**
	No Charge

LOCATION DESCRIPTION — **Special Form Policy**

7917 Tauromee Ave
Kansas City, KS 66112-2639

Frame Construction Built in 1988
Asphalt Roof Updated in 2008
Protection Class 2
Non owner Short Term
Wind or hail losses to your roof will be paid on an Actual Cash Value basis (see form 15320).

SHORT TERM RENTAL PROPERTY AND LIABILITY COVERAGES	**LIMITS**
A Dwelling	$362,100
B Other Structures	36,210
C Personal Property	3,000
D Loss of Rents	36,210
F Landlord Liability (each occurrence)	
Entity Type: Individual	500,000
G Medical Payments to Others (each person/each occurrence)	5,000

Property Deductible
$2,500 - All Peril Deductible

COVERAGES THAT APPLY	
Property Coverage Limitation for Fungi, Wet Rot, Dry Rot and Bacteria resulting from a covered cause of loss	$54,315
Adjusted Value	
Water Backup Of Sewers Or Drains ($2,500 Deductible)	25,000
Equipment Breakdown Coverage ($500 Deductible)	100,000
Service Line Coverage ($500 Deductible)	10,000
Terrorism - Certified Acts	
See Forms 59350, 15243, 59390	
Personal Liability (included with Landlord Liability)	

PREMIUM DISCOUNTS THAT APPLY
Protective Devices Discount
Location Claim Free Discount
Advance Quote Discount

FIXED FEES AND STATUTORY CHARGES		**CHANGE**
Terrorism - Certified Acts Premium	$21.51	
TOTAL LOCATION PREMIUM	**$2,172.10**	

15560 (01-14)

AUTO-OWNERS INS. CO.

Issued 03-04-2026

AGENCY BRIARCLIFF INSURANCE GROUP INC
05-0207-00 Mkt Terr 037

Compa[redacted]
Bill

INSURED ARIN J WOODSON

Term 03-05-2026 to 03-05-2027

Forms That Apply To This Location:
15004 (07-97) 15579 (12-21) 15320 (08-15) 15408 (08-13) 15426 (04-14) 15439 (12-23) 15147 (02-05)
15022 (12-22) 15434 (11-14) 15492 (02-18) 15494 (01-22)

Secured Interested Parties: See Schedule

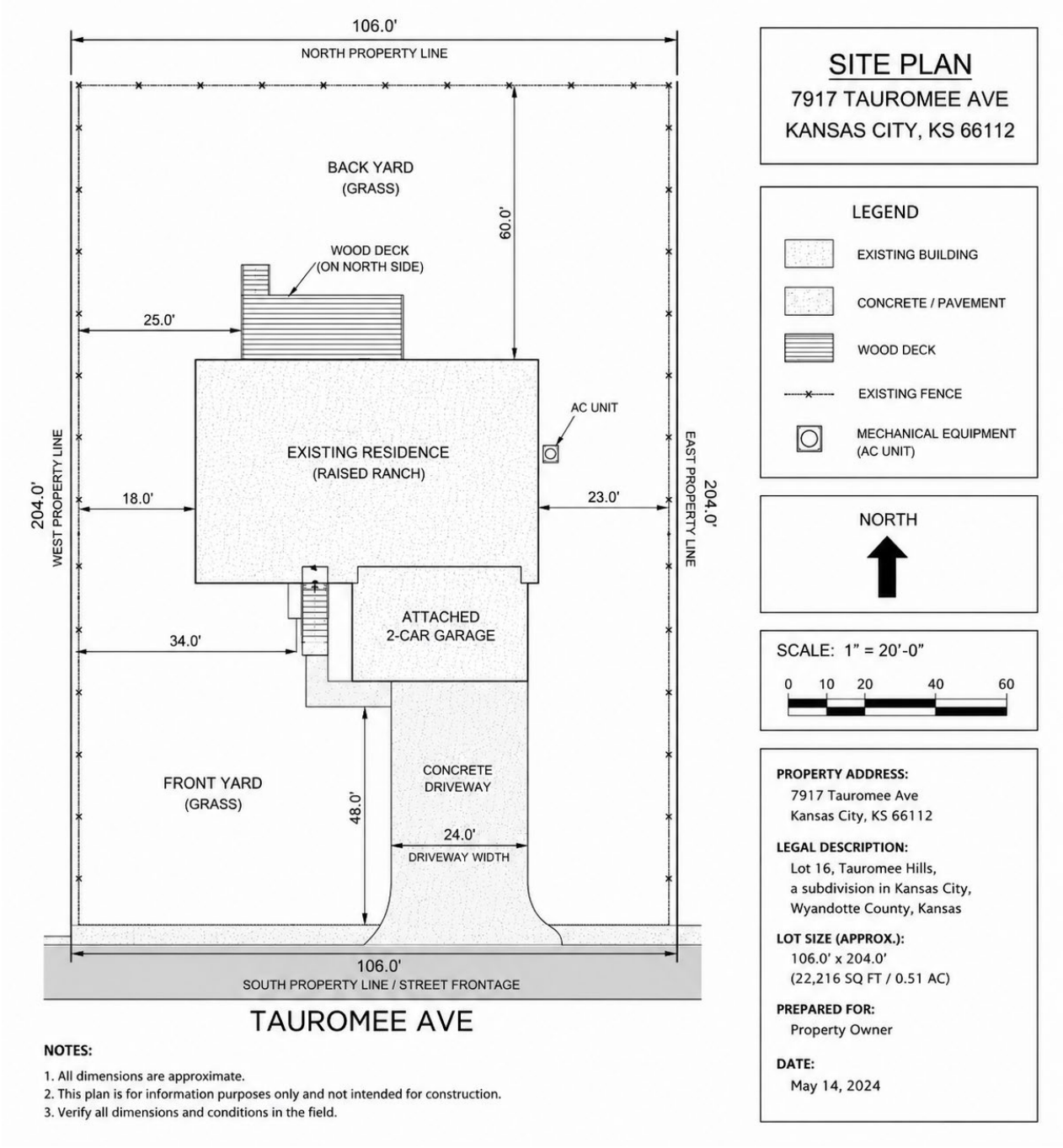
	TERM
TOTAL POLICY PREMIUM	**$2,172.10**
	No Charge

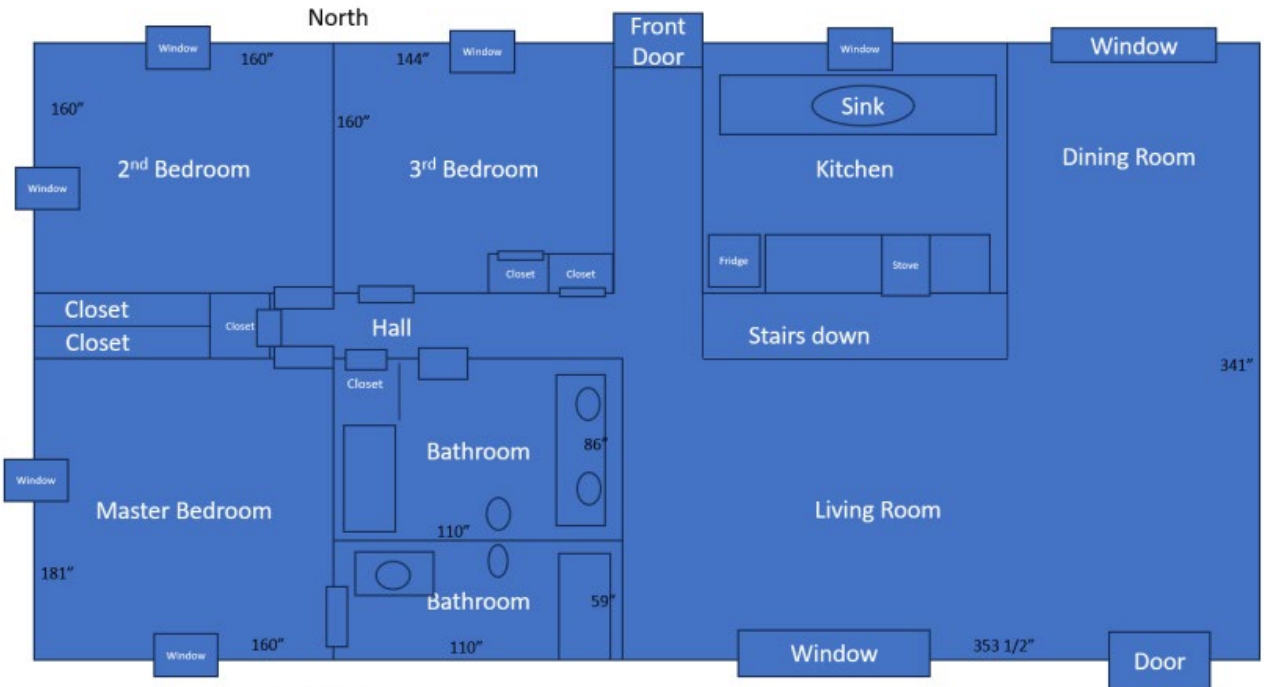
Insurance Score: X857

Forms That Apply To All Locations:
15138 (05-07) 15136 (03-19) 15260 (02-20) 59350 (01-15) 15243 (07-08) 15432 (04-14)

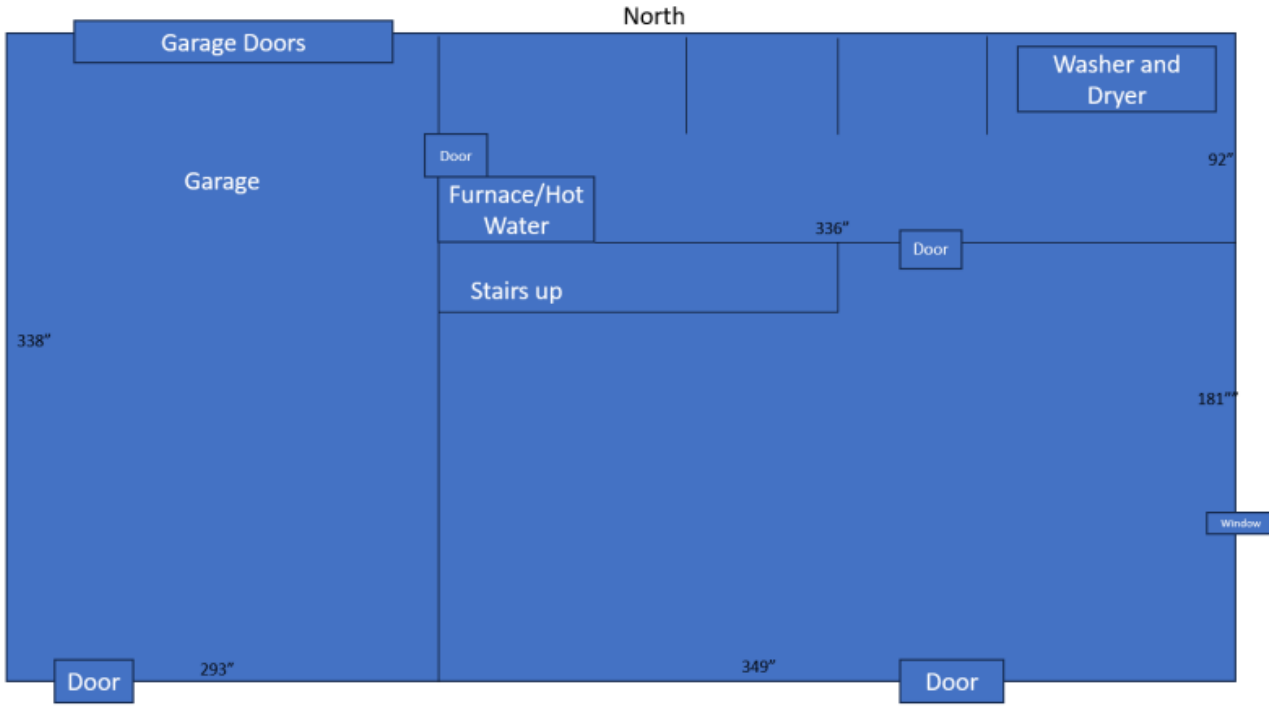
SECURED INTERESTED PARTIES AND/OR ADDITIONAL INTERESTED PARTIES AND/OR ADDITIONAL INSUREDS

Loc 001
COMMUNITY AMERICA CREDIT UNION Loan: 2023015854
ISAOA/ATIMA
PO BOX 39517
SOLON OH 44139-0517
Interest: Mortgagee EDB
SIP-ID: OH490831

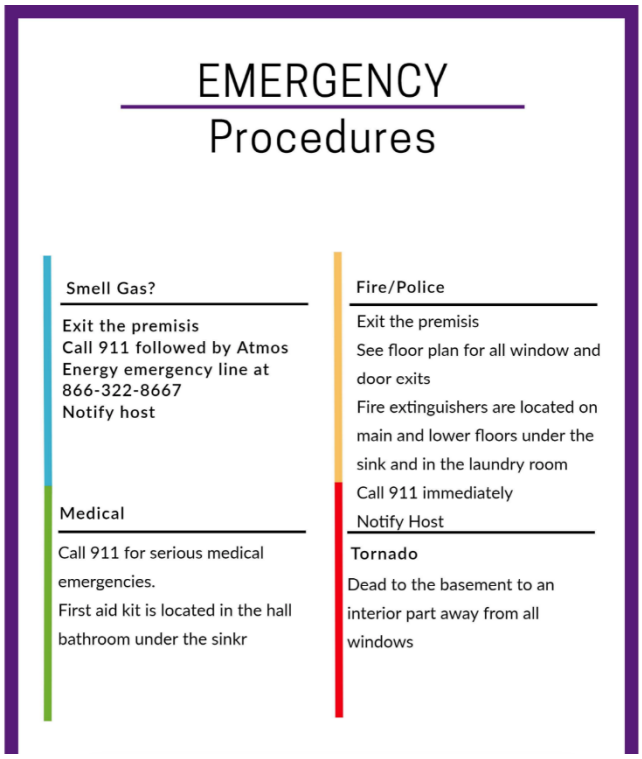

106.0'
NORTH PROPERTY LINE
BACK YARD
(GRASS)
60.0'
WOOD DECK
(ON NORTH SIDE)
25.0'
AC UNIT
EXISTING RESIDENCE
(RAISED RANCH)
204.0'
WEST PROPERTY LINE
204.0'
EAST PROPERTY LINE
18.0'
23.0'
ATTACHED
2-CAR GARAGE
34.0'
FRONT YARD
(GRASS)
48.0'
CONCRETE
DRIVEWAY
24.0'
DRIVEWAY WIDTH
106.0'
SOUTH PROPERTY LINE / STREET FRONTAGE
TAUROMEE AVE
SITE PLAN
7917 TAUROMEE AVE
KANSAS CITY, KS 66112
LEGEND
EXISTING BUILDING
CONCRETE / PAVEMENT
WOOD DECK
EXISTING FENCE
MECHANICAL EQUIPMENT
(AC UNIT)
NORTH
SCALE: 1" = 20'-0"
0 10 20 40 60
PROPERTY ADDRESS:
7917 Tauromee Ave
Kansas City, KS 66112
LEGAL DESCRIPTION:
Lot 16, Tauromee Hills,
a subdivision in Kansas City,
Wyandotte County, Kansas
LOT SIZE (APPROX.):
106.0' x 204.0'
(22,216 SQ FT / 0.51 AC)
PREPARED FOR:
Property Owner
DATE:
May 14, 2024
NOTES:
1. All dimensions are approximate.
2. This plan is for information purposes only and not intended for construction.
3. Verify all dimensions and conditions in the field.



Main Floor



Lower Level


EMERGENCY
Procedures
Smell Gas?
Exit the premisis
Call 911 followed by Atmos Energy emergency line at 866-322-8667
Notify host
Medical
Call 911 for serious medical emergencies.
First aid kit is located in the hall bathroom under the sinkr
Fire/Police
Exit the premisis
See floor plan for all window and door exits
Fire extinguishers are located on main and lower floors under the sink and in the laundry room
Call 911 immediately
Notify Host
Tornado
Dead to the basement to an interior part away from all windows

Please
DO NOT FLUSH
ANYTHING OTHER THAN TOILET PAPER
Thank you!

YOUR LOGO
Welcome to
Your Airbnb home
HOUSE RULES
Pets, no
Smoking is not allowed
Garbage pickup is every Friday morning
Wi-Fi
Network name:
Password:
No parties or excessive noise will be allowed
Please set the thermostat back to where it was on your arrival
CHECK - OUT
Instructions
We kindly ask you to check-out by 11:00 am. This will give us time to clean the house before the next guest arrives
All used food and beverages must be removed from the refrigerator
Dishes, glasses and cutlery should be placed in the dishwasher
Used linens should be placed in the laundry basket
All garbage should be placed in containers in garage
Please make sure all doors and windows are locked

Garbage Disposal & Pick Up
Garbage Disposal
Upon your departure, please take all trash to the garage and place in garbage containers
Garbage Collection
Please place containers at the curb near the mailbox every Thursday evening. for Friday morning pick up
Please return garbage containers to the garage after the next day's pickup
Thank you!

WELCOME

Highlights

Address: 7917 Tauromee Ave.
Kansas City, KS 66112

Hosts: Arin and Bob
913-707-1639
arin.woodson@yahoo.com

WIFI: Login – DreamHouse
Password – superman

Door Code: 1639

Feel at home in our Modern Oasis

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

Inside, you'll find a bright and roomy space, offering ample opportunity to unwind.

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

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

About Us

Bob and I are passionate about traveling and have been guests in numerous rental properties across the United States. When the opportunity presented itself to buy back my childhood home, we made it happen and quickly got to work renovating. And now, as hosts ourselves, we eagerly anticipate the opportunity to welcome you and your family to our home!

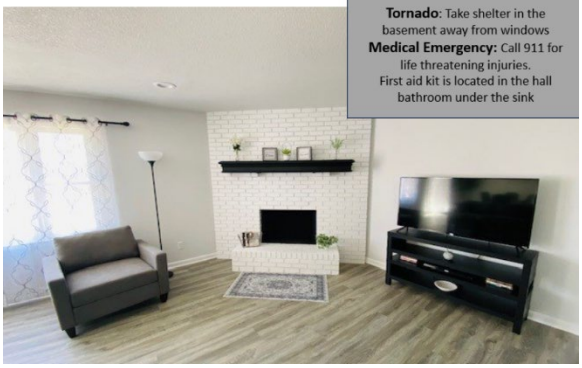
Arin and Bob

Host Contact Info

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

Emergency Info

Gas: - Exit the premises immediately, call 911, Atmos Energy 866-322-8667 and notify us
Fire: Exit the premises immediately, call 911 and notify us
Extinguishers are located under the kitchen sink and in the laundry room cabinets
Tornado: Take shelter in the basement away from windows
Medical Emergency: Call 911 for life threatening injuries.
First aid kit is located in the hall bathroom under the sink



Checking In and Out

Check In:

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

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

WIFI – name: DreamHouse
password: superman

House Rules

Fireplaces are for decorative use, no fires allowed

No smoking in the house

No parties

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

No pets

Turn gas off on grill when not in use

Check Out:

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

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

Things To Do & See

Food & Drink

Yard House

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

Italian Delight

3145 State Ave. – 913-287-4323
This locally owned NY style pizza and Italian joint has been happily serving KC for over 33 year!

Six

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

Ponaks

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

Outdoors

Wyandotte County Lake

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

Legends Outdoor Shopping

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

Howl in One Mini Golf

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

Chiefs, Royals, Sporting KC, Current, Monarchs

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

Entertainment

Great Wolf Lodge

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

Downtown Kansas City

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

Boulevard Brewery

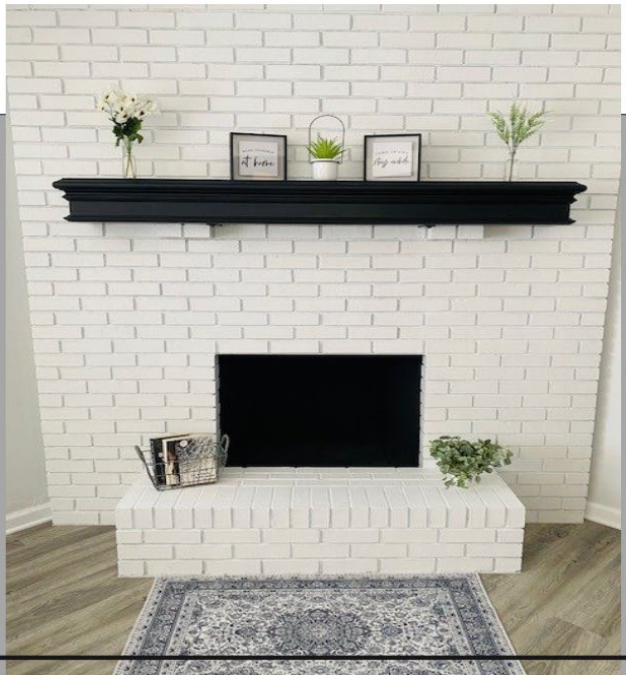
2534 Madison Ave – 816-4747095
Kansas City's finest beer/brewery featuring Tank 7, Wheat, Pale Ale and more!

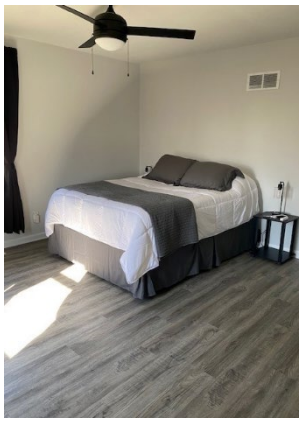
Union Station

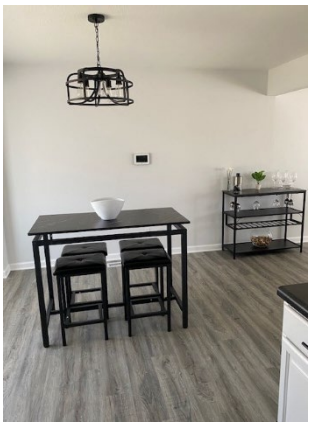
30 W Pershing Rd – 816-460-2000
Historical landmark filled with activities including LEGO exhibit, Science City, Planetarium theatre and more!

Thank You !!

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







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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Special Use Permit Petition SP2026-059**

GENERAL INFORMATION

Applicant Information:
Tristan Perkins
Owner
8315 Carter Creek Drive, Unit #201
Charlotte, North Carolina 28227

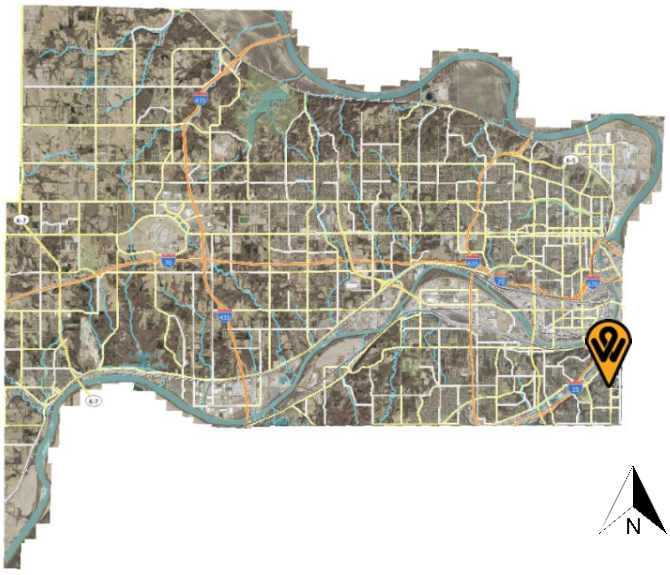
Subject Property:
1945 West Lawrence Court
Kansas City, Kansas 66103

Requested Action and Purpose:
Renewal of a Special Use Permit (Renewal of SP2024-045 expires on October 10, 2026) to operate a short-term rental.

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

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

Plan Area:
Rosedale Area Plan



	Adjacent Zoning	Adjacent Uses
North	RP-5 Planned Apartment District	Townhomes
South	RP-5 Planned Apartment District	Townhomes
East	R-2(B) Two Family District	Single-family homes
West	RP-5 Planned Apartment District	Townhomes

Total Tract Size: 0.18 Acre

Comprehensive Plan Area: Rosedale Area Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates West Lawrence Court as a Local/Neighborhood Street.

Parking Requirement: Section 27-460(d) states one and one-half (1-½) parking spaces shall be provided for each dwelling unit that has one (1) bedroom or less. Two (2) parking spaces shall be provided for each dwelling unit that has two (2) bedrooms or more. The subject property provides two (2) parking spaces.

Landscaping Requirement: Section 27-700 (b)(1) states all multifamily residential projects shall include at least one (1) shade tree per 8 dwelling units and one (1) shrub per dwelling unit in addition to the tree requirement. The subject property fulfills this requirement.

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

Public Hearing: August 10, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tristan Perkins, is requesting a renewal of a Special Use Permit (SP2024-045 expires on October 10, 2026) to operate a short-term rental at 1945 West Lawrence Court, Kansas City, Kansas 66103. This is not the owner's primary residence. This would be the only permitted short-term rental on the 1900 block of West Lawrence Court.

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 since operating as a short-term rental in 2023.

Building, Zoning, or Code Enforcement Complaints:

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

Outstanding or Related Permit and Cases:

1. 2023 – PLM23-0558 – Plumbing Permit – Installation of a new water heater.

Previous Planning Actions:

1. 2024 – SP2024-045 – Special Use Permit – To operate a non-owner-occupied short-term rental for two (2) years.
2. 2023 – SP2023-032 – Special Use Permit – To operate a non-owner-occupied short-term rental for one (1) year.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Rosedale Statistical Neighborhood and the Rosedale Development Association. The neighborhood consists primarily of attached townhomes with single-family residences mixed throughout. The property is located within blocks of the University of Kansas Medical Center as well as the West 39th Street district in Kansas City, Missouri.

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 RP-5 Planned Apartment District. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity a variety of mixed-uses such as commercial and industrial. 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 aforementioned issues are properly managed.

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

   The property is not vacant. The property has been used as a rental property since its construction.

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 rowhouses, townhomes, and single-family houses. Three story apartment buildings, retail, and office uses are allowed only on neighborhood and mixed-use corridors. The proposed use conforms to the Rosedale 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 West Lawrence Court, a Local/Neighborhood 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, overcrowding of land, illumination, 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 urban 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 not maintained the proposed use as originally proposed or according to previous conditions of approval as the property is permitted to have a maximum of two (2) vehicles on the property at a time and the applicant is complying with this requirement.

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 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 July 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Proof of Repair from the Home Inspection Report

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval of SP2024-045?
    a. Maximum number of guests shall be six (6);
    b. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
    c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
    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 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.

Applicant Response: Yes, except I was notified by business license/occupation tax was late. This was due to an oversight and mix up on the expiration date. I promptly paid the occupation tax immediately.

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

   Applicant Response: The whole house at 1945 West Lawrence Court, KCK, is rented as a short-term rental. The maximum number of guests is six (6) and the maximum number of cars is two (2). The parking spots are in the two (2) car garage.

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

   Applicant Response: Maximum six (6) people.

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

   Applicant Response: The designated property manager is Darlene Perkins (573) 823-9570. Darlene is responsible for responding to guest emergencies and coordinating maintenance and repairs.

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

   Applicant Response: The neighbors can reach out to me via phone or e-mail which has been provided to them.

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

   Applicant Response: Within 20 minutes.

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

   Applicant Response: 80 – 90%.

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

   Applicant Response: The cleaning team cleans the property after each guest and provides reports on the property condition and inventory. The property manager inspects the property regularly for repairs. Regular HVAC/furnace maintenance occurs seasonally.

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

   Applicant Response: Airbnb pays these automatically.

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

    Applicant Response: Yes, see guestbook.

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

    Applicant Response: Yes, limit to one (1) pet.

12. 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: Yes, it will be provided in the guestbook.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-059** subject to all comments and suggestions outlined in this staff report and, summarized by the following conditions:

1. **Maximum number of guests shall be six (6);**
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. **The applicant has filed and maintained a current business occupation tax application with the Business Licensing Division. If approved, the occupying business must maintain a business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
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 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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Applicant Response Letter
Neighborhood Meeting Documents
Floor Plan
Site Visit Photos, Taken by Staff – Dated July 12, 2024

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas, City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-059** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

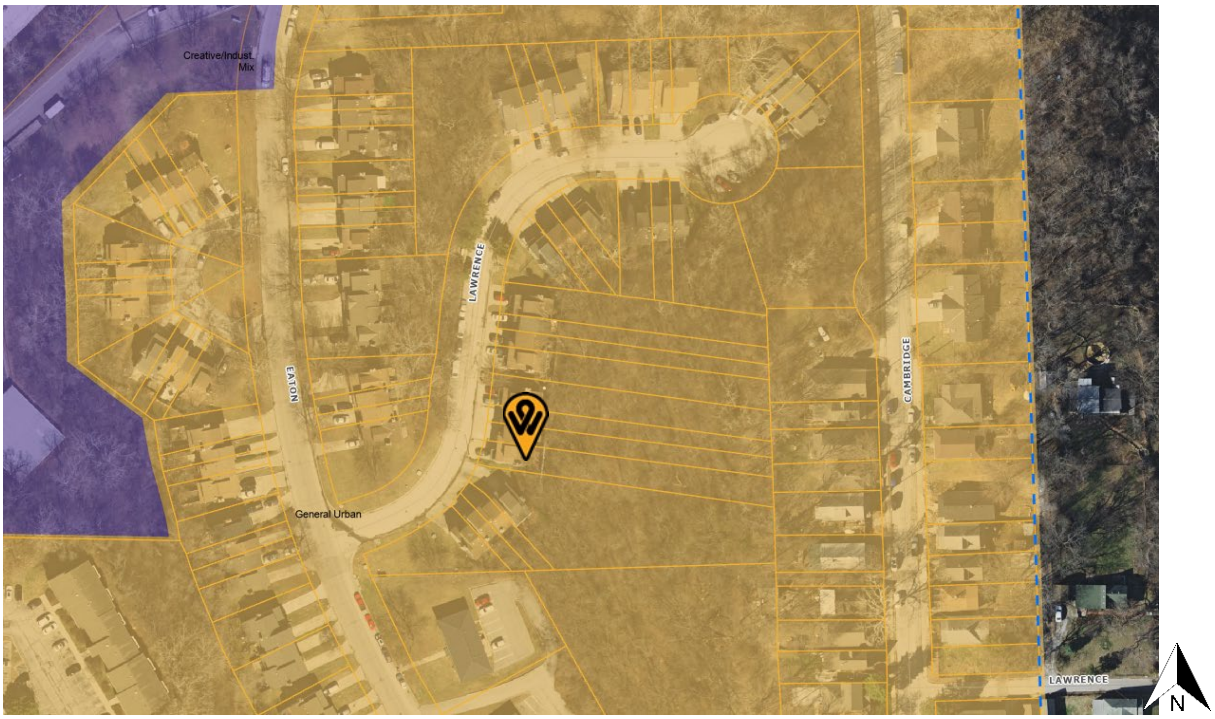
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-059,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

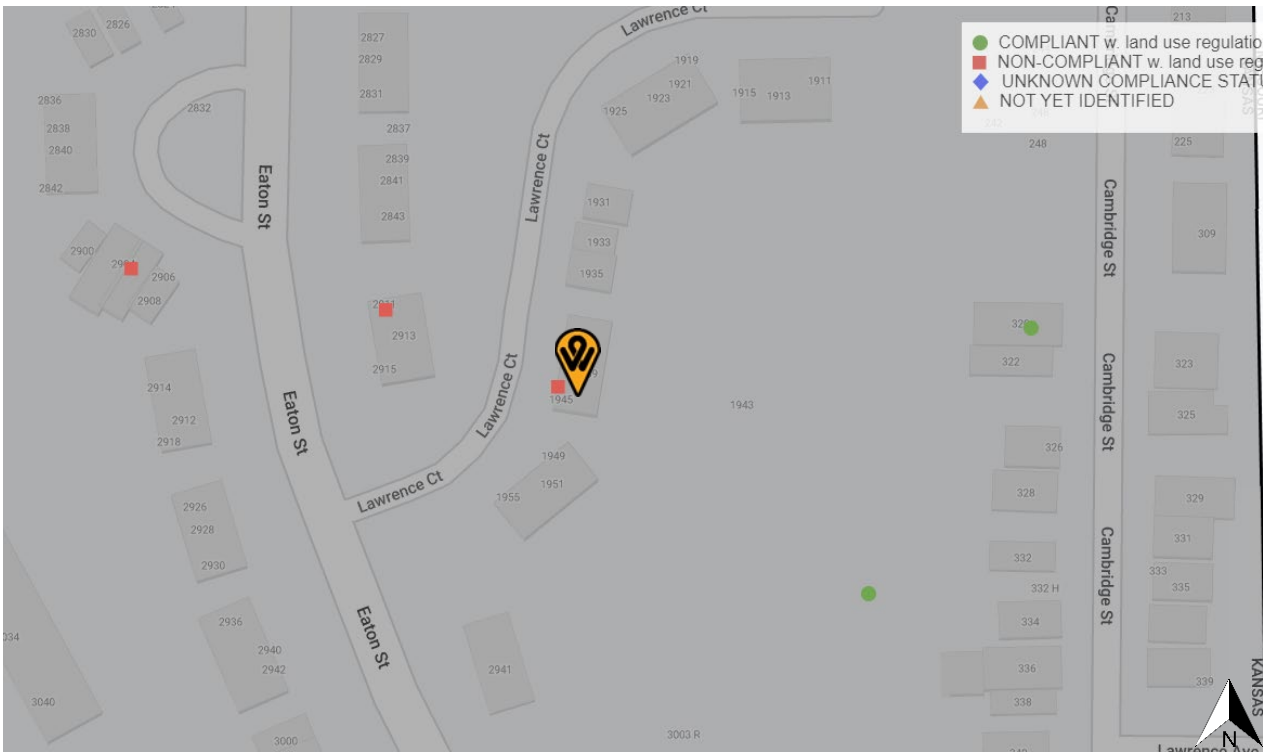
AERIAL IMAGERY

ZONING MAP

LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

NEIGHBORHOOD MEETING INFORMATION

The neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

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

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

KEY ISSUES

Noise, Illumination, and Vibration
Proof of Repair from the Home Inspection Report
Operating without a Business License/Occupational Tax Receipt

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval of SP2024-045?

Yes, except I was notified my Business Licenses/occupation tax was late. This was due to an oversight and mix up on the expiration date. Once notified I promptly paid the occupation tax immediately.

   a. Maximum number of guests shall be six (6);
   b. All parking must be off-street, maximum number of vehicles is two (2). No STR renters or guests may park on-street;
   c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
   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

DRAFT

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 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

DRAFT

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.

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

Applicant Response: The whole house at 1945 Lawrence Court, KCK is rented as a short term rental. The maximum number of guests is 6 and the maximum number of cars is 2. The parking spots are in the 2-car driveway.

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

Applicant Response: Maximum 6 people.

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

Applicant Response: The designated property manager is Darlene Perkins (573) 823-9570 Darlene is responsible for responding to guest emergencies and coordinating maintenance and repairs.

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

   Applicant Response: The neighbors can reach out to me via phone or email which has been provided to them.

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

   Applicant Response: within 20 minutes.

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

   Applicant Response:. 80-90%

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

   Applicant Response: The cleaning team cleans the property after each guest and provides reports on property condition and inventory. The property manager inspects the property regularly for repairs. Regular HVAC/Furnace maintenance occurs seasonally.

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

   Applicant Response: Airbnb pays these automatically.

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

    Applicant Response: Yes, see guestbook.

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

    Applicant Response: Yes, limit to 1 pet.

12. 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

DRAFT

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: Yes it is provided in the guestbook.

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

Standard Conditions:

1. Maximum number of guests shall be six (6);
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 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 Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building

DRAFT

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 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,

DRAFT

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 City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend of Petition **SP2026-059** subject to all comments and suggestions outlined in this staff report and, summarized by the following conditions:

1. No recommendation is provided in the draft staff report.

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Floor Plan
Site Visit Photos, Taken by Staff – Dated July 12, 2024

DRAFT

Neighborhood Meeting Minutes
Application Number: SUP 2026-059
Date and Location: 7/27/2026 @ 4 pm CST, Zoom Meeting Room
Zoom Details:

Tristan Perkins's Personal Meeting Room

Meeting ID

241 242 2043

Passcode

2zcnMX

Invite link

https://us05web.zoom.us/j/2412422043?pwd=U9OdlFXlPqD7KtwUnFCbxnybno9JdA.1

Host

Tristan Perkins

Participant ID

359044

Meeting called to order at: 4:00 pm CST

List of attendees:
Tristan Perkins (Petitioner)
No one else came

Questions and answers received in person or via email: none

Meeting adjourned at: 4:30 pm CST
Minutes taken by: Tristan Perkins

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF North Carolina)
) SS:
COUNTY OF Mecklenburg)

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

1. That I am the petitioner for Petition # 2026-059 SUP
2. That I conducted a neighborhood meeting on 7/27/26.
3. The notice to nearby property owners was sent on 7/12/26.
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.

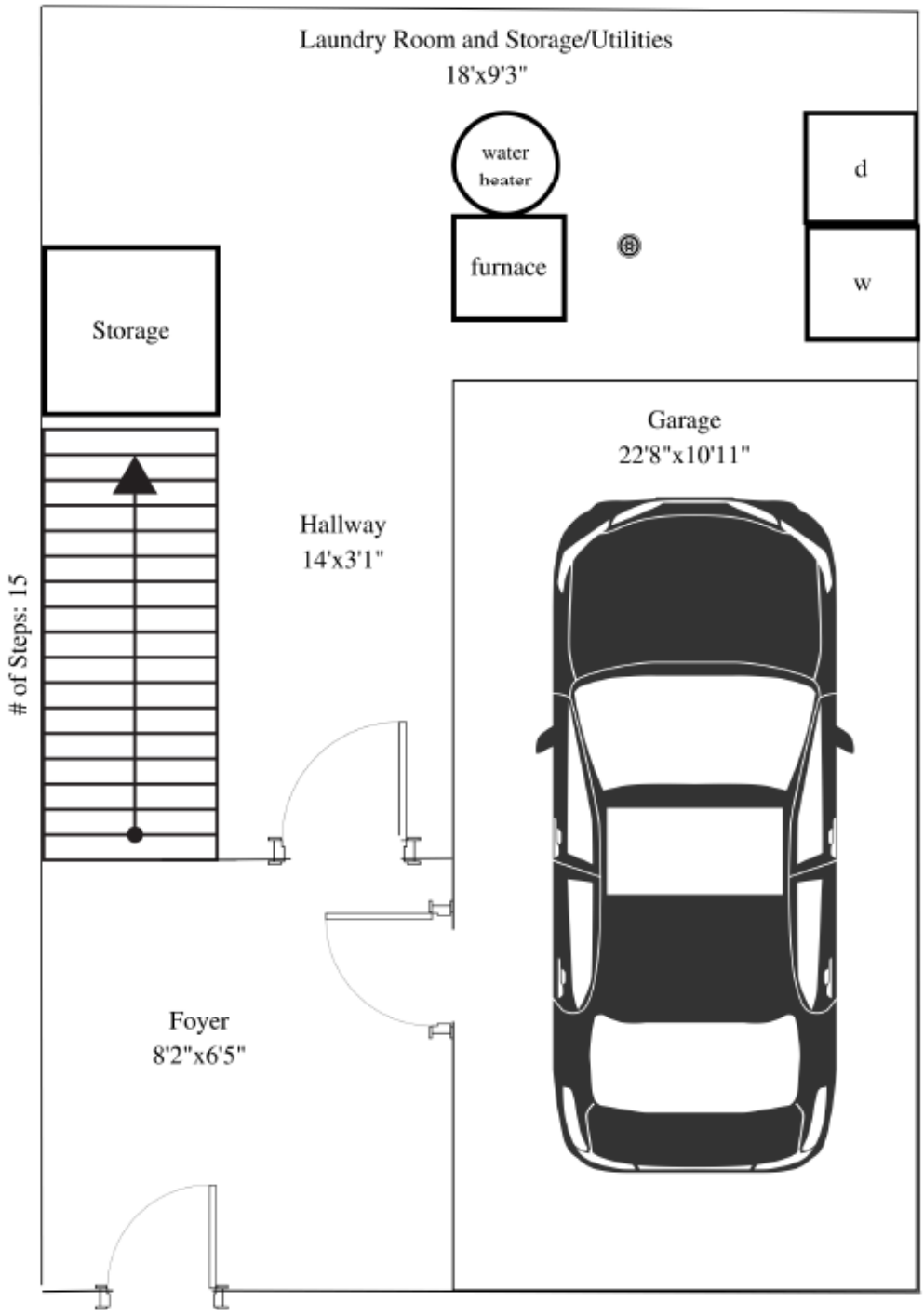
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of July, 2026.

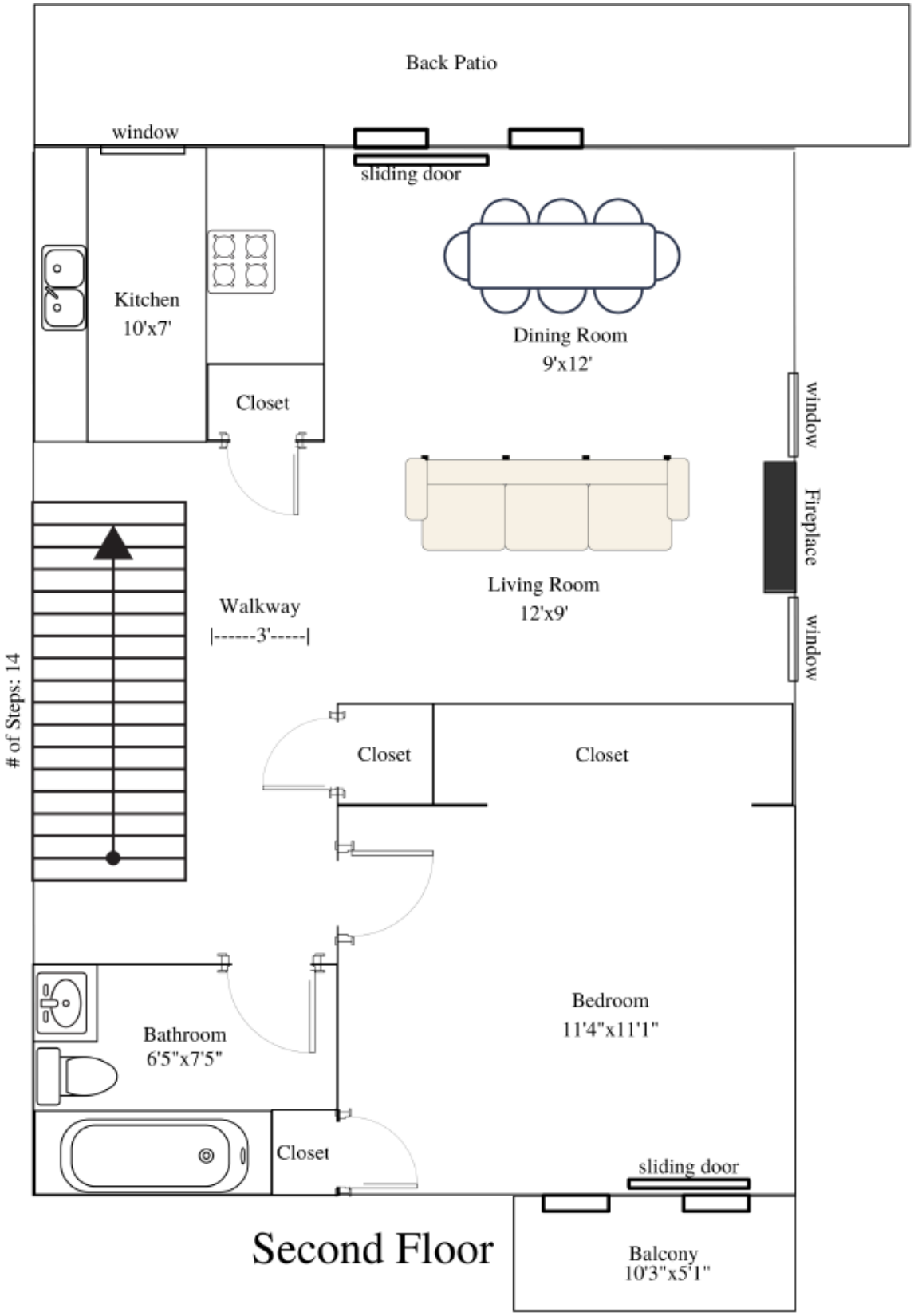
My commission expires 12 of 28, 2030.

DANIELLE R. BROWN NOTARY PUBLIC MECKLENBURG COUNTY, NC My Comm. Exp. 12-28-2030

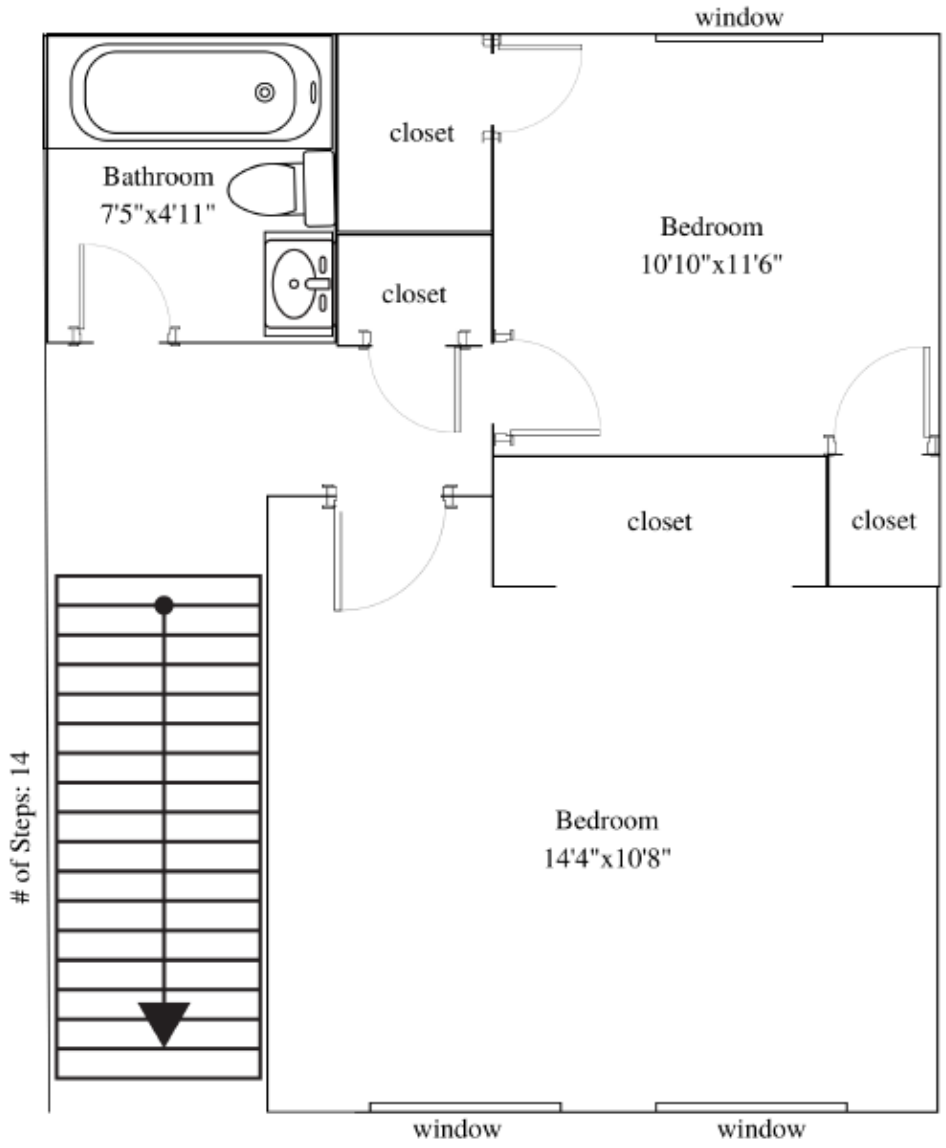
Notary Public


Laundry Room and Storage/Utilities
18'x9'3"
water heater
furnace
d
w
Storage
Garage
22'8"x10'11"
Hallway
14'x3'1"
# of Steps: 15
Foyer
8'2"x6'5"

First Floor

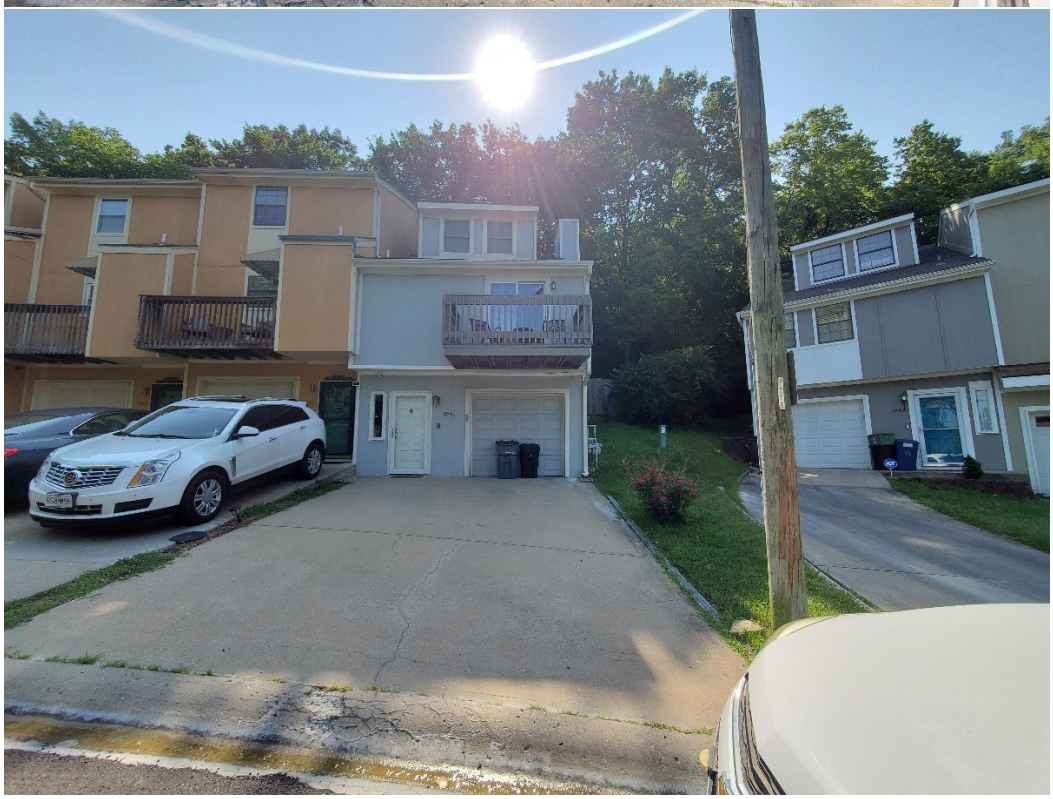

Back Patio
window
sliding door
Kitchen
10'x7'
Closet
Dining Room
9'x12'
window
Fireplace
window
Living Room
12'x9'
Walkway
|------3'-----|
# of Steps: 14
Closet
Closet
Bedroom
11'4"x11'1"
Bathroom
6'5"x7'5"
Closet
sliding door
Balcony
10'3"x5'1"
Second Floor

FLOOR PLAN



Third Floor

SITE VISIT PHOTOS, TAKEN BY STAFF – DATED JULY 12, 2024



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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Final Plat – Madrigal Gardens (PLAT2026-011)**

GENERAL INFORMATION

Applicant Information:
Miguel Madrigal
1404 North 59th Street
Kansas City, Kansas 66102

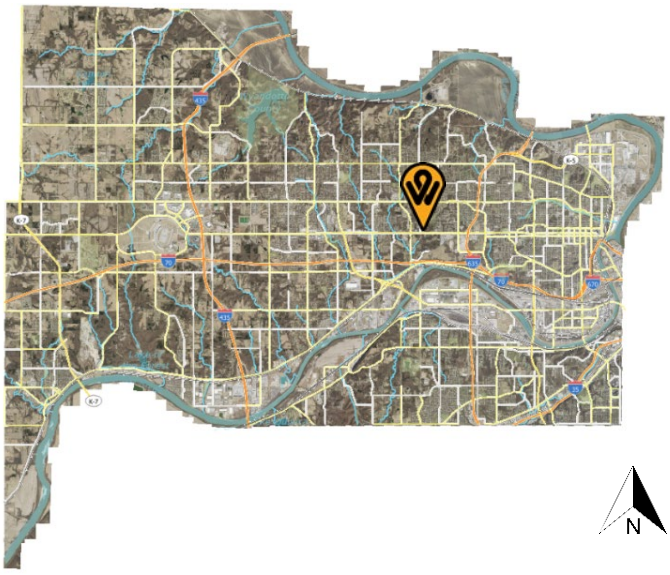
Subject Property:
1404 North 59th Street
Kansas City, Kansas 66102

Requested Action and Purpose:
Approval of a Final Plat to subdivide one (1) lot into three (3) lots for single-family homes.

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

Existing Zoning District(s):
R-2 Two Family District

Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-2 Two Family District	Undeveloped lot
South	RP-5 Planned Apartment District	Undeveloped lot and Mobile home park
East	R-2 Two Family District	Single-family residence
West	R-1 Single Family District	Single-family residences

Total Tract Size: 4.89 Acres

Neighborhood Characteristics: The subject property is located within the Coronado Statistical Neighborhood Group and Census Block Group #0439042. The neighborhood consists of residences to the north, east, south, and west of the property. Undeveloped lots are located to the north and south of the property.

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 59th Street as a Local Street.

Parking Requirement: Section 27-456(d) states 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.

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 – March 19, 2026
Letters to Property Owners – March 20, 2026, April 8, 2026, May 4, 2026, June 17, 2026, and July 6, 2026

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Miguel Madrigal, is requesting a Final Plat (Madrigal Gardens) to subdivide one (1) lot into three (3) lots for three (3) single-family homes at 1404 North 59th Street.

City Ordinance Requirements: Article XXI Sections 27-502 – 27-709, Article VII Sections 27-245-339, Article XI Section 27-215, 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. 15208-01536 – TOW – June 26, 2015 – Completed – Ford Escort in driveway with four flat tires – Previous property owner.

Outstanding or Related Permit and Cases:

1. BOZA2026-005 – Variance for Lot Ratio – Lots 1, 2, and 3 does not meet the 3:1 lot ratio (to be heard by the Board of Zoning Appeals on August 10, 2026.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

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

The PlanKCK Comprehensive Plan designates this property as Medium Density Residential, which allows garden-style apartments, townhouses, duplexes, and fourplexes. The proposed use conforms to the PlanKCK Comprehensive Plan designation.

2. 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 does not provide storm water control to the property.

d. Police

Police service is provided by West Patrol, District #224.

e. Fire

Fire service is provided by Station #11, which is 0.52 of a mile away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Lindberg Elementary School, Gloria Wills Middle School, and F.L. Schlagle High School, under Kansas City, Kansas USD 500.

h. Streets

See above

3. Whether the final 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 final plat is not in compliance with the lot depth to width ratio, lot width, and lot area. The applicant is requesting a Variance for the lot ratio. Development on these lots would be subject to the PlanKCK Comprehensive Plan standards.

4. 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 applicant has not submitted any architectural design for staff review. However, although one of the three proposed lots do not meet the required 3:1 lot-depth-to-width ratio, the applicant is requesting a variance to address this nonconformity.

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

   The development is designed with regard to the natural features of the land since it is zoned for the use they are proposing. The development is designed with regard to the social environment surrounding the property.

6. ***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 is unable to connect to the existing utility connections, the applicant will have to design each lot to be at least one (1) acre to be on septic service.

7. ***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 is an infill housing development in an otherwise, previously built-out mixed-use neighborhood, and will not encourage piece-meal or premature development. If unable to connect to the existing utility connections, the applicant will have to design each lot to be at least one (1) acre to be septic eligible.

KEY ISSUES

3:1 Lot Ratio

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Adhere to the Conservation District Comments.

   Applicant's Response: Understood.

2. If unable to connect to the existing utility connections, the applicant will have to design each lot to be at least one (1) acre to be septic eligible.

   Applicant's Response: Understood.

3. When the mylars are submitted to Staff to be recorded, submit the following fees:
   - $32.00 per page payable to the Register of Deeds; and,
   - $7.00 per lot payable to the Unified Treasurer.

Applicant's Response: Understood.

4. Utility easements shall connect with easements established in adjoining properties.

   Applicant's Response: Understood.

5. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

   Applicant's Response: Understood.

6. Applicant shall comply with Planning Engineering comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.

   Applicant's Response: Understood.

7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.

   Applicant's Response: Understood.

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

   Applicant's Response: Understood.

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.

   Applicant's Response: Understood.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:

1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and **APPROVE PLAT2026-011 (Madrigal Gardens Final Plat)**, subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **This City Planning Commission case is being heard in conjunction with BOZA2026-005 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 BOZA2026-005 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **Adhere to the Conservation District Comments;**
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. **$21.00 for three (3) lots payable to the Unified Treasurer.**
4. **Utility easements shall connect with easements established in adjoining properties;**
5. **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;**
6. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
7. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
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;**
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. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**

11. **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;**
12. **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;**
13. **A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; and,**
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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Final Plat
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission
Final Plat	August 10, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **PLAT2026-011** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **PLAT2026-011,** to the Unified Government Board of Commissioners 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.

ATTACHMENTS

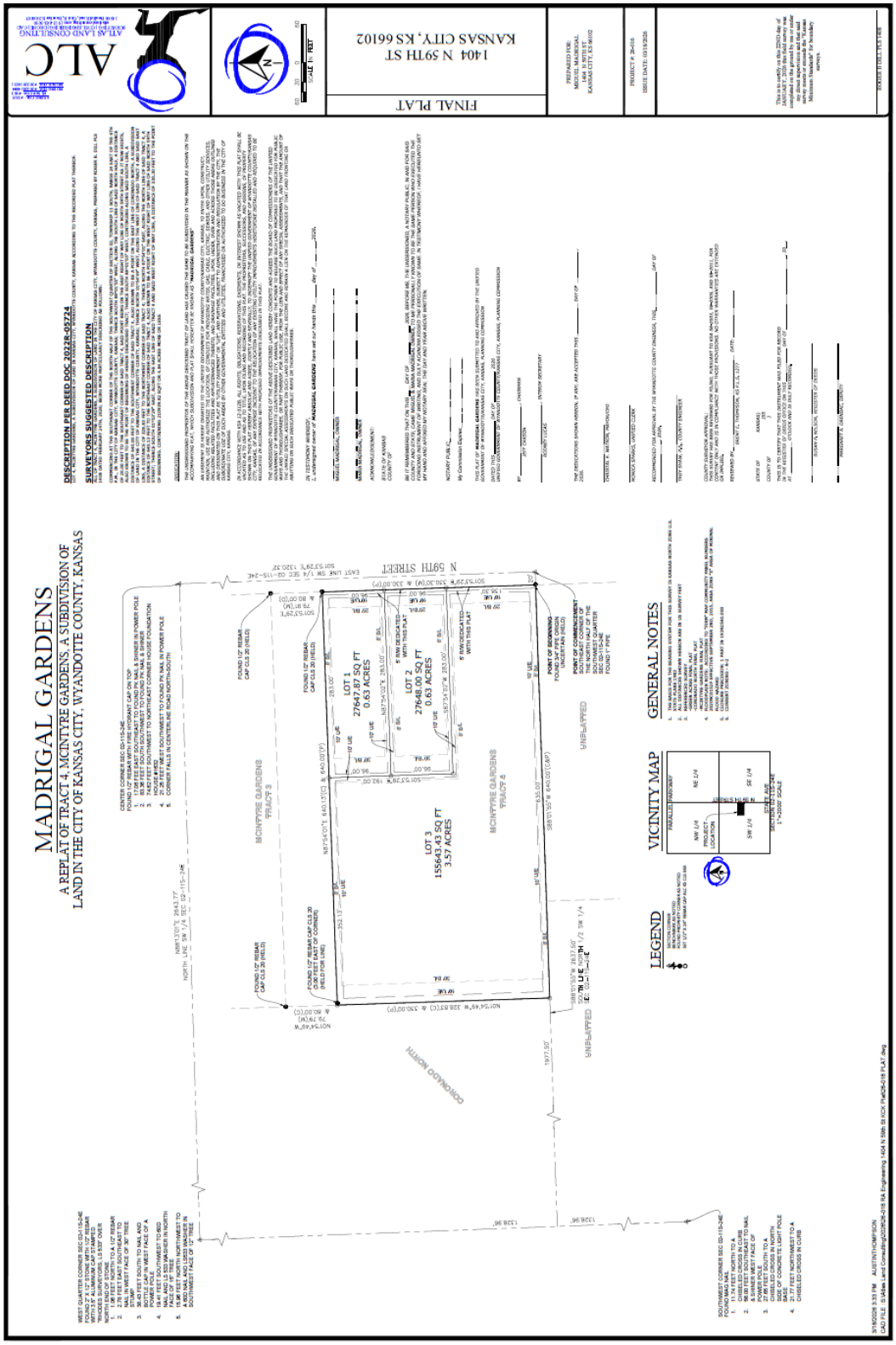
AERIAL IMAGERY

ZONING MAP

LAND USE MAP

Right-of-Way
Medium-Density
Residential
Corridor
Mixed Use
N

ADDITIONAL ATTACHMENTS



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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

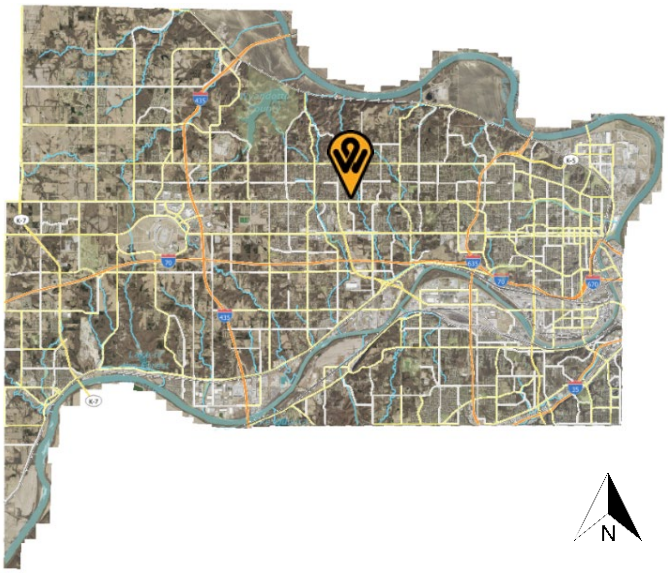
Re: **Final Plan Petition PR2026-013 and PLAT2026-027 (NuPath Village Final Plat)**

GENERAL INFORMATION

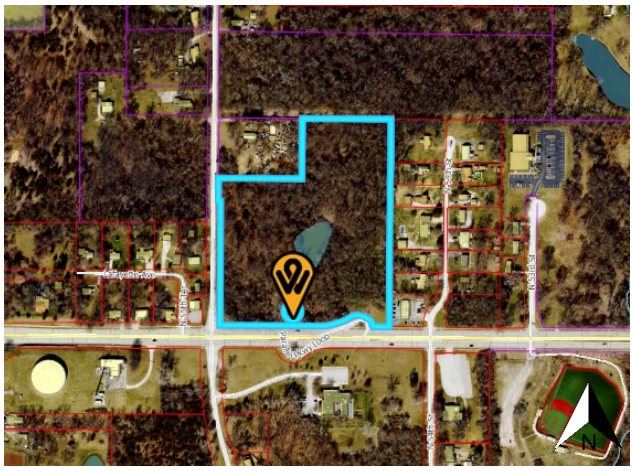
Applicant Information:
Scott Sperry with Kansas Affordable 1, LLC
Applicant
12220 State Line Road
Leawood, Kansas 66209

Subject Property:
5444 Parallel Parkway
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to build 35 single-family residential lot subdivision.



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



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

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family Districts	Single-family homes and undeveloped lots
South	RP-5 Planned Apartment District	The Humane Society of Greater Kansas City
East	R-1 Single Family Districts and CP-2 Planned General Business District	Single family homes and a car dealership
West	R-1 Single Family Districts and C-1 Limited Business District	Commercial business and single-family homes

Total Tract Size: 12.28 Acres

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

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

Parking Requirement: Section 27-454(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. 70 parking spaces are required. 70 parking spaces are provided; each unit has one (1) covered parking space and one (1) uncovered parking space located in the driveway.

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.

Advertisement: The Wyandotte Echo – Not Required
Letters to Property Owners – July 17, 2026

Public Hearing:	August 10, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Final Development Plan and Final Plat to build a 35-lot single-family subdivision on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

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. ABT25-1657 – Abatement – July 30, 2025 – Closed – Tall weeds and grass.
2. ABT25-0474 – Abatement – April 30, 2025 – Closed – Weeds.
3. ABT24-1607 – Abatement – July 31, 2024 – Closed – Tall weeds.
4. CAC23-2875 – Code-Admin Citation – September 7, 2023 – No Payment – Special Assessment – 2024 Lien Tax Role, Administrative Citation-UG Abatement.
5. ABT23-2284 – Abatement – August 23, 2023 – Closed – Tall weeds and trash.
6. ABT23-1759 – Abatement – July 19, 2023 – Closed – Tall weeds and trash.
7. CAC23-1693 – Code-Admin Citation – June 5, 2023 – No Payment – Special Assessment, Administrative Citation-UG Abatement.
8. ABT23-1012 – Abatement – May 18, 2023 – Closed – Tall weeds and trash.
9. ABT23-0153 – Abatement – February 15, 2023 – Closed – Tall weeds and trash.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2026 – COZ2025-032 – Change of Zone from RP-5 Planned Apartment and C-1 Limited Business District to R-1 Single Family District.

2. 2026 – PLAT2025-042 – Preliminary Plat for 35 single-family residential lots.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 12.28 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, required setbacks, and required landscaping and buffers as per the Code of Ordinances. Based on the final plans, the road would only allow on-street parking on one (1) side of the road.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 55th Street.

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. The plan provides adequate space for vehicles to navigate the subdivision safely with relatively wide streets, however, KCKFD will determine if parking can occur on the both sides of the street.

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. There are single-family homes to the west and east. There is no access to Parallel Parkway, which will reduce a conflict and congestion point Major Arterial.

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 does conform to the PlanKCK Comprehensive Plan from the standpoint of its land use designation, which is designated as Low Density Residential, which allows single-family detached residential units.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 55th Street in addition to the subdivision itself.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 55th Street. Public Works is evaluating whether additional right-of-way is needed.

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 convention, nonplanned zoning district. The developer provides parking specifically for residents. The developer is not providing any amenities.

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 nonplanned zoning district.

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

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

      Electrical and Water Service is provided by BPU.

   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 #223.

   e. ***Fire***

      Fire service is provided by Station #19, located at North 80th Terrace and State Avenue.

   f. ***Transit***

      There is no public transportation to the subject property.

g. Schools

Public Education is provided by Welborn Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements with revisions.

11. Whether the final 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, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to the external neighborhoods in addition to the road only allowing on-street parking on one (1) side of the road.

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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive, and noise. Access through the development for EMS does not necessarily have the best access since the proposed road would only allow on-street parking on one side of the road, not both. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to North 55th Street.

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 developing an undeveloped lot.

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 encourage premature extension of public services, piece-meal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Midtown area.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Plan Review and Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Section 27-700(a) In the R-1, R, AG, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees.

   Applicant Response: Acknowledged, one (1) shade tree has been provided for each lot, plus one (1) tree per 7,000 square feet of site area on sheet L100. This property is zoned R-1 and there are no requirements for buffer plantings in R-1 in 27-700.

2. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-O, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property. All multifamily

residential projects shall include at least one (1) shade tree per 8 dwelling units and one shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required.

Applicant Response: Acknowledged, buffer plantings would not apply as this is R-1 per 27-700(b)(1), buffer plantings are only required in R-3, R-4, R-5, R-6, R-M and C-0.

3. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials.

   Applicant's Response: The proposed development will incorporate multiple architectural elevations utilizing a combination of lap siding, cedar shake accents, and stone veneer, along with three to five coordinated exterior palettes. These variations are intended to create a visually diverse streetscape and avoid a monolithic appearance throughout the development. See sheet A2.03.

4. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
   c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.

      Applicant's Response: Acknowledged, grass or driveway is shown in these areas.

5. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the planning commission.
   a. The sidewalk that is currently under development process should connect to North 55th Street and Parallel Parkway.

Applicant's Response: Acknowledged, sidewalks are shown on one side of all of the streets in the project. The sidewalks are five (5) feet and four (4) inch thick Portland cement concrete per sheet 5. (Typical Sections) of the Public Street plans.

The sidewalk is shown as connecting to North 55th Street at North 55th Street and North Lafayette Avenue and shown as connecting to Parallel Parkway between lots 23 and 34 within an easement also shown on the plat.

6. For the Final Plat: 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.

    Applicant's Response: Acknowledged.

7. 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.

    Applicant's Response: Acknowledged, these easements are shown on the plat.

8. Utility easements shall connect with easements established in adjoining properties.

    Applicant's Response: Acknowledged.

9. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

    Applicant's Response: Acknowledged.

Planning Engineering Comments:

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

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2026-013** and **PLAT2026-027** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees;**
2. **The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
3. **For the Final Plat: 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. **$220.00 for 35 lots 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. **Utility easements shall connect with easements established in adjoining properties;**
6. **The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
7. **Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;**
8. **The internal sidewalk is shown as connecting to North 55th Street at North 55th Street and North Lafayette Avenue and shown as connecting to Parallel Parkway between lots 23 and 34 within an easement also shown on the plat;**
9. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
10. **Section 247-699(a)(1-6) Landscaping:**
    a. **The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.**

b. **All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.**
c. **No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.**
d. **At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.**
e. **The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers**
f. **Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**

11. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
12. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
13. **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;**
14. **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;**
15. **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**
16. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**

e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**

17. **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;**
18. **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;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **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;**
21. **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;**
22. **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;**
23. **Following the Final Plan: 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;

24. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
25. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Floor Plan
Building Elevations
Image of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	August 10, 2026	Not Required
Final Plat	August 10, 2026	Not Required

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

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2026-013** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2026-013,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-027**, NuPath Village Final Plat 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

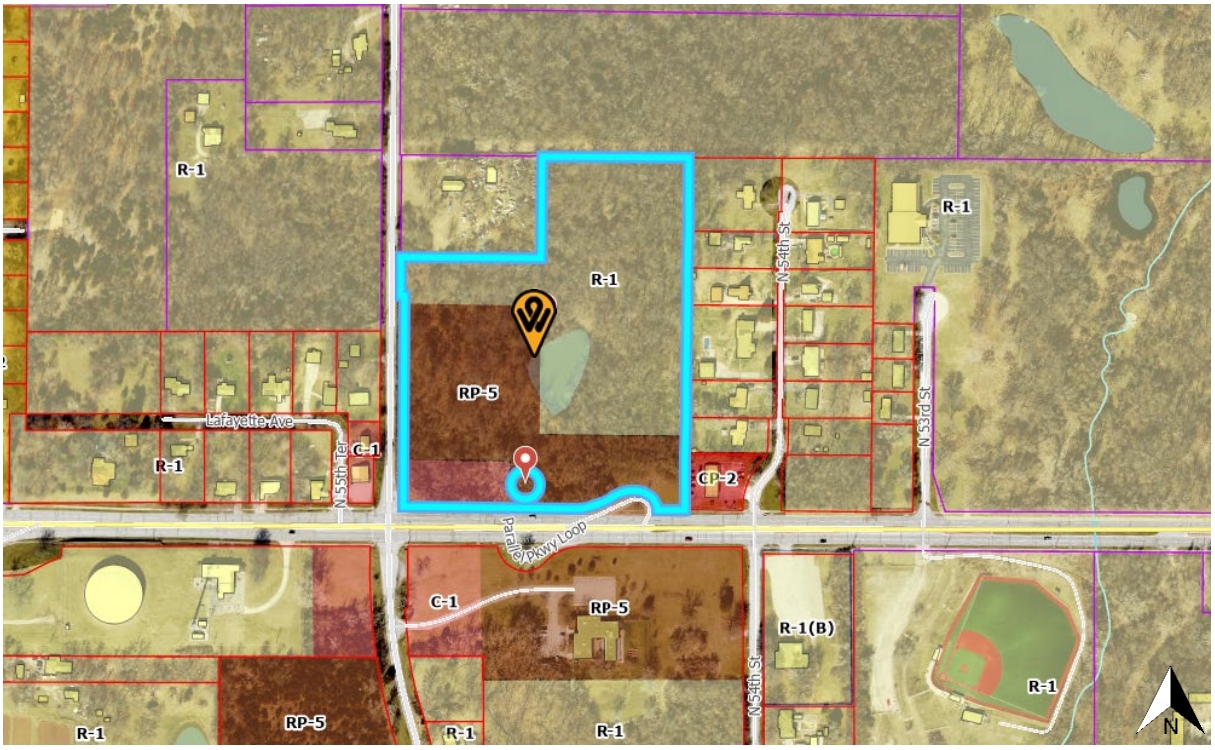
OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-027**, NuPath Village Final Plat, 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.

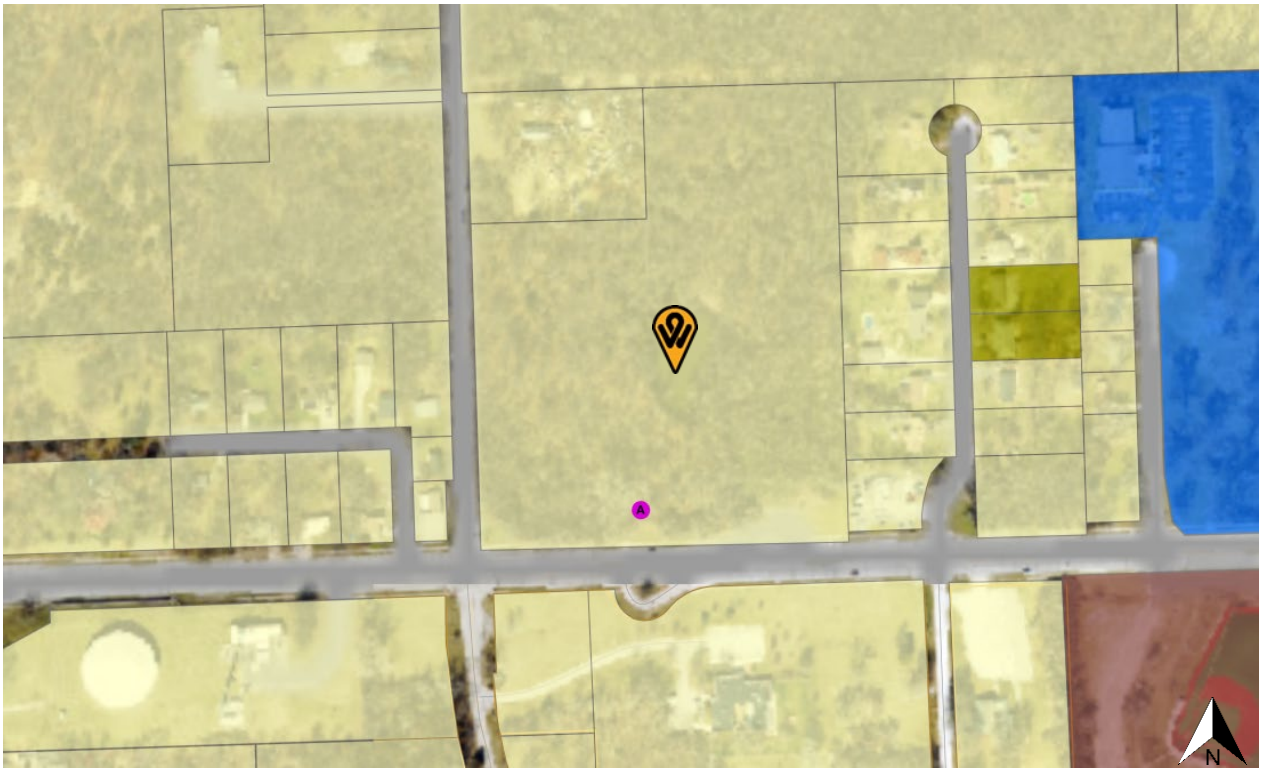
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1
R-1
RP-5
Lafayette Ave
R-1
N 55th Ter
C-1
N 54th St
R-1
N 53rd St
CP-2
Parkway Loop
C-1
RP-5
R-1(B)
R-1
R-1
RP-5
R-1
R-1
N 54th St
N

LAND USE MAP



ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

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

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

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: July 10, 2026
RE: **NUPATH VILLAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Continental Consulting Engineers

And we have determined the following:
Takes all of CIC-TAS Parcel:
917813
Owners-of-Record:
David & Nancy Nivens; Joann Grazier
Jurat Signature:
Scot Sperry, secretary/treasurer – Kansas Affordable 1, LLC

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

1) Ownership
The ownership is different than shown on plat.

2) Approvals
The wording under Approvals is running past the border frame line.

3) Streets
Are the streets public or private? There need to be street names labeled.

4) Sub-title
Revise the sub-title to include "Southwest ¼." Spell out sub-title instead of abbreviations.

5) Surveyor's Report
Item 3 should be "Parallel Parkway."

1

6) Legal Description
On the third line, capitalize "Street." The last two calls along Parallel Parkway should be consolidated to match labeling.

7) Dedication
Remove "to be" from the ROW dedication along 55th Street.

8) Labeling
What is the purpose of the extra dimension labeling along the curve on the south line of Lot 23?

9) Vicinity Map
Correct the labeling of "Parallel PKWY."

Planning and Urban Design Comments:

1. Section 27-700(a) In the R-1, R, AG, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees.

   Applicant Response: Acknowleged, one shade tree has been provided for each lot plus 1 tree per 7,000 sq. ft. of site area on sheet L100. This property is zoned R-1 and there are no requirements for buffering plantings in R-1 in 27-700.
2. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-O, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property. All multifamily residential projects shall include at least one (1) shade tree per 8 dwelling units and one shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required. Acknowleged, buffer plantings would not apply as this is R-1 and per 27-700(b)(1), buffer plantings are only required in R-3, R-4, R-5, R-6, R-M, C-O.

3. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials. The proposed development will incorporate multiple architectural elevations utilizing a combination of lap siding, cedar shake accents, and stone veneer, along with three to five coordinated exterior color palettes. These variations are intended to create a visually diverse streetscape and avoid a monolithic appearance throughout the development. See sheet A2.03.
   Applicant's Response:

4. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted. Acknowledged, grass or driveway is shown in these areas.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained. Acknowledged.
   c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees. Acknowledged.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees. Acknowledged.

5. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the planning commission. Acknowledged, sidewalks are shown on one side of all of the streets in the project. The sidewalks are 5' wide and 4" thick Portland cement concrete per sheet 5 (Typical Sections) of the Public Street plans.
    a. The sidewalk that is currently under development process should connect to North 55th Street and Parallel Parkway. The sidewalk is shown as connecting to North 55th Street at N. 55th Street and N. Lafayette Ave and shown as connecting to Parallel Pkwy between lots 23 and 24 within an easement also shown on the plat.

6. For the Final Plat: 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.

    Applicant's Response: Acknowledged.
7. 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.

    Applicant's Response: Acknowledged, these easements are shown on the plat.

8. Utility easements shall connect with easements established in adjoining properties.

    Applicant's Response: Acknowledged.

9. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

    Applicant's Response: Acknowledged.

Previous Conditions of Approval for PR2025-045 and PLAT2026-001:

1. Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval; Acknowledged.

2. For the Final Plat: 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, Acknowledged.
   b. $7.00 per lot payable to the Unified Treasurer; Acknowledged.
3. 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; Acknowledged.
4. Utility easements shall connect with easements established in adjoining properties; Acknowledged.
5. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials; Acknowledged.
6. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission; Acknowledged.
7. The sidewalk that is currently under development process shall connect to North 75th Street; This is assumed to mean N. 55th Street. The N. Lafayette Ave sidewalk connects to the right of way on N. 55th St.
8. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; Acknowledged.
9. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted. Acknowledged.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
   c. No landscaping in street rights-of-way or in the required sight distance Acknowledged.
      triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees. Acknowledged.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees. Acknowledged.
   e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers. Acknowledged, not applicable here
   f. Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the

parking lot. Interior tree plantings are in addition to other landscaping requirements; Acknowledged, not applicable here

10. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat; Acknowledged.
11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361); Acknowledged.
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; Acknowledged.
13. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line; Acknowledged.
14. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building Acknowledged.
15. Regarding BPU transformer screening, the following applies: Acknowledged.
    a. Gate doors are required for all types of screening that are placed in front of the transformers.
    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
16. 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; Acknowledged.
17. 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-

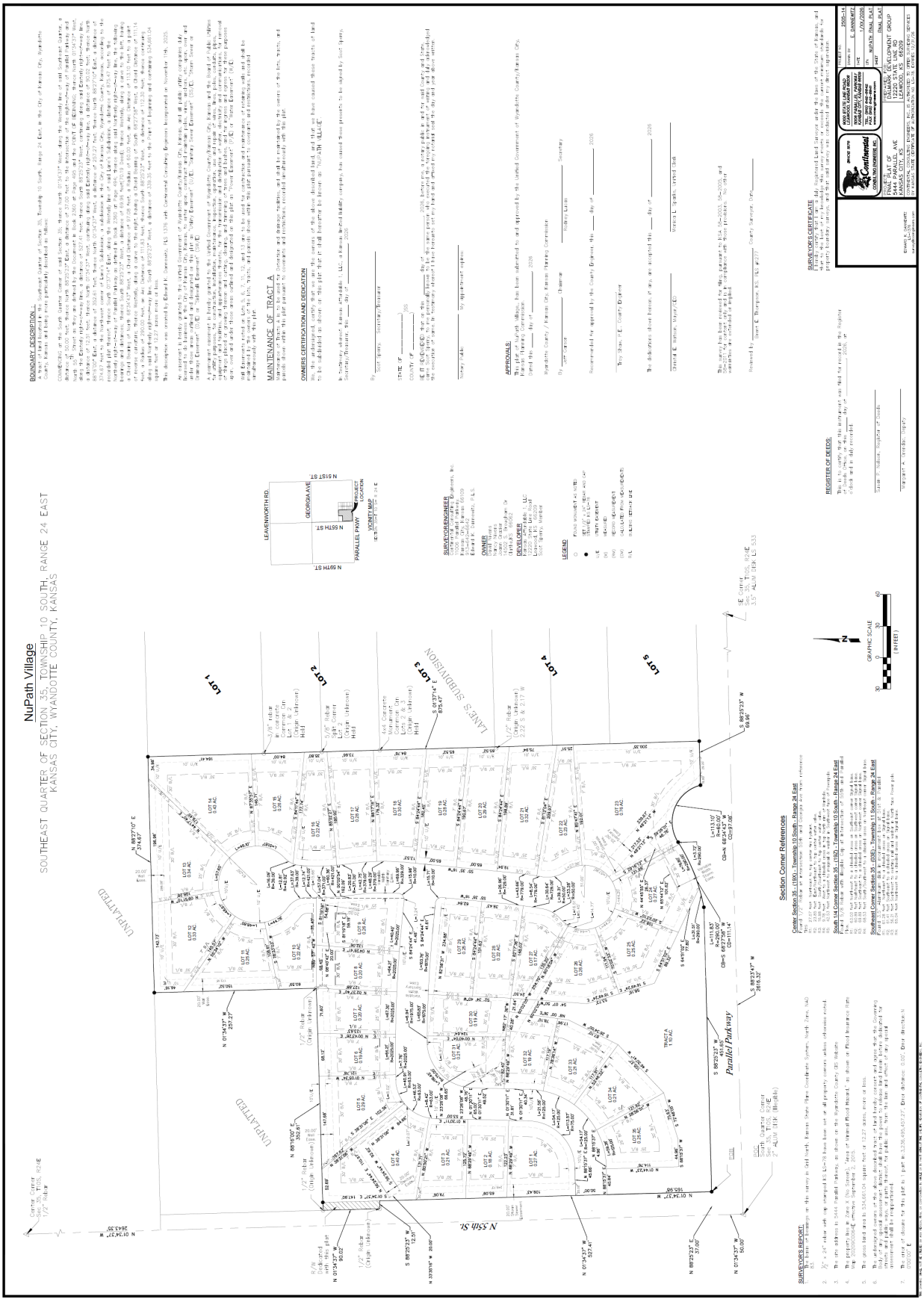
8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly; Acknowledged.

18. All existing and future driveways must feature curb cuts that are constructed to UG standards; Acknowledged.
19. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly; Acknowledged.
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; Acknowledged.
21. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; Acknowledged.
22. Following the Final Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; Acknowledged.
23. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and, Acknowledged.
24. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition

becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. Acknowledged.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical reviews of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments. Acknowledged.
   2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition. Acknowledged.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None


NuPath Village
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 24 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
BOUNDARY DESCRIPTION :
MAINTENANCE OF TRACT A
OWNERS CERTIFICATION AND DEDICATION
APPROVALS:
SURVEYOR'S CERTIFICATE
REGISTER OF DEEDS:
SURVEYOR'S REPORT:
Section Corner References
LEGEND
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LANDES SUBDIVISION
UNPLATTED
N 55th St.
Parallel Parkway
TRACT A
1.0 AC.
LEAVENWORTH RD.
GEORGIA AVE
N 51ST ST.
N 55TH ST.
PARALLEL PKWY
VICINITY MAP
PROJECT LOCATION
SURVEYOR/ENGINEER
DEVELOPER
OWNER
Continental
DEVELOPMENT GROUP
FINAL PLAT OF
5444 PARALLEL AVE
14 LOTS, 5 TRACTS, AND 1 TRACT
SHEET NO.
2025-14
DRAWN BY
K. DANNETT
DATE
1/30/2026
JOB NO.
KCK-01-25-04_FLAT
1220 STATE LINE RD
KANSAS CITY, MO 64108
816.221.2900
www.continentaldevelopment.com
ASSOCIATES, INC.
ENGINEERS, PLS & SURVEYORS
7101 COLLEGE BLVD., SUITE 120
OVERLAND PARK, KANSAS 66210
PHONE: 913.381.1170
FAX: 913.381.1174
WWW.OLSSON.COM
GRAPHIC SCALE
0
30
60
(IN FEET)
1 INCH = 60 FEET

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) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

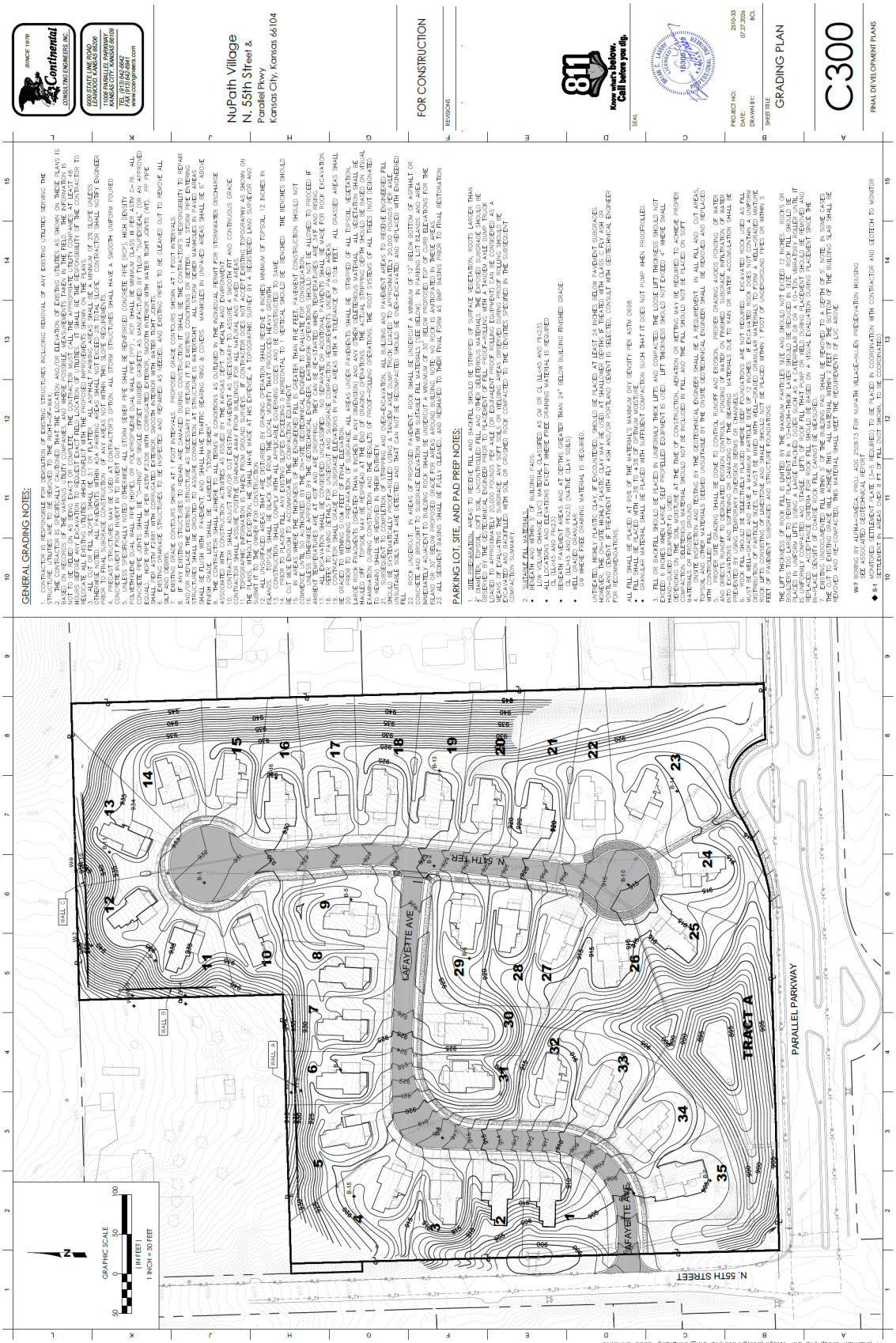
BRIAN C. LAUGHLIN
LICENSED
16305
PROFESSIONAL ENGINEER
KANSAS

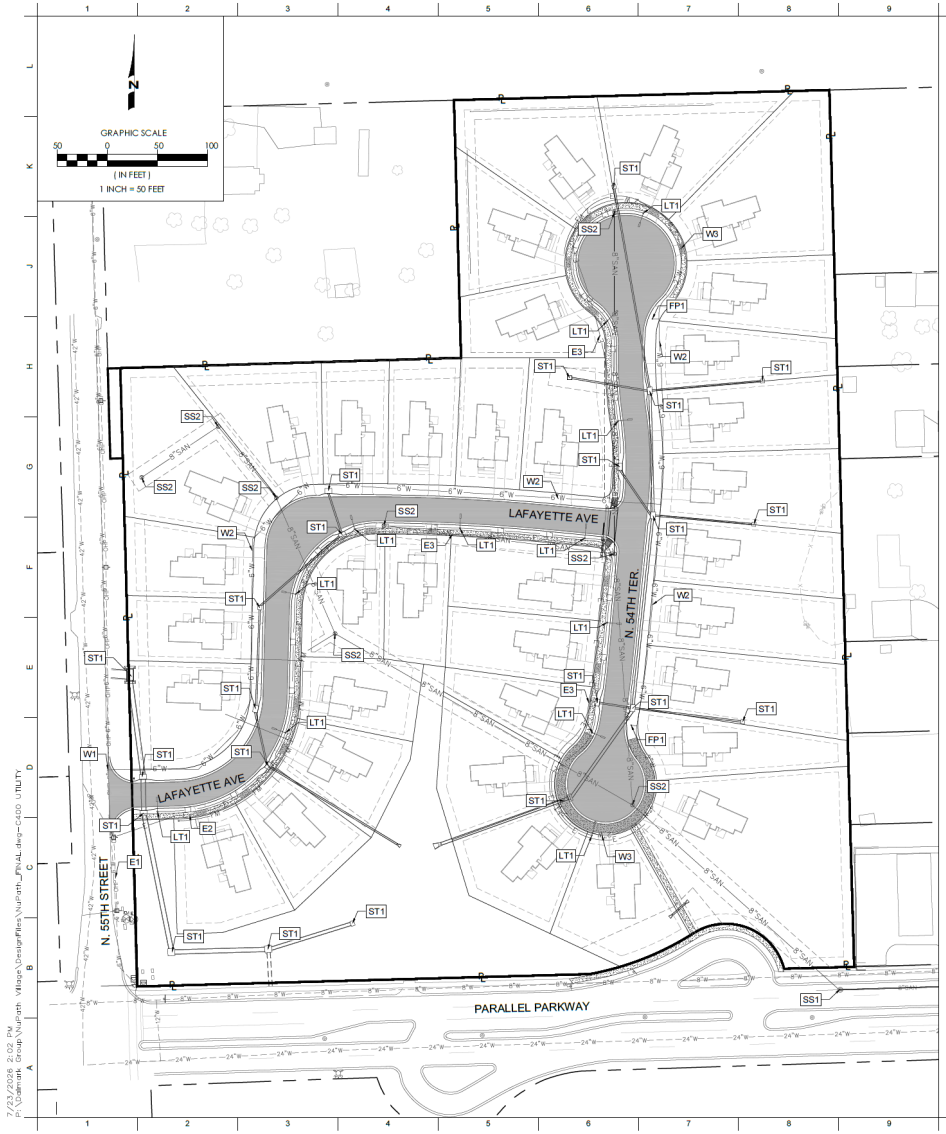
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

SHEET TITLE
SITE PLAN

C200

FINAL DEVELOPMENT PLANS


GENERAL GRADING NOTES:
PARKING LOT, SITE, AND PAD PREP NOTES:
Continental
SINCE 1979
CONSULTING ENGINEERS, INC.
11008 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
PH. (913) 962-8844
FAX (913) 962-8847
www.coengineers.com
NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR CONSTRUCTION
REVISIONS
Know what's below.
Call before you dig.
811
SEAL
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL
SHEET TITLE
GRADING PLAN
C300
FINAL DEVELOPMENT PLANS
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
N. 55TH STREET
LAFAYETTE AVE
PARALLEL PARKWAY
TRACT A
WALL A
WALL B
WALL C



SITE UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, COMPACTED, AND CONSOLIDATED BEFORE INSTALLATION OF PROPOSED UTILITIES. ON-SITE GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN CONFIRMATION THAT THIS REQUIREMENT HAS BEEN MET AND THAT UTILITIES MAY PROCEED IN THE FILL AREAS. ALL UTILITIES ARE TO BE PLACED IN TRENCH CONDITIONS.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MINIMUM TRENCH WIDTH SHALL BE 18 INCHES.
4. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN CONCRETE 10 FEET EITHER SIDE OF THE CROSSING.
5. ALL UNDERGROUND STORM, SANITARY, WATER AND OTHER UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION APPROVAL PRIOR TO BACKFILL WILL CONSTITUTE REJECTION OF WORK.
6. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS OR FINISH GRADE ELEVATIONS IN NON-PAVED AREAS.
7. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AT 3000 P.S.I.
8. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OR REMOVAL OF EXISTING POWER POLES, TELEPHONE POLES AND GUYS WITH RESPECTIVE UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS REGARDING UTILITY SERVICES.
10. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITION OF ALL STORM SEWERS ADJACENT TO THE PROJECT LIMITS TO DETERMINE IF ANY EXISTING STORM SEWERS ARE PLUGGED. NOTIFY THE ENGINEER OF ANY PRE-EXISTING CONDITIONS WHICH NEED ATTENTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING AND ADJACENT STORM SEWERS IN GOOD WORKING ORDER UNTIL SUBSTANTIAL COMPLETION.
11. SANITARY SEWER PIPE SHALL BE AS SHOWN ON PUBLIC SEWER MAIN PLANS (PVC SDR26, ETC.), SANITARY SEWER SERVICE LINES SHALL BE 6" PVC SCH. 40.
12. STORM SEWER ROOF DRAINS (ST) SHALL BE PVC SDR 35 (UNLESS OTHERWISE SHOWN ON PLANS).
13. ALL ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER STRUCTURES.
14. WATER LINES SHALL BE AS FOLLOWS (UNLESS OTHERWISE SHOWN ON PLANS):
    A. 4" THRU 12": DUCTILE IRON PIPE PRESSURE CLASS 350 PER AWWA C150 OR PVC C900 DR14 (PC 305) PER AWWA C900
    B. 1/2" TO 3": HDPE IPS PRESSURE PIPE PE4710 PER ASTM D3035/AWWA C901-DR11 (200 PSI) OR TYPE K COPPER
    C. ALL CONNECTIONS TO VALVES AND DUCTILE IRON PIPE SHALL BE MADE WITH MJ ADAPTERS
    D. ALL WATERLINE BETWEEN THE PUBLIC MAIN AND THROUGH METER AND BACKFLOW VAULTS SHALL BE DUCTILE IRON PIPE PRESSURE CLASS 350 PER AWWA C150 OR TYPE K COPPER PER B.P.U. WATER STANDARDS.
15. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER ON ALL WATER LINES. ALL WATER LINE JOINTS ARE TO BE PUSH-ON TYPE JOINTS WITH JOINT RESTRAINTS WHERE CALLED OUT IN PROFILE. WATER MAINS AND SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE BOARD OF PUBLIC UTILITIES WATER STANDARDS.
16. ALL STORM SEWER SHALL CONFORM TO THE FOLLOWING (SEE STORM PROFILES):
    -HDPE N12 WITH WATERTIGHT JOINTS
    -CLASS III (MIN.) REINFORCED CONCRETE PIPE PER ASTM C76
    -POLYPROPYLENE PIPE PER ASTM F2736 AND ASTM F2764
17. ALL STORM SEWER STRUCTURES IN PAVED AREAS AND POND AREAS SHALL BE PRECAST CONCRETE.
18. ALL STORM STRUCTURES IN GRASSED AREAS MAY BE PRECAST CONCRETE OR PREFORMED PVC DRAIN BASINS WITH CAST IRON PEDESTRIAN LIDS.
19. GAS LINES SHALL BE PER ATMOS ENERGY STANDARDS AND TYPICALLY INSTALLED TO THE METER BY ATMOS OR AN ATMOS ENERGY SUBCONTRACTOR
20. ALL EXTERIOR ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN TRENCH CONDITIONS IN MINIMUM SCH. 40 PVC OR SCH. 40 HDPE CONDUIT.
21. ALL EXTERIOR COMMUNICATION LINES SHALL BE INSTALLED IN TRENCH CONDITIONS IN MINIMUM SCH. 40 PVC OR SCH. 40 HDPE CONDUIT.
22. WITHIN 5'-10' OF THE BUILDING, UTILITY TRENCHES SHALL HAVE A MIN. 10' LONG CLAY PLUG (CLAY BACKFILL) TO PREVENT RUNOFF AND GROUNDWATER FROM FOLLOWING THE TRENCH AND DRAINING TOWARD THE BUILDING.

LEGEND

- EXISTING WATER
- EXISTING FIRE HYDRANT / VALVE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING CABLE TV
- EXISTING UNDERGROUND TEL
- EXISTING OVERHEAD TEL
- EXISTING FIBER OPTIC
- EXISTING FENCE LINE

- PROPOSED UNDERGROUND ELEC.
- PROPOSED WATER
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMM / FIBER / TEL
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED IRRIGATION
- PROPOSED SITE LIGHTING

NOTE: THE SANITARY SEWER ON THIS JOB IS PROPOSED TO BE PRIVATE. ALL STORM SEWER IS PROPOSED TO BE PRIVATE, UNLESS NOTED OTHERWISE.

SITE UTILITY CONSTRUCTION NOTES:

- W1 COORD. WITH BPU TO CONNECT TO 6" PUBLIC WATERLINE W/ 6" GATE VALVE
- W2 INSTALL 6" PUBLIC WATER MAIN (BY BPU)
- W3 INSTALL 2" PUBLIC WATER MAIN (BY BPU)
- FP1 INSTALL FIRE HYDRANT
- SS1 CONNECT 8" PUBLIC SERVICE LINE NORTH WEST OF UG MH #178-046-MH
- SS2 INSTALL 8" SANITARY SEWER SERVICE LINE
- E1 EXISTING OVERHEAD POWER
- E2 COORDINATE WITH BPU TO PROVIDE SINGLE PHASE UNDERGROUND POWER
- ST1 INSTALL STORM SEWER
- LT1 INSTALL SITE LIGHTING FIXTURE (SEE LIGHTING PLANS)

SINCE 1978
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

BRIAN C. LANGLEY
LICENSED
16305
PROFESSIONAL ENGINEER
KANSAS

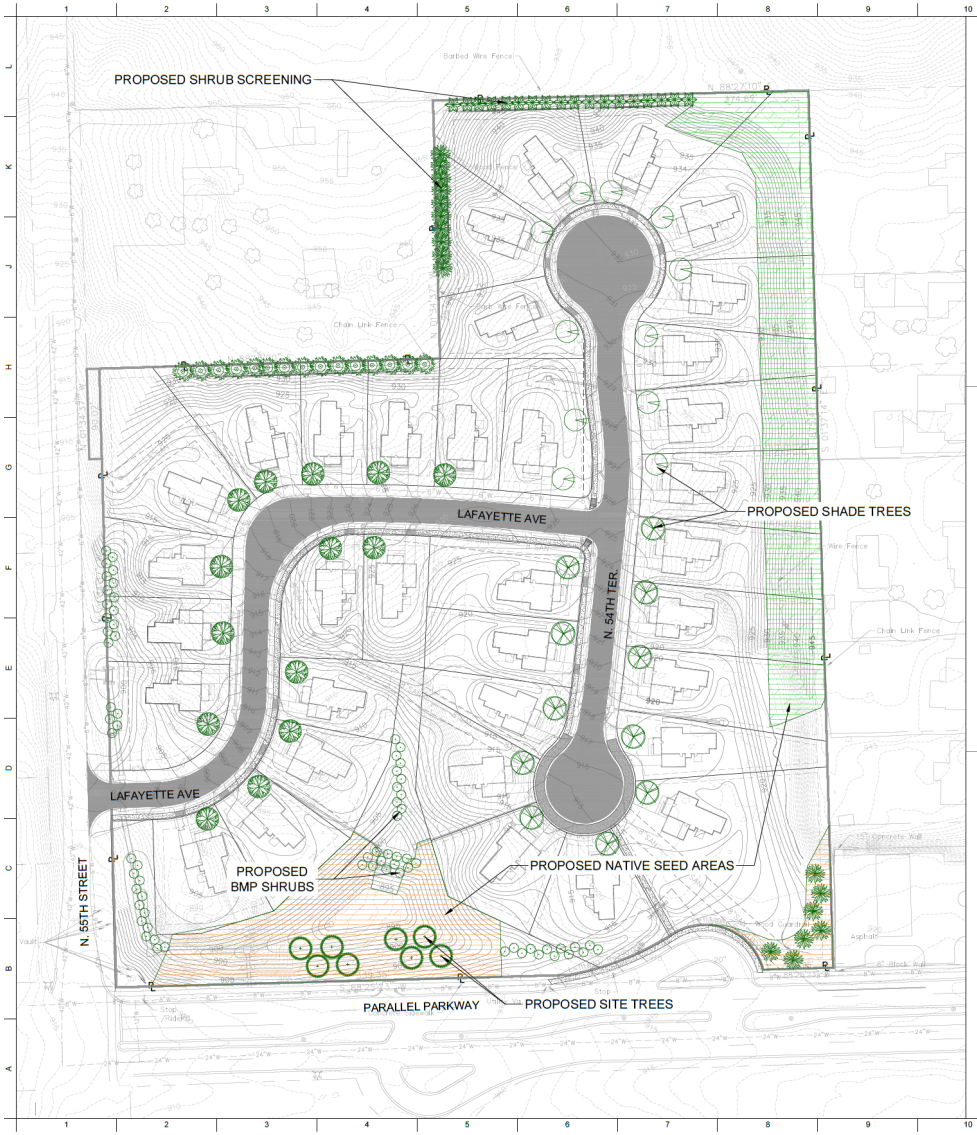
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

SHEET TITLE
UTILITY PLAN

C400

FINAL DEVELOPMENT PLANS

7/23/2026 2:02 PM
P:\Clarmark Group\NuPath Village\DesignFiles\NuPath_FINAL.dwg-C400 UTILITY



SITE DATA

	Quantity	Required	Provided
District: R-1			
District Requirements			
1 shade tree / du	35 DU	35	36
1 tree/ 7000 sf	47,832	6.83	8
Screening			
No Requirements for R-1 to R-1	N/A	No	Yes

PLANTING PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
TREES				
GT	Gleditsia triacanthos var inermis	Skyline Locust	11	B&B, 2" min. cal.; 14–16' min. ht. full crowns
UP	Ulmus parvifolia 'Allee'	Lacebark Elm	11	B&B, 2" min. cal.; 14–16' min. ht. full crowns
QR	Quercus rubra	Red Oak	14	B&B, 2" min. cal.; 14–16' min. ht. full crowns
TD	Taxodium distichum	Bald Cypress	8	B&B, 2 1/2" min. cal.; 6' min. ht., symmetrical
SHRUBS				
EA	Euonymous alatus Compactus	Burning Bush	15	5 gal., full well formed, spaced 6' o.c.
FI	Forsythia x intermedia	Border Forsythia	10	5 gal., full well formed, spaced 6' o.c.
PO	Physocarpus opulifolius 'Diablo'	Ninebark	17	5 gal., full well formed, spaced 6' o.c.
RA	Rhus aromatica 'Grow Low'	Gro Lo Sumac	71	5 gal., full well formed, spaced 6' o.c.
SEED MIXES				
BS	Bank Stabilization – Seed Mix	Pure Air Natives	34,765sf	RE: "pureairnatives.com"
EC	Erosion Control – Seed Mix	Pure Air Natives	38,583sf	RE: "pureairnatives.com"

1. SITE PREPARATION: BEFORE PLANTING, PREPARE THE SITE BY REMOVING EXISTING VEGETATION AND LOOSENING THE SOIL TO ENSURE GOOD SEED CONTACT.
2. SEED DISTRIBUTION: SPREAD THE SEEDS EVENLY OVER THE PREPARED SOIL. MIXING THE SEEDS WITH SAND CAN HELP ACHIEVE A MORE UNIFORM DISTRIBUTION.
3. SOIL CONTACT: LIGHTLY RAKE THE AREA TO COVER THE SEEDS WITH A THIN LAYER OF SOIL, AS MOST WILDFLOWER SEEDS NEED SUNLIGHT TO GERMINATE AND SHOULD NOT BE BURIED TOO DEEPLY.
4. WEED CONTROL: KEEP THE AREA CLEAR OF WEEDS, ESPECIALLY IN THE INITIAL STAGES OF GROWTH.

NOTE: ALL DISTURBED AREAS OF THE SITE NOT RECEIVING PAVEMENT, SIDEWALK OR BUILDING OR BS / EC SEED MIXES SHALL BE SEEDED, FERTILIZED AND MULCH WITH 90% FESCUE/10% BLUEGRASS SEED MIX UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FEET

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) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

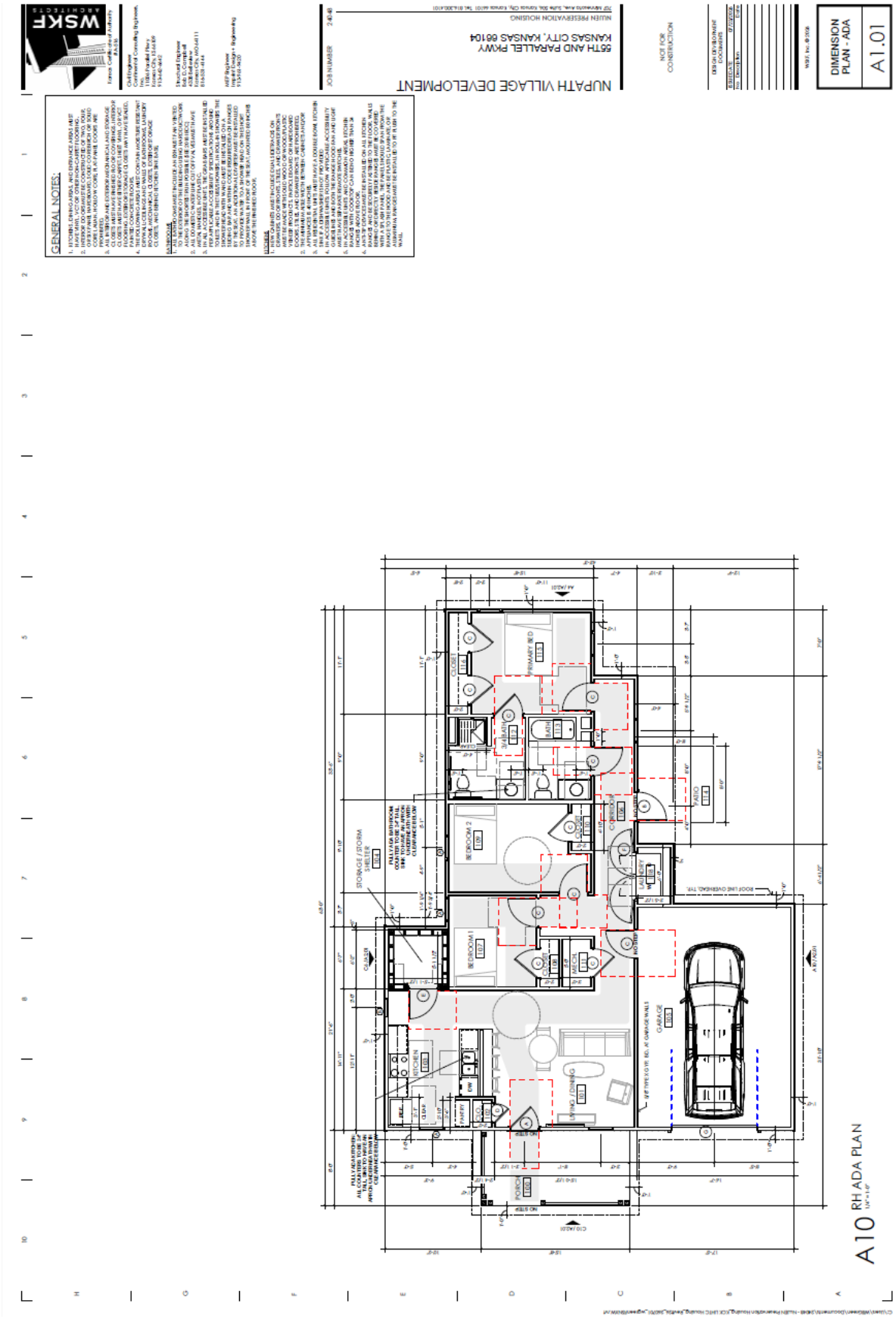
BRETT CHARLES LOCKHART
LICENSED
526
REGISTERED
LANDSCAPE ARCHITECT
11/17/2026

PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

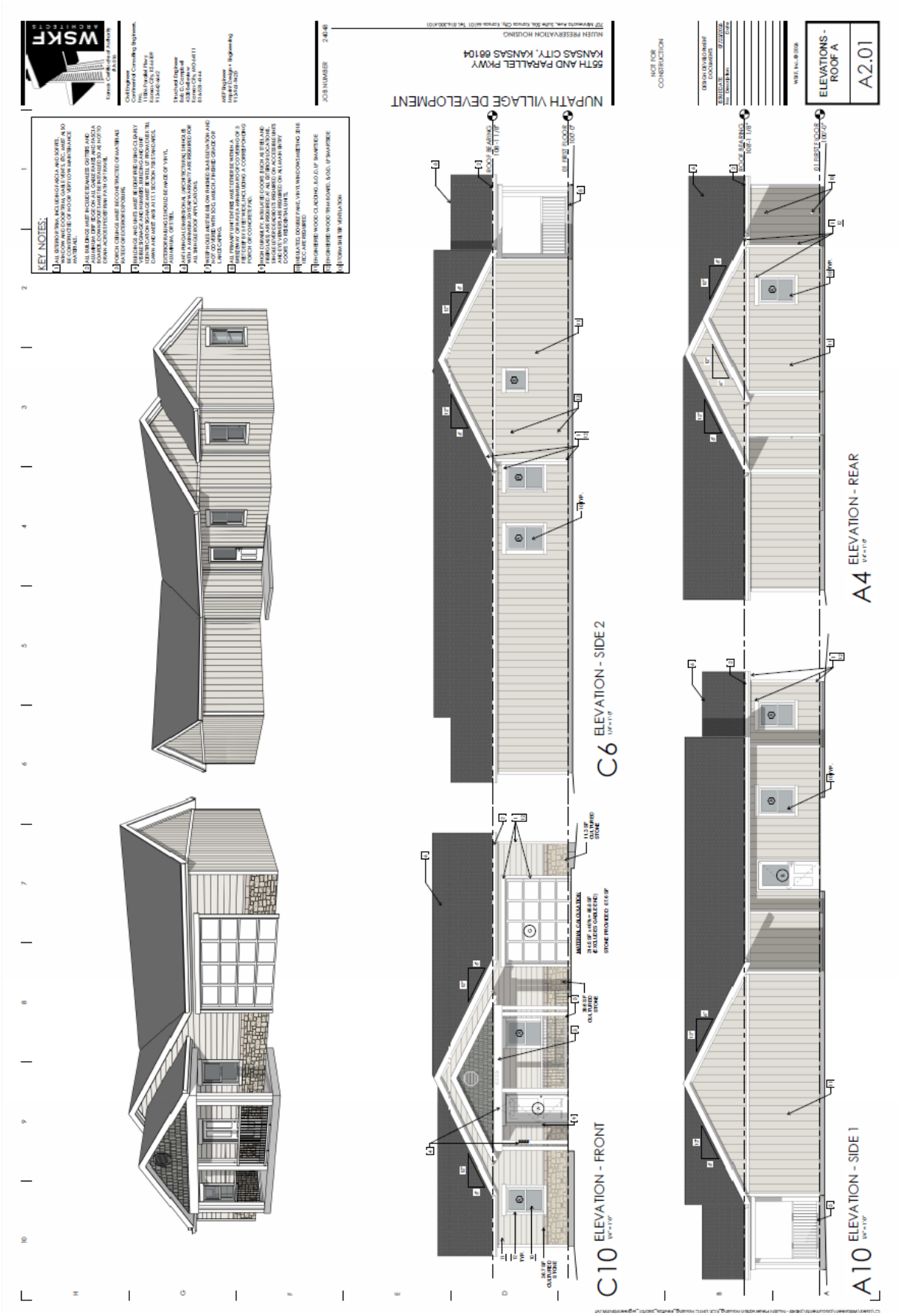
SHEET TITLE
TREE / SHRUB
PLANTING PLAN

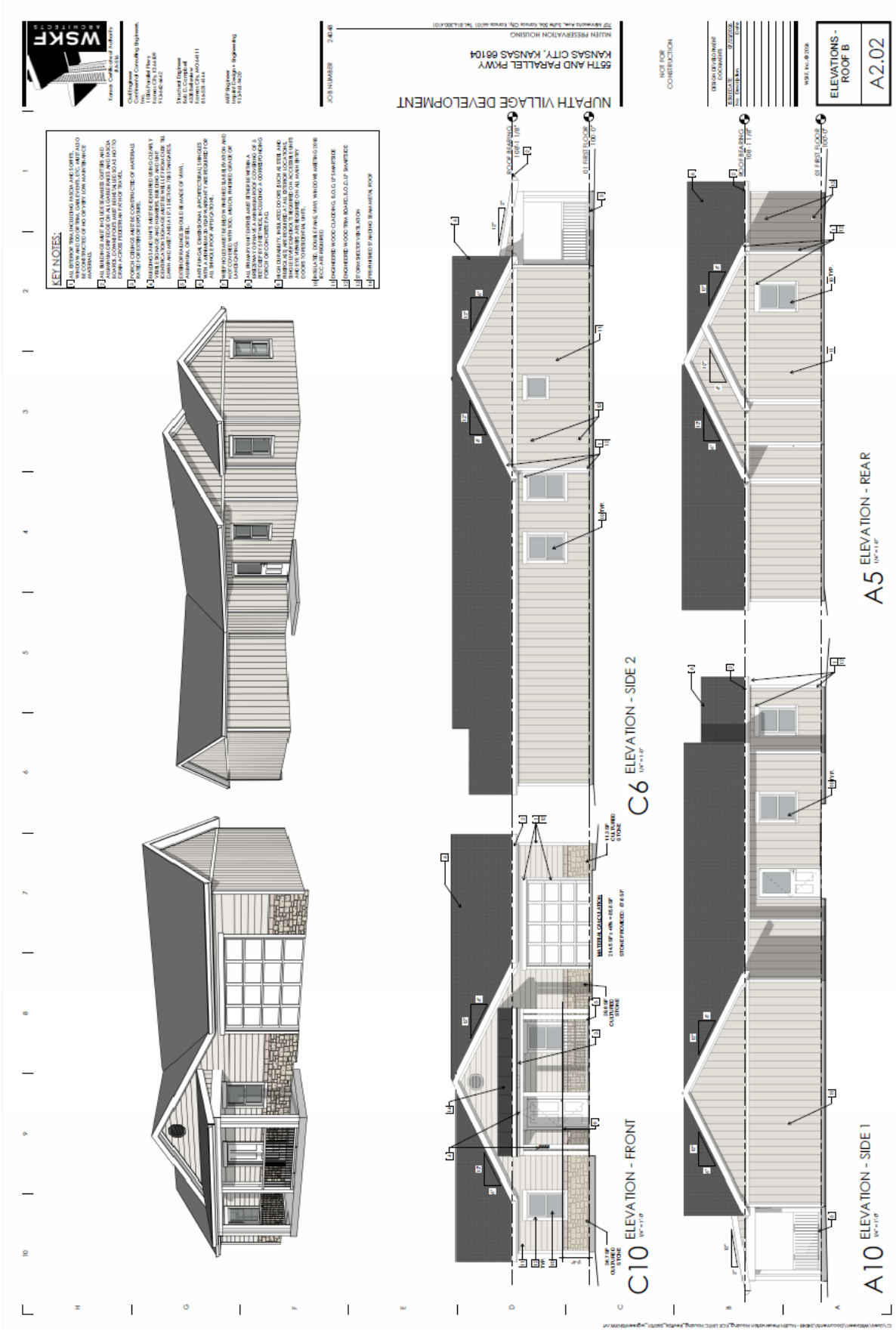
L100

FINAL DEVELOPMENT PLANS


WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NOT FOR CONSTRUCTION
DIMENSION PLAN - ADA
A1.01
GENERAL NOTES:
A10 RH ADA PLAN

WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
56TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULEN PRESERVATION HOLDING
NOT FOR CONSTRUCTION
DIMENSION PLAN - STANDARD
A1.02
GENERAL NOTES:
A10 RH STANDARD PLAN


NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULIN PRESERVATION HOLDING
ELEVATIONS - ROOF A
A2.01
NOT FOR CONSTRUCTION
KEY NOTES:
C6 ELEVATION - SIDE 2
C10 ELEVATION - FRONT
A4 ELEVATION - REAR
A10 ELEVATION - SIDE 1


NUPATH VILLAGE DEVELOPMENT
KANSAS CITY, KANSAS 66104
NOT FOR CONSTRUCTION
ELEVATIONS - ROOF B
A2.02
KEY NOTES:
C6 ELEVATION - SIDE 2
C10 ELEVATION - FRONT
A5 ELEVATION - REAR
A10 ELEVATION - SIDE 1

WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULEN PRESERVATION HOLDING
NOT FOR CONSTRUCTION
STREET ELEVATIONS
A2.03
COMMUNITY OFFICE
N. 54TH TER. - EAST ELEVATION
N. 54TH TER. - WEST ELEVATION
LAFAYETTE AVE. - NORTHWEST ELEVATION
LAFAYETTE AVE. - NORTHWEST ELEVATION

Continental
CONSULTING ENGINEERS, INC.
11000 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
(913) 342-2644
www.ccengineers.com
NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR CONSTRUCTION
REVISIONS
811
Know what's below.
Call before you dig.
SEAL
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL
SHEET TITLE
SITE PHOTOS
C160
FINAL DEVELOPMENT PLANS
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
PARALLEL PARKWAY
N. 55TH STREET

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

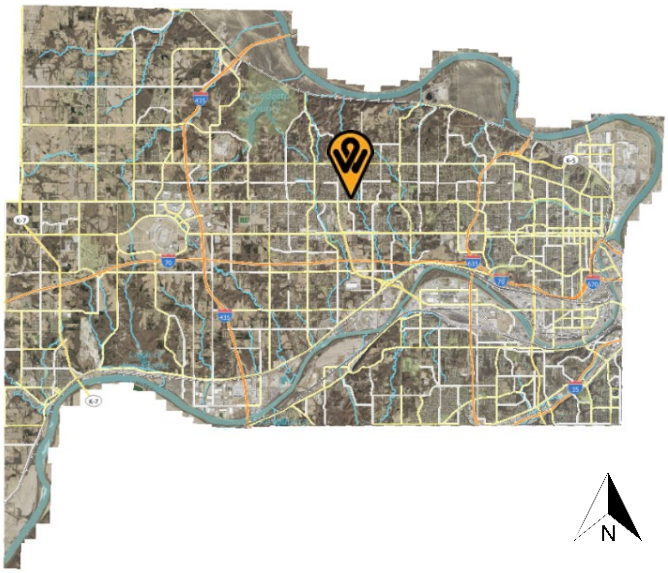
Re: **Final Plan Petition PR2026-013 and PLAT2026-027 (NuPath Village Final Plat)**

GENERAL INFORMATION

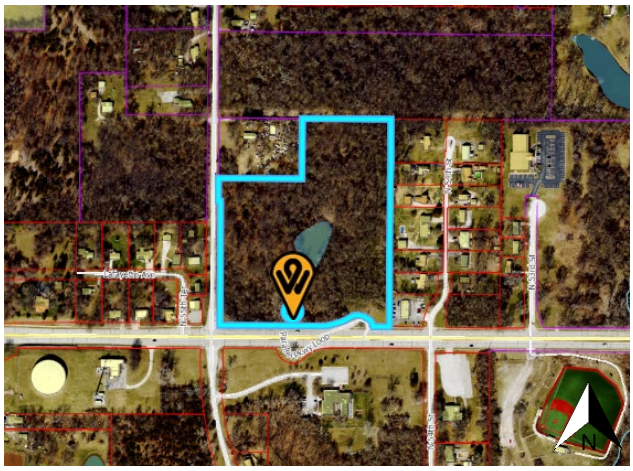
Applicant Information:
Scott Sperry with Kansas Affordable 1, LLC
Applicant
12220 State Line Road
Leawood, Kansas 66209

Subject Property:
5444 Parallel Parkway
Kansas City, Kansas 66112

Requested Action and Purpose:
Approval of a Final Development Plan and Final Plat to build 35 single-family residential lot subdivision.



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



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

Plan Area:
PlanKCK Comprehensive Plan

	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family Districts	Single-family homes and undeveloped lots
South	RP-5 Planned Apartment District	The Humane Society of Greater Kansas City
East	R-1 Single Family Districts and CP-2 Planned General Business District	Single family homes and a car dealership
West	R-1 Single Family Districts and C-1 Limited Business District	Commercial business and single-family homes

Total Tract Size: 12.28 Acres

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

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

Parking Requirement: Section 27-454(e) Two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be in a garage or carport. 70 parking spaces are required. 70 parking spaces are provided; each unit has one (1) covered parking space and one (1) uncovered parking space located in the driveway.

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.

Advertisement: The Wyandotte Echo – Not Required
Letters to Property Owners – July 17, 2026

Public Hearing:	August 10, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Scott Sperry with Kansas Affordable 1, LLC, is requesting a Final Development Plan and Final Plat to build a 35-lot single-family subdivision on 12.28 acres at 5444 Parallel Parkway, Kansas City, Kansas 66104.

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. ABT25-1657 – Abatement – July 30, 2025 – Closed – Tall weeds and grass.
2. ABT25-0474 – Abatement – April 30, 2025 – Closed – Weeds.
3. ABT24-1607 – Abatement – July 31, 2024 – Closed – Tall weeds.
4. CAC23-2875 – Code-Admin Citation – September 7, 2023 – No Payment – Special Assessment – 2024 Lien Tax Role, Administrative Citation-UG Abatement.
5. ABT23-2284 – Abatement – August 23, 2023 – Closed – Tall weeds and trash.
6. ABT23-1759 – Abatement – July 19, 2023 – Closed – Tall weeds and trash.
7. CAC23-1693 – Code-Admin Citation – June 5, 2023 – No Payment – Special Assessment, Administrative Citation-UG Abatement.
8. ABT23-1012 – Abatement – May 18, 2023 – Closed – Tall weeds and trash.
9. ABT23-0153 – Abatement – February 15, 2023 – Closed – Tall weeds and trash.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2026 – COZ2025-032 – Change of Zone from RP-5 Planned Apartment and C-1 Limited Business District to R-1 Single Family District.

2. 2026 – PLAT2025-042 – Preliminary Plat for 35 single-family residential lots.

FACTORS TO BE CONSIDERED

1. ***The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.***

   The site is 12.28 acres, which affords enough space for the proposed development to be capable of accommodating the buildings, amenities, required setbacks, and required landscaping and buffers as per the Code of Ordinances. Based on the final plans, the road would only allow on-street parking on one (1) side of the road.

2. ***The plan provides for safe and easy ingress, egress and internal traffic circulation.***

   The proposed use provides adequate site access, directly to North 55th Street.

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. The plan provides adequate space for vehicles to navigate the subdivision safely with relatively wide streets, however, KCKFD will determine if parking can occur on the both sides of the street.

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. There are single-family homes to the west and east. There is no access to Parallel Parkway, which will reduce a conflict and congestion point Major Arterial.

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 does conform to the PlanKCK Comprehensive Plan from the standpoint of its land use designation, which is designated as Low Density Residential, which allows single-family detached residential units.

   Additionally, the proposed use conforms to the goDotte Countywide Strategic Mobility Plan, which requires sidewalks on North 55th Street in addition to the subdivision itself.

6. ***Right-of-way, as determined by the public works department, has been identified for dedication.***

   The property is accessed from North 55th Street. Public Works is evaluating whether additional right-of-way is needed.

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 convention, nonplanned zoning district. The developer provides parking specifically for residents. The developer is not providing any amenities.

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 nonplanned zoning district.

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

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

      Electrical and Water Service is provided by BPU.

   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 #223.

   e. ***Fire***

      Fire service is provided by Station #19, located at North 80th Terrace and State Avenue.

   f. ***Transit***

      There is no public transportation to the subject property.

g. Schools

Public Education is provided by Welborn Elementary School, West Middle School, and F.L. Schlagle High School, under Kansas City Kansas USD 500.

h. Streets

See item #6 above

10. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements with revisions.

11. Whether the final 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, subdivision regulations and other Unified Government policies and regulations with modifications to the site plan to show sidewalks and pedestrian connectivity through the site and to the external neighborhoods in addition to the road only allowing on-street parking on one (1) side of the road.

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.

Development will be of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive, and noise. Access through the development for EMS does not necessarily have the best access since the proposed road would only allow on-street parking on one side of the road, not both. The proposed lot is compatible with the size, proportion, and design of adjacent properties as well.

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

The proposed subdivision will not cause adverse or negative impacts on the natural environment as the stormwater runoff will be captured by the detention basin to the northeast or the social environment because the development will connect to North 55th Street.

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 developing an undeveloped lot.

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 encourage premature extension of public services, piece-meal or premature development based upon location of surrounding development and the available of public facilities and services. The subject property is located within the Midtown area.

NEIGHBORHOOD MEETING INFORMATION

A neighborhood meeting is not required for a Final Plan Review and Final Plat.

KEY ISSUES

Landscaping, Screening and Buffering
Pedestrian Connectivity
Parking
Building Elevations

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Section 27-700(a) In the R-1, R, AG, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees.

   Applicant Response: Acknowledged, one (1) shade tree has been provided for each lot, plus one (1) tree per 7,000 square feet of site area on sheet L100. This property is zoned R-1 and there are no requirements for buffer plantings in R-1 in 27-700.

2. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-O, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property. All multifamily

residential projects shall include at least one (1) shade tree per 8 dwelling units and one shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required.

Applicant Response: Acknowledged, buffer plantings would not apply as this is R-1 per 27-700(b)(1), buffer plantings are only required in R-3, R-4, R-5, R-6, R-M and C-0.

3. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials.

   Applicant's Response: The proposed development will incorporate multiple architectural elevations utilizing a combination of lap siding, cedar shake accents, and stone veneer, along with three to five coordinated exterior palettes. These variations are intended to create a visually diverse streetscape and avoid a monolithic appearance throughout the development. See sheet A2.03.

4. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
   c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.

      Applicant's Response: Acknowledged, grass or driveway is shown in these areas.

5. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the planning commission.
   a. The sidewalk that is currently under development process should connect to North 55th Street and Parallel Parkway.

Applicant's Response: Acknowledged, sidewalks are shown on one side of all of the streets in the project. The sidewalks are five (5) feet and four (4) inch thick Portland cement concrete per sheet 5. (Typical Sections) of the Public Street plans.

The sidewalk is shown as connecting to North 55th Street at North 55th Street and North Lafayette Avenue and shown as connecting to Parallel Parkway between lots 23 and 34 within an easement also shown on the plat.

6. For the Final Plat: 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.

    Applicant's Response: Acknowledged.

7. 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.

    Applicant's Response: Acknowledged, these easements are shown on the plat.

8. Utility easements shall connect with easements established in adjoining properties.

    Applicant's Response: Acknowledged.

9. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

    Applicant's Response: Acknowledged.

Planning Engineering Comments:

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

1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and **APPROVE** Petitions **PR2026-013** and **PLAT2026-027** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Section 27-700(a) In the R-1, R, A-G, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees;**
2. **The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
3. **For the Final Plat: 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. **$220.00 for 35 lots 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. **Utility easements shall connect with easements established in adjoining properties;**
6. **The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials;**
7. **Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission;**
8. **The internal sidewalk is shown as connecting to North 55th Street at North 55th Street and North Lafayette Avenue and shown as connecting to Parallel Parkway between lots 23 and 34 within an easement also shown on the plat;**
9. **Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring;**
10. **Section 247-699(a)(1-6) Landscaping:**
    a. **The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted.**

b. **All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.**
c. **No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees.**
d. **At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees.**
e. **The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers**
f. **Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the parking lot. Interior tree plantings are in addition to other landscaping requirements;**

11. **Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat;**
12. **All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361);**
13. **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;**
14. **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;**
15. **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**
16. **Regarding BPU transformer screening, the following applies:**
    a. **Gate doors are required for all types of screening that are placed in front of the transformers.**
    b. **Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.**
    c. **Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.**
    d. **For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.**

e. **Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).**
f. **Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.**

17. **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;**
18. **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;**
19. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
20. **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;**
21. **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;**
22. **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;**
23. **Following the Final Plan: 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;

24. **The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and,**
25. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
GeoSpatial Services Division Comment Letter
Applicant Response Letter
Final Plat
Site Plan
Grading Plan
Utility Plan
Floor Plan
Building Elevations
Image of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Final Plan Review	August 10, 2026	Not Required
Final Plat	August 10, 2026	Not Required

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

MOTIONS

Final Plan Review

I move the Kansas City, Kansas City Planning Commission **APRPOVE** Petition **PR2026-013** 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **DENY** Petition **PR2026-013,** 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.

Final Plat

I move the Kansas City, Kansas City Planning Commission **APPROVE PLAT2026-027**, NuPath Village Final Plat 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

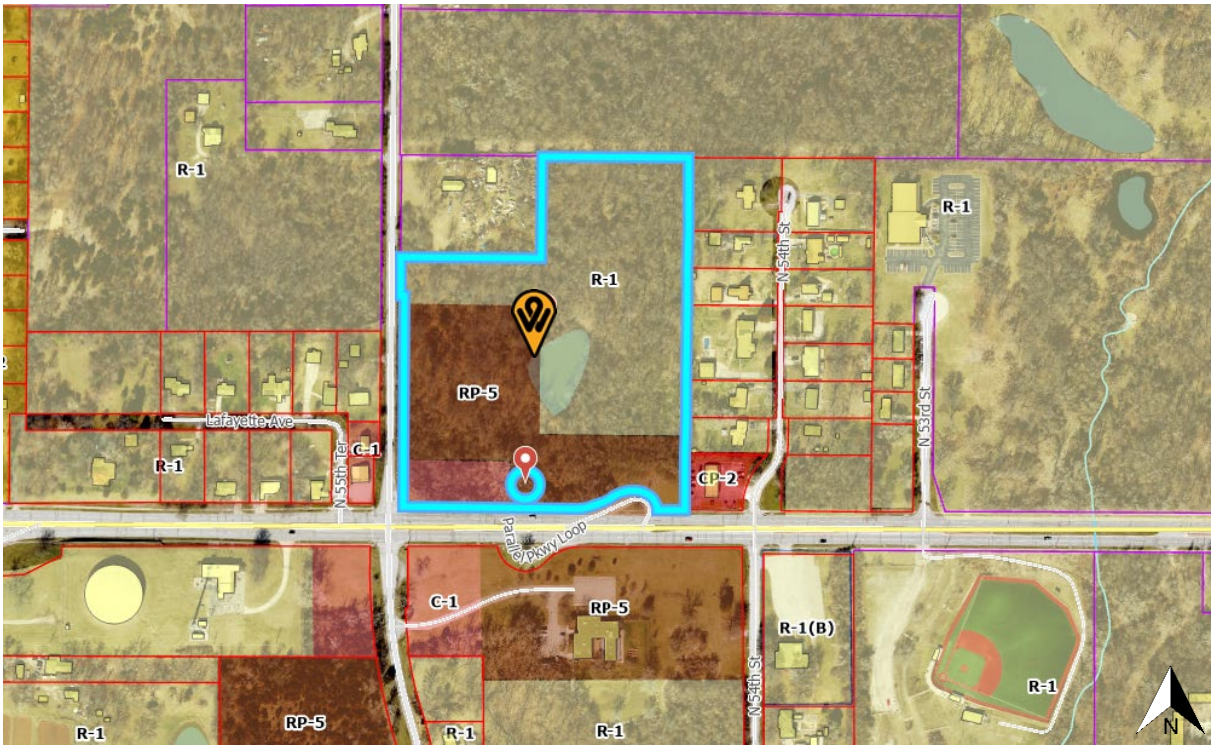
OR

I move the Kansas City, Kansas City Planning Commission **DENY PLAT2026-027**, NuPath Village Final Plat, 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.

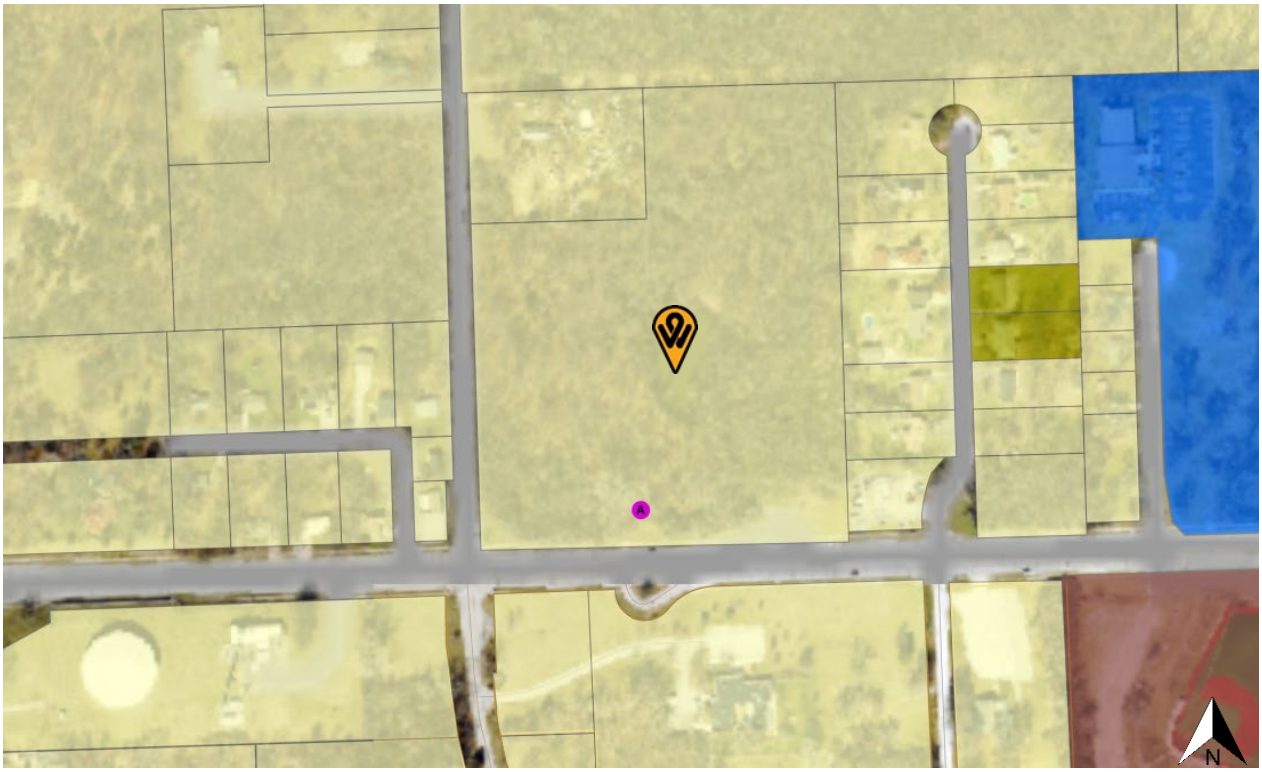
ATTACHMENTS

AERIAL IMAGERY

ZONING MAP


R-1
R-1
RP-5
Lafayette Ave
R-1
N 55th Ter
C-1
N 54th St
R-1
N 53rd St
CP-2
Parkway Loop
C-1
RP-5
R-1(B)
R-1
R-1
RP-5
R-1
R-1
N 54th St
N

LAND USE MAP



ADDITIONAL ATTACHMENTS

GeoSpatial Services
Division

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

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

To: Byron Toy, Planning and Urban Design
Rose Morris, Planning and Urban Design
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: July 10, 2026
RE: **NUPATH VILLAGE**

We have researched the official county records for the above plat as submitted to Planning and Urban Design by:
Continental Consulting Engineers

And we have determined the following:
Takes all of CIC-TAS Parcel:
917813
Owners-of-Record:
David & Nancy Nivens; Joann Grazier
Jurat Signature:
Scot Sperry, secretary/treasurer – Kansas Affordable 1, LLC

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

1) Ownership
The ownership is different than shown on plat.

2) Approvals
The wording under Approvals is running past the border frame line.

3) Streets
Are the streets public or private? There need to be street names labeled.

4) Sub-title
Revise the sub-title to include "Southwest ¼." Spell out sub-title instead of abbreviations.

5) Surveyor's Report
Item 3 should be "Parallel Parkway."

1

6) Legal Description
On the third line, capitalize "Street." The last two calls along Parallel Parkway should be consolidated to match labeling.

7) Dedication
Remove "to be" from the ROW dedication along 55th Street.

8) Labeling
What is the purpose of the extra dimension labeling along the curve on the south line of Lot 23?

9) Vicinity Map
Correct the labeling of "Parallel PKWY."

Planning and Urban Design Comments:

1. Section 27-700(a) In the R-1, R, AG, R-1(B), R-2, and R-2(B) districts, one (1) shade tree per dwelling unit is required in the front or corner side yard. This does not include buffering plantings or street trees.

   Applicant Response: Acknowleged, one shade tree has been provided for each lot plus 1 tree per 7,000 sq. ft. of site area on sheet L100. This property is zoned R-1 and there are no requirements for buffering plantings in R-1 in 27-700.
2. Section 27-700(b)(1) Buffer plantings, which shall include the equivalent of a minimum of one evergreen tree or one (1) shade tree and three (3) large shrubs for each 30 feet of adjacent project boundary, shall be provided for such development adjacent to single-family or two-family zoned property. Except in district R-M and C-O, such buffer plantings may be arranged on any portion of the property. Buffer plantings will be in addition to required trees. In district R-M and C-O, buffer plantings may be required to be concentrated along potentially unsightly areas or where sensitive areas exist on adjacent property. All multifamily residential projects shall include at least one (1) shade tree per 8 dwelling units and one shrub per dwelling unit in addition to the tree requirement, but not in addition to the buffer plantings if required. Acknowleged, buffer plantings would not apply as this is R-1 and per 27-700(b)(1), buffer plantings are only required in R-3, R-4, R-5, R-6, R-M, C-O.

3. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials. The proposed development will incorporate multiple architectural elevations utilizing a combination of lap siding, cedar shake accents, and stone veneer, along with three to five coordinated exterior color palettes. These variations are intended to create a visually diverse streetscape and avoid a monolithic appearance throughout the development. See sheet A2.03.
   Applicant's Response:

4. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted. Acknowledged, grass or driveway is shown in these areas.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained. Acknowledged.
   c. No landscaping in street rights-of-way or in the required sight distance triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees. Acknowledged.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees. Acknowledged.

5. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the planning commission. Acknowledged, sidewalks are shown on one side of all of the streets in the project. The sidewalks are 5' wide and 4" thick Portland cement concrete per sheet 5 (Typical Sections) of the Public Street plans.
    a. The sidewalk that is currently under development process should connect to North 55th Street and Parallel Parkway. The sidewalk is shown as connecting to North 55th Street at N. 55th Street and N. Lafayette Ave and shown as connecting to Parallel Pkwy between lots 23 and 24 within an easement also shown on the plat.

6. For the Final Plat: 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.

    Applicant's Response: Acknowledged.
7. 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.

    Applicant's Response: Acknowledged, these easements are shown on the plat.

8. Utility easements shall connect with easements established in adjoining properties.

    Applicant's Response: Acknowledged.

9. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring.

    Applicant's Response: Acknowledged.

Previous Conditions of Approval for PR2025-045 and PLAT2026-001:

1. Subject to approval of the Preliminary Development Plan and Preliminary Plat, a Final Development Plan and Final Plat shall be submitted for review and approval; Acknowledged.

2. For the Final Plat: 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, Acknowledged.
   b. $7.00 per lot payable to the Unified Treasurer; Acknowledged.
3. 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; Acknowledged.
4. Utility easements shall connect with easements established in adjoining properties; Acknowledged.
5. The proposed development shall incorporate different façade types to prevent a monolithic development; various colors and building materials; Acknowledged.
6. Section 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the unified government. Sidewalks shall be located in the platted street right-of-way abutting the property line. Walks shall be installed in any pedestrian easements as may be required by the Planning Commission; Acknowledged.
7. The sidewalk that is currently under development process shall connect to North 75th Street; This is assumed to mean N. 55th Street. The N. Lafayette Ave sidewalk connects to the right of way on N. 55th St.
8. Section 27-317(a) Electrical power, telephone service, and cable television shall be provided by underground wiring for all new wiring; Acknowledged.
9. Section 247-699(a)(1-6) Landscaping:
   a. The area between the curb of a public street and the property line shall be brought to finish grade and planted in grass. In no case may this area be paved or covered with materials other than grass or an appropriate ground cover, except at approved driveways that shall be paved. Approved street trees may also be planted. Acknowledged.
   b. All areas not covered by buildings, paved area, or other acceptably improved areas shall be landscaped with such landscaping continuously maintained.
   c. No landscaping in street rights-of-way or in the required sight distance Acknowledged.
      triangles on corner lots, as provided in section 27-637, shall be allowed to exceed 24 inches in height, except for approved street trees. Acknowledged.
   d. At least one-half of the trees planted to fulfill the tree planting requirements shall be shade trees. Acknowledged.
   e. The perimeter of all towers including tower compounds shall be landscaped with the equivalent of one row of large shrubs planted on 15-foot centers and one row of evergreen trees planted on 15-foot centers. Acknowledged, not applicable here
   f. Non-industrial and non-structure parking lots that have a paved area wider than a double-loaded aisle and more than 20,000 square feet in area shall provide one shade tree for each 20 parking spaces on the interior of the

parking lot. Interior tree plantings are in addition to other landscaping requirements; Acknowledged, not applicable here

10. Proposed development within this plat will require civil drawings to be submitted, which may result in submitting a revised replat; Acknowledged.
11. All dwelling units within a new development must be provided with a basement or with a FEMA standard safe room constructed to standards for the protection of the occupants (FEMA Publication 320 or 361); Acknowledged.
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; Acknowledged.
13. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street. Lighting cannot exceed one (1) footcandle at the property line; Acknowledged.
14. All utility connections, this includes green electrical boxes, and free-standing electrical meters must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building Acknowledged.
15. Regarding BPU transformer screening, the following applies: Acknowledged.
    a. Gate doors are required for all types of screening that are placed in front of the transformers.
    b. Fence pickets shall be installed two (2) feet off the ground and have adequate clearance to open gate door 180° and have 10 feet of clearance from pad when gate doors open.
    c. Posts for gate doors must be installed a minimum distance of 10 feet apart in the front.
    d. For slats fences, customers shall install a minimum of four (4) inch slats and have four (4) inches of space between each slat.
    e. Customers must take into account the maturity size of the evergreen tree when planting saplings so that the trees can grow outside of the required clearance for evergreen trees, customer shall plant each tree so that there is two (2) feet or more of space from edge to edge between each tree at maturity (e.g., blue arrow juniper grows up to two (2) feet wide, so there shall be four (4) feet of spacing between each tree taking into account the growth of saplings).
    f. Pad must have a minimum clearance of six (6) feet on each, three (3) feet on the back and five (5) feet on the front allowing for 10 feet on the front when gate doors open.
16. 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; Acknowledged.
17. 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-

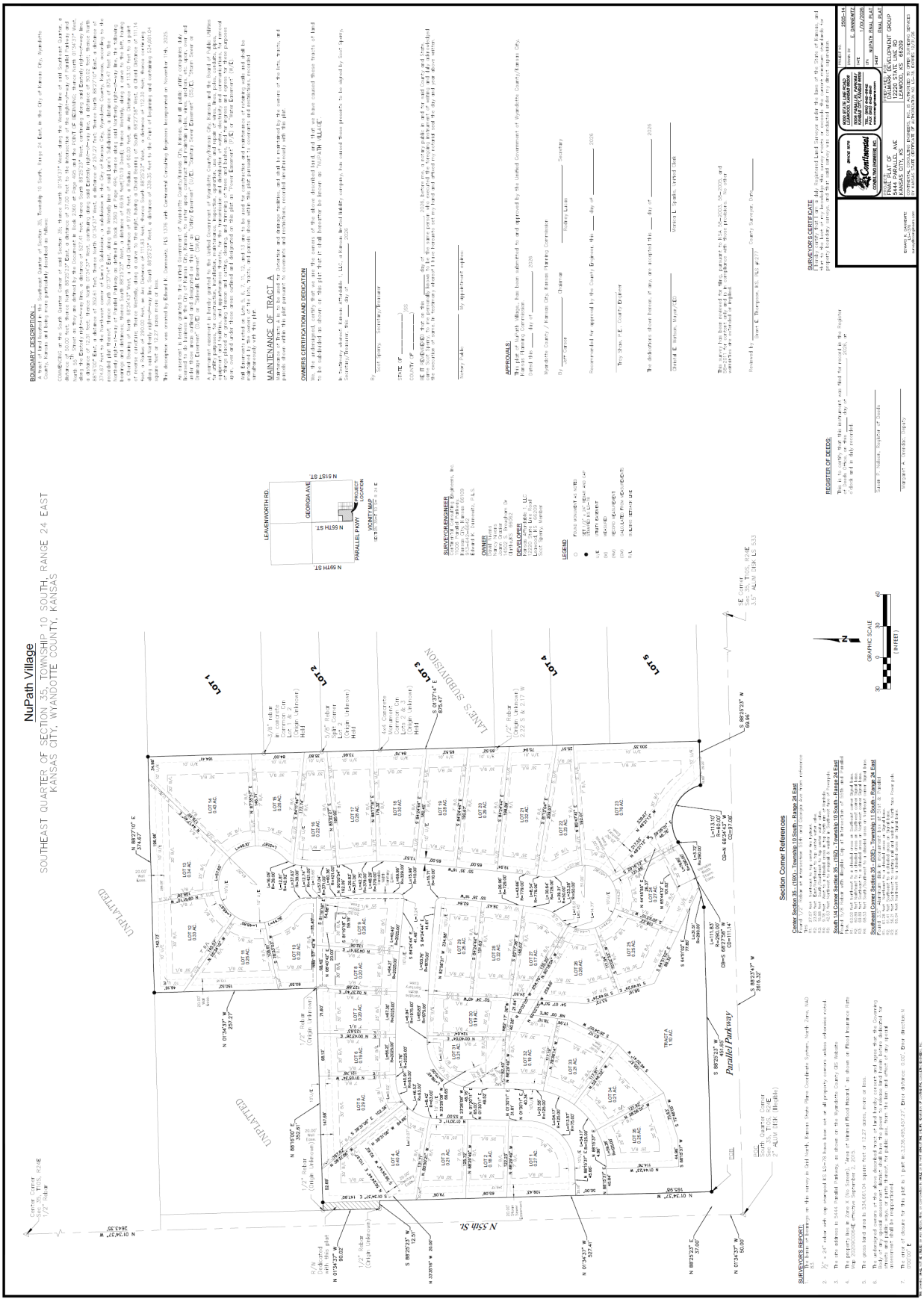
8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly; Acknowledged.

18. All existing and future driveways must feature curb cuts that are constructed to UG standards; Acknowledged.
19. A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly; Acknowledged.
20. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable; Acknowledged.
21. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620; Acknowledged.
22. Following the Final Plan: A Pre-Construction meeting is required for any improvements to public infrastructure upon the approval and issuance of a Development Review Committee (DRC) permit. Any improvements to, construction or alteration of: sanitary systems, stormwater systems, public or private streets, sidewalks or other public infrastructure will require a pre-construction meeting with the Department of Public Works. The applicant is required to contact the County Engineer at (913) 573-5400 or by info@wycokck.org prior to construction to arrange this meeting; Acknowledged.
23. The Department of Planning + Urban Design shall not give approval for any final Certificate of Occupancy (CO) before the completion of all required work. The applicant, permit holder, and/or property owner shall complete all items required, including, but not limited to: Approved Plans, Codes, Ordinances, Zoning District Regulations, Planned District Requirements, Master Plan Requirements, all Design Guideline Requirements, Overlay District Requirements, and Requirements approved by the City Planning Commission and/or the UG Board of Commissioners. It is the collective responsibility of the applicant, permit holder, and property owner to ensure that any and all permits, land entitlements, deviations, or variances are obtained in advance of beginning of any work. As necessary, a landscape bond may be allowed, however, all other requirements must be completed prior to issuance of a Final CO; and, Acknowledged.
24. Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition

becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper. Acknowledged.

Planning Engineering Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval:
   1) Detailed engineering comments are made by separate technical reviews of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments. Acknowledged.
   2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition. Acknowledged.
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None


NuPath Village
SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10 SOUTH, RANGE 24 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
BOUNDARY DESCRIPTION :
MAINTENANCE OF TRACT A
OWNERS CERTIFICATION AND DEDICATION
APPROVALS:
SURVEYOR'S CERTIFICATE
REGISTER OF DEEDS:
SURVEYOR'S REPORT:
Section Corner References
LEGEND
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LANDES SUBDIVISION
UNPLATTED
N 55th St.
Parallel Parkway
TRACT A
1.0 AC.
LEAVENWORTH RD.
GEORGIA AVE
N 51ST ST.
N 55TH ST.
PARALLEL PKWY
VICINITY MAP
PROJECT LOCATION
SURVEYOR/ENGINEER
DEVELOPER
OWNER
Continental
DEVELOPMENT GROUP
FINAL PLAT OF
5444 PARALLEL AVE
14 LOTS, 5 TRACTS, AND 1 TRACT
SHEET NO.
2025-14
DRAWN BY
K. DANNETT
DATE
1/30/2026
JOB NO.
KCK-01-25-04_FLAT
1220 STATE LINE RD
KANSAS CITY, MO 64108
816.221.2900
www.continentaldevelopment.com
ASSOCIATES, INC.
ENGINEERS, PLS & SURVEYORS
7101 COLLEGE BLVD., SUITE 120
OVERLAND PARK, KANSAS 66210
PHONE: 913.381.1170
FAX: 913.381.1174
WWW.OLSSON.COM
GRAPHIC SCALE
0
30
60
(IN FEET)
1 INCH = 60 FEET

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) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

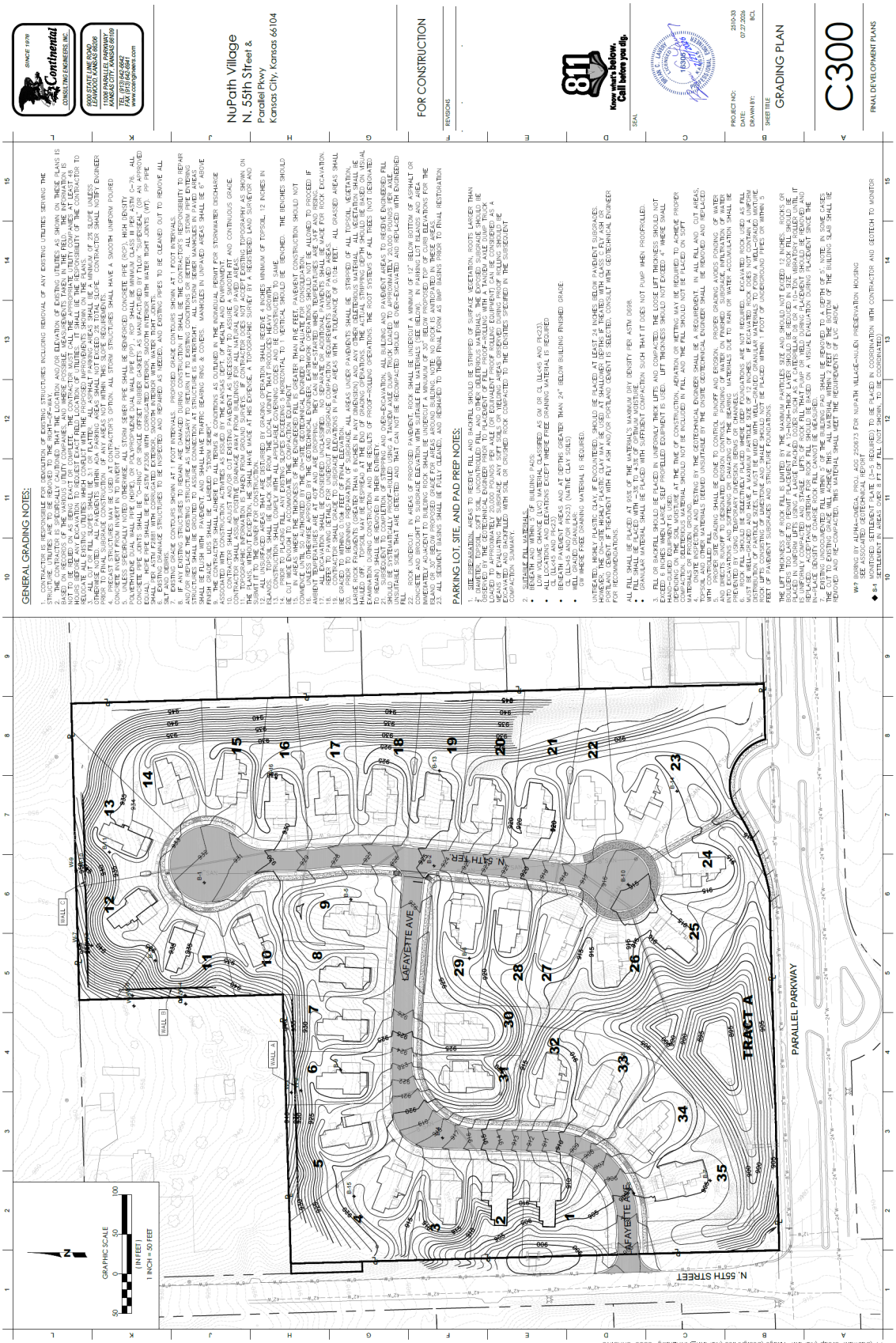
BRIAN C. LAUGHLIN
LICENSED
16305
PROFESSIONAL ENGINEER
KANSAS

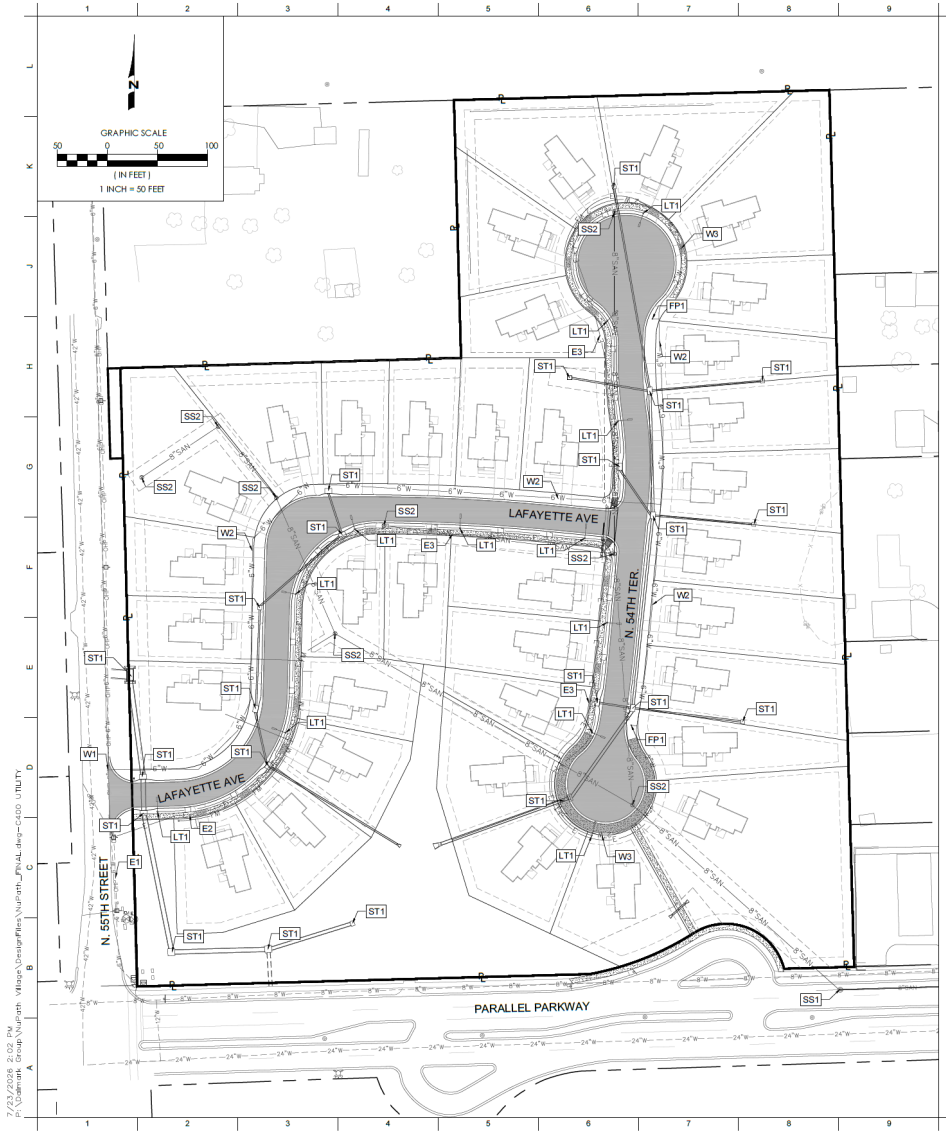
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

SHEET TITLE
SITE PLAN

C200

FINAL DEVELOPMENT PLANS


GENERAL GRADING NOTES:
PARKING LOT, SITE, AND PAD PREP NOTES:
Continental
SINCE 1979
CONSULTING ENGINEERS, INC.
11008 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
PH. (913) 962-8844
FAX (913) 962-8847
www.coengineers.com
NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR CONSTRUCTION
REVISIONS
Know what's below.
Call before you dig.
811
SEAL
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL
SHEET TITLE
GRADING PLAN
C300
FINAL DEVELOPMENT PLANS
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
N. 55TH STREET
LAFAYETTE AVE
PARALLEL PARKWAY
TRACT A
WALL A
WALL B
WALL C



SITE UTILITY NOTES:

1. ALL FILL MATERIAL IS TO BE IN PLACE, COMPACTED, AND CONSOLIDATED BEFORE INSTALLATION OF PROPOSED UTILITIES. ON-SITE GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN CONFIRMATION THAT THIS REQUIREMENT HAS BEEN MET AND THAT UTILITIES MAY PROCEED IN THE FILL AREAS. ALL UTILITIES ARE TO BE PLACED IN TRENCH CONDITIONS.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MINIMUM TRENCH WIDTH SHALL BE 18 INCHES.
4. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE ENCASED IN CONCRETE 10 FEET EITHER SIDE OF THE CROSSING.
5. ALL UNDERGROUND STORM, SANITARY, WATER AND OTHER UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING. FAILURE TO HAVE INSPECTION APPROVAL PRIOR TO BACKFILL WILL CONSTITUTE REJECTION OF WORK.
6. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS OR FINISH GRADE ELEVATIONS IN NON-PAVED AREAS.
7. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AT 3000 P.S.I.
8. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
9. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OR REMOVAL OF EXISTING POWER POLES, TELEPHONE POLES AND GUYS WITH RESPECTIVE UTILITY COMPANIES. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS REGARDING UTILITY SERVICES.
10. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITION OF ALL STORM SEWERS ADJACENT TO THE PROJECT LIMITS TO DETERMINE IF ANY EXISTING STORM SEWERS ARE PLUGGED. NOTIFY THE ENGINEER OF ANY PRE-EXISTING CONDITIONS WHICH NEED ATTENTION. ONCE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING AND ADJACENT STORM SEWERS IN GOOD WORKING ORDER UNTIL SUBSTANTIAL COMPLETION.
11. SANITARY SEWER PIPE SHALL BE AS SHOWN ON PUBLIC SEWER MAIN PLANS (PVC SDR26, ETC.), SANITARY SEWER SERVICE LINES SHALL BE 6" PVC SCH. 40.
12. STORM SEWER ROOF DRAINS (ST) SHALL BE PVC SDR 35 (UNLESS OTHERWISE SHOWN ON PLANS).
13. ALL ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER STRUCTURES.
14. WATER LINES SHALL BE AS FOLLOWS (UNLESS OTHERWISE SHOWN ON PLANS):
    A. 4" THRU 12": DUCTILE IRON PIPE PRESSURE CLASS 350 PER AWWA C150 OR PVC C900 DR14 (PC 305) PER AWWA C900
    B. 1/2" TO 3": HDPE IPS PRESSURE PIPE PE4710 PER ASTM D3035/AWWA C901-DR11 (200 PSI) OR TYPE K COPPER
    C. ALL CONNECTIONS TO VALVES AND DUCTILE IRON PIPE SHALL BE MADE WITH MJ ADAPTERS
    D. ALL WATERLINE BETWEEN THE PUBLIC MAIN AND THROUGH METER AND BACKFLOW VAULTS SHALL BE DUCTILE IRON PIPE PRESSURE CLASS 350 PER AWWA C150 OR TYPE K COPPER PER B.P.U. WATER STANDARDS.
15. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 48" COVER ON ALL WATER LINES. ALL WATER LINE JOINTS ARE TO BE PUSH-ON TYPE JOINTS WITH JOINT RESTRAINTS WHERE CALLED OUT IN PROFILE. WATER MAINS AND SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE TO THE BOARD OF PUBLIC UTILITIES WATER STANDARDS.
16. ALL STORM SEWER SHALL CONFORM TO THE FOLLOWING (SEE STORM PROFILES):
    -HDPE N12 WITH WATERTIGHT JOINTS
    -CLASS III (MIN.) REINFORCED CONCRETE PIPE PER ASTM C76
    -POLYPROPYLENE PIPE PER ASTM F2736 AND ASTM F2764
17. ALL STORM SEWER STRUCTURES IN PAVED AREAS AND POND AREAS SHALL BE PRECAST CONCRETE.
18. ALL STORM STRUCTURES IN GRASSED AREAS MAY BE PRECAST CONCRETE OR PREFORMED PVC DRAIN BASINS WITH CAST IRON PEDESTRIAN LIDS.
19. GAS LINES SHALL BE PER ATMOS ENERGY STANDARDS AND TYPICALLY INSTALLED TO THE METER BY ATMOS OR AN ATMOS ENERGY SUBCONTRACTOR
20. ALL EXTERIOR ELECTRICAL CONDUCTORS SHALL BE INSTALLED IN TRENCH CONDITIONS IN MINIMUM SCH. 40 PVC OR SCH. 40 HDPE CONDUIT.
21. ALL EXTERIOR COMMUNICATION LINES SHALL BE INSTALLED IN TRENCH CONDITIONS IN MINIMUM SCH. 40 PVC OR SCH. 40 HDPE CONDUIT.
22. WITHIN 5'-10' OF THE BUILDING, UTILITY TRENCHES SHALL HAVE A MIN. 10' LONG CLAY PLUG (CLAY BACKFILL) TO PREVENT RUNOFF AND GROUNDWATER FROM FOLLOWING THE TRENCH AND DRAINING TOWARD THE BUILDING.

LEGEND

- EXISTING WATER
- EXISTING FIRE HYDRANT / VALVE
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING STREET LIGHT
- EXISTING POWER POLE
- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING CATCH BASIN
- EXISTING CABLE TV
- EXISTING UNDERGROUND TEL
- EXISTING OVERHEAD TEL
- EXISTING FIBER OPTIC
- EXISTING FENCE LINE

- PROPOSED UNDERGROUND ELEC.
- PROPOSED WATER
- PROPOSED FIRE PROTECTION LINE
- PROPOSED COMM / FIBER / TEL
- PROPOSED GAS LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED IRRIGATION
- PROPOSED SITE LIGHTING

NOTE: THE SANITARY SEWER ON THIS JOB IS PROPOSED TO BE PRIVATE. ALL STORM SEWER IS PROPOSED TO BE PRIVATE, UNLESS NOTED OTHERWISE.

SITE UTILITY CONSTRUCTION NOTES:

- W1 COORD. WITH BPU TO CONNECT TO 6" PUBLIC WATERLINE W/ 6" GATE VALVE
- W2 INSTALL 6" PUBLIC WATER MAIN (BY BPU)
- W3 INSTALL 2" PUBLIC WATER MAIN (BY BPU)
- FP1 INSTALL FIRE HYDRANT
- SS1 CONNECT 8" PUBLIC SERVICE LINE NORTH WEST OF UG MH #178-046-MH
- SS2 INSTALL 8" SANITARY SEWER SERVICE LINE
- E1 EXISTING OVERHEAD POWER
- E2 COORDINATE WITH BPU TO PROVIDE SINGLE PHASE UNDERGROUND POWER
- ST1 INSTALL STORM SEWER
- LT1 INSTALL SITE LIGHTING FIXTURE (SEE LIGHTING PLANS)

SINCE 1978
Continental
CONSULTING ENGINEERS, INC.
9000 STATE LINE ROAD
LEAWOOD, KANSAS 66206
11006 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
TEL (913) 642-6642
FAX (913) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

BRIAN C. LANGLEY
LICENSED
16305
PROFESSIONAL ENGINEER
KANSAS

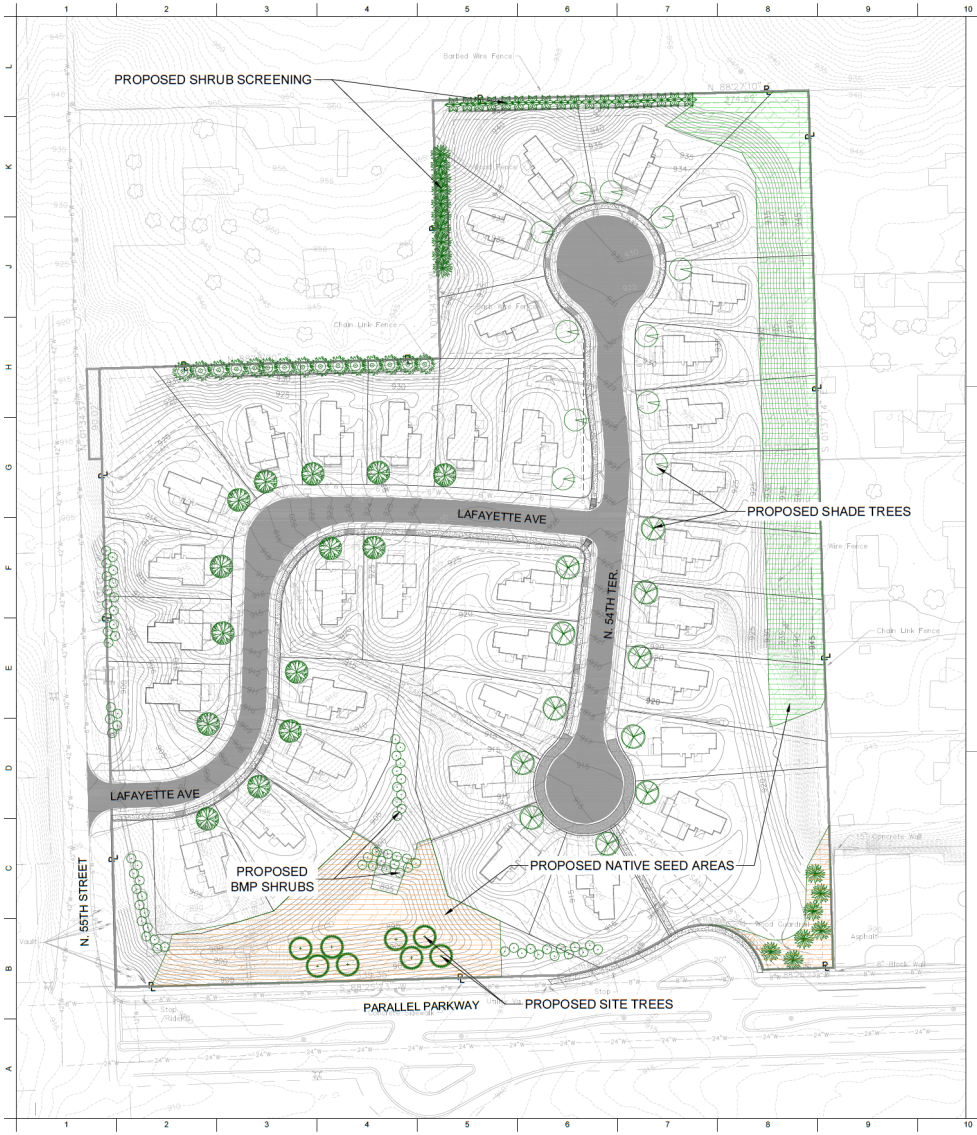
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

SHEET TITLE
UTILITY PLAN

C400

FINAL DEVELOPMENT PLANS

7/23/2026 2:02 PM
P:\Clarmark Group\NuPath Village\DesignFiles\NuPath_FINAL.dwg-C400 UTILITY



SITE DATA

	Quantity	Required	Provided
District: R-1			
District Requirements			
1 shade tree / du	35 DU	35	36
1 tree/ 7000 sf	47,832	6.83	8
Screening			
No Requirements for R-1 to R-1	N/A	No	Yes

PLANTING PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/CONDITION
TREES				
GT	Gleditsia triacanthos var inermis	Skyline Locust	11	B&B, 2" min. cal.; 14–16' min. ht. full crowns
UP	Ulmus parvifolia 'Allee'	Lacebark Elm	11	B&B, 2" min. cal.; 14–16' min. ht. full crowns
QR	Quercus rubra	Red Oak	14	B&B, 2" min. cal.; 14–16' min. ht. full crowns
TD	Taxodium distichum	Bald Cypress	8	B&B, 2 1/2" min. cal.; 6' min. ht., symmetrical
SHRUBS				
EA	Euonymous alatus Compactus	Burning Bush	15	5 gal., full well formed, spaced 6' o.c.
FI	Forsythia x intermedia	Border Forsythia	10	5 gal., full well formed, spaced 6' o.c.
PO	Physocarpus opulifolius 'Diablo'	Ninebark	17	5 gal., full well formed, spaced 6' o.c.
RA	Rhus aromatica 'Grow Low'	Gro Lo Sumac	71	5 gal., full well formed, spaced 6' o.c.
SEED MIXES				
BS	Bank Stabilization – Seed Mix	Pure Air Natives	34,765sf	RE: "pureairnatives.com"
EC	Erosion Control – Seed Mix	Pure Air Natives	38,583sf	RE: "pureairnatives.com"

1. SITE PREPARATION: BEFORE PLANTING, PREPARE THE SITE BY REMOVING EXISTING VEGETATION AND LOOSENING THE SOIL TO ENSURE GOOD SEED CONTACT.
2. SEED DISTRIBUTION: SPREAD THE SEEDS EVENLY OVER THE PREPARED SOIL. MIXING THE SEEDS WITH SAND CAN HELP ACHIEVE A MORE UNIFORM DISTRIBUTION.
3. SOIL CONTACT: LIGHTLY RAKE THE AREA TO COVER THE SEEDS WITH A THIN LAYER OF SOIL, AS MOST WILDFLOWER SEEDS NEED SUNLIGHT TO GERMINATE AND SHOULD NOT BE BURIED TOO DEEPLY.
4. WEED CONTROL: KEEP THE AREA CLEAR OF WEEDS, ESPECIALLY IN THE INITIAL STAGES OF GROWTH.

NOTE: ALL DISTURBED AREAS OF THE SITE NOT RECEIVING PAVEMENT, SIDEWALK OR BUILDING OR BS / EC SEED MIXES SHALL BE SEEDED, FERTILIZED AND MULCH WITH 90% FESCUE/10% BLUEGRASS SEED MIX UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FEET

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) 642-6641
www.ccengineers.com

NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104

FOR CONSTRUCTION

REVISIONS

811 Know what's below. Call before you dig.

SEAL

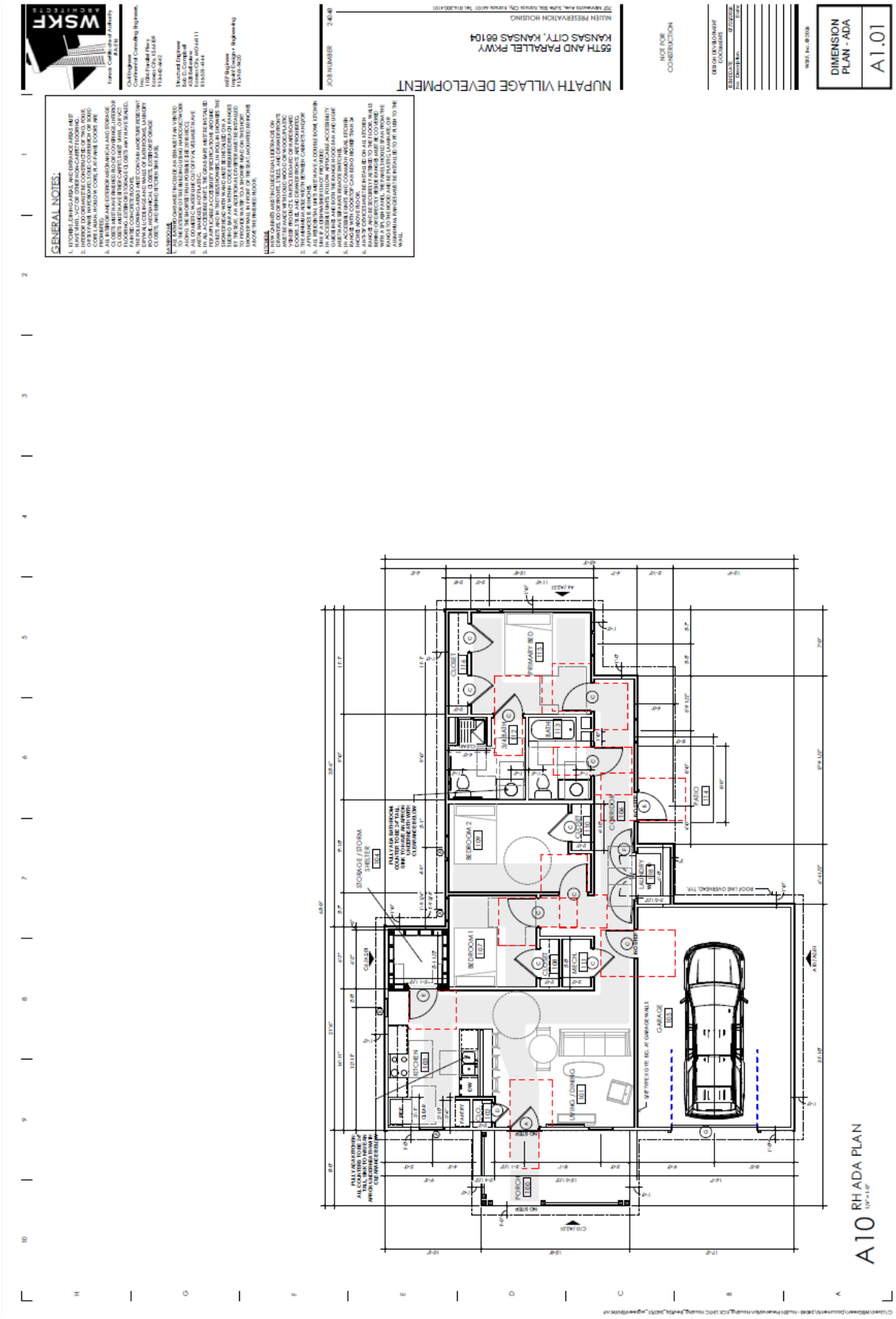
BRETT CHARLES LOCKHART
LICENSED
526
REGISTERED
LANDSCAPE ARCHITECT
11/17/2026

PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL

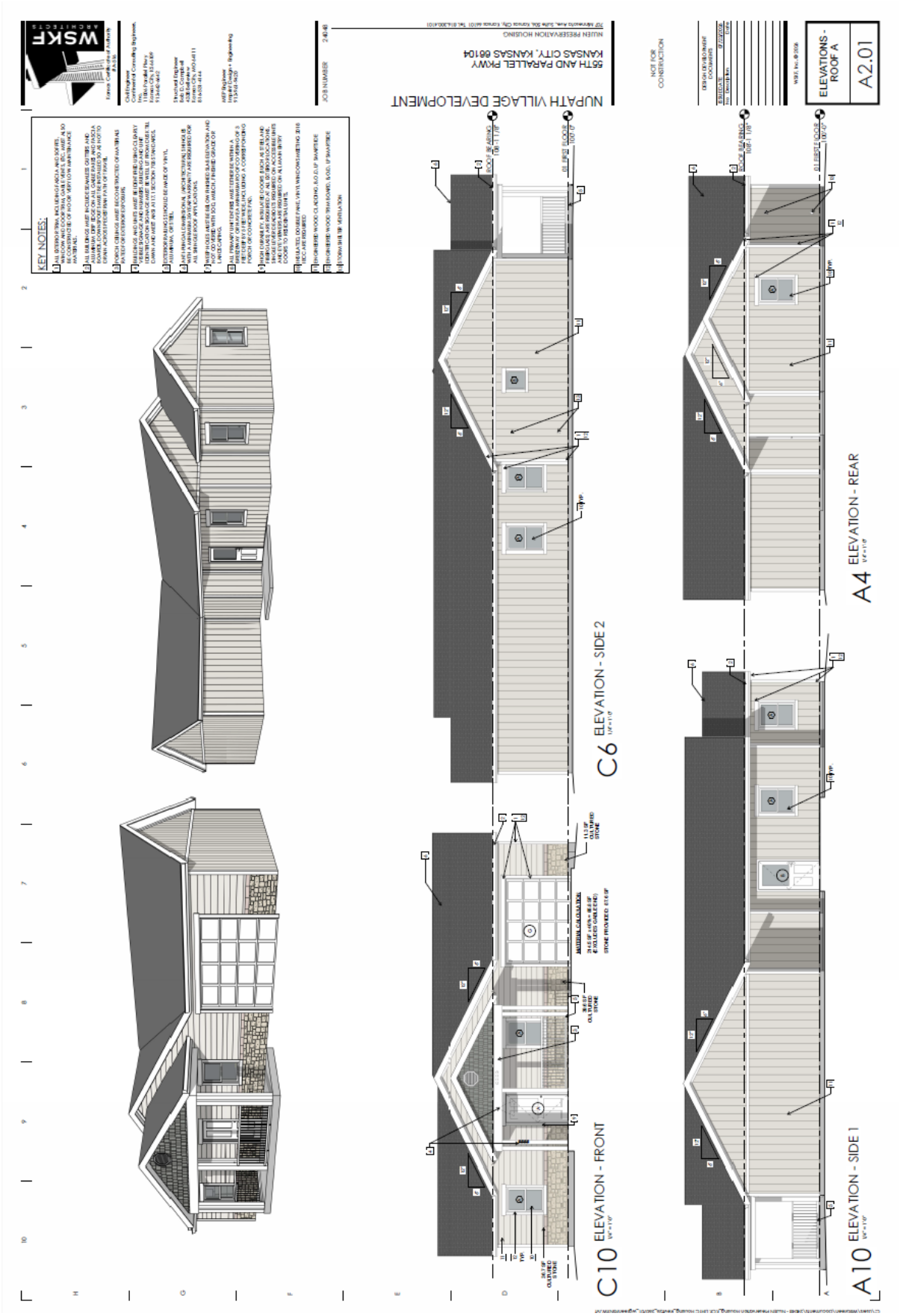
SHEET TITLE
TREE / SHRUB
PLANTING PLAN

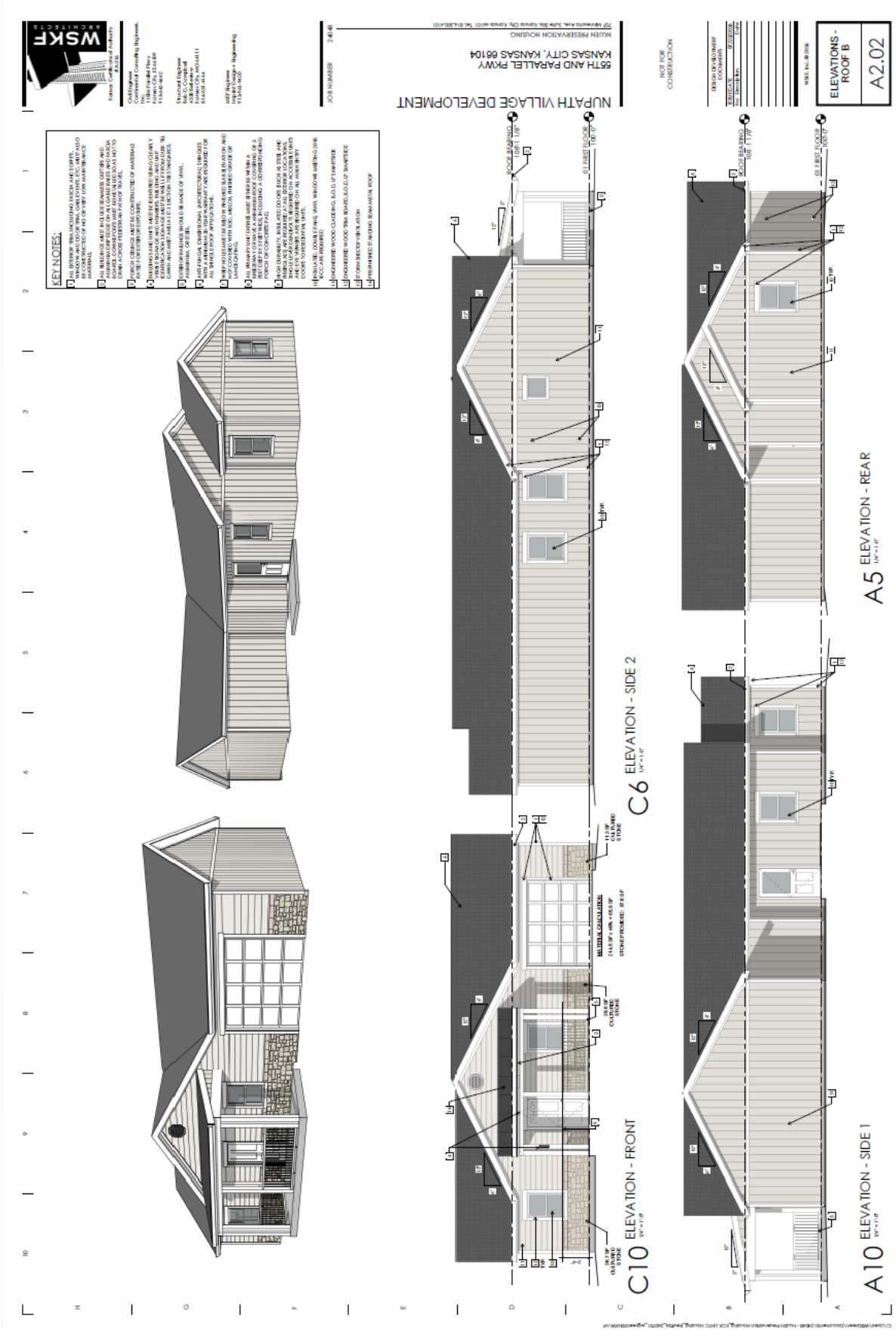
L100

FINAL DEVELOPMENT PLANS


WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NOT FOR CONSTRUCTION
DIMENSION PLAN - ADA
A1.01
GENERAL NOTES:
A10 RH ADA PLAN

WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
56TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULEN PRESERVATION HOLDING
NOT FOR CONSTRUCTION
DIMENSION PLAN - STANDARD
A1.02
GENERAL NOTES:
A10 RH STANDARD PLAN


NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULIN PRESERVATION HOLDING
ELEVATIONS - ROOF A
A2.01
NOT FOR CONSTRUCTION
KEY NOTES:
C6 ELEVATION - SIDE 2
C10 ELEVATION - FRONT
A4 ELEVATION - REAR
A10 ELEVATION - SIDE 1


NUPATH VILLAGE DEVELOPMENT
KANSAS CITY, KANSAS 66104
NOT FOR CONSTRUCTION
ELEVATIONS - ROOF B
A2.02
KEY NOTES:
C6 ELEVATION - SIDE 2
C10 ELEVATION - FRONT
A5 ELEVATION - REAR
A10 ELEVATION - SIDE 1

WSKF ARCHITECTS
NUPATH VILLAGE DEVELOPMENT
55TH AND PARALLEL PKWY
KANSAS CITY, KANSAS 66104
NULEN PRESERVATION HOLDING
NOT FOR CONSTRUCTION
STREET ELEVATIONS
A2.03
COMMUNITY OFFICE
N. 54TH TER. - EAST ELEVATION
N. 54TH TER. - WEST ELEVATION
LAFAYETTE AVE. - NORTHWEST ELEVATION
LAFAYETTE AVE. - NORTHWEST ELEVATION

Continental
CONSULTING ENGINEERS, INC.
11000 PARALLEL PARKWAY
KANSAS CITY, KANSAS 66109
(913) 342-2644
www.ccengineers.com
NuPath Village
N. 55th Street &
Parallel Pkwy
Kansas City, Kansas 66104
FOR CONSTRUCTION
REVISIONS
811
Know what's below.
Call before you dig.
SEAL
PROJECT NO: 2510-33
DATE: 07.27.2026
DRAWN BY: BCL
SHEET TITLE
SITE PHOTOS
C160
FINAL DEVELOPMENT PLANS
GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FEET
PARALLEL PARKWAY
N. 55TH STREET

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Change of Zone Petition COZ2026-015**

GENERAL INFORMATION

Applicant Information:
Gabriel Pardo Perez with Pardos Construction, LLC
8811 Leavenworth Road
Kansas City, Kansas 66109

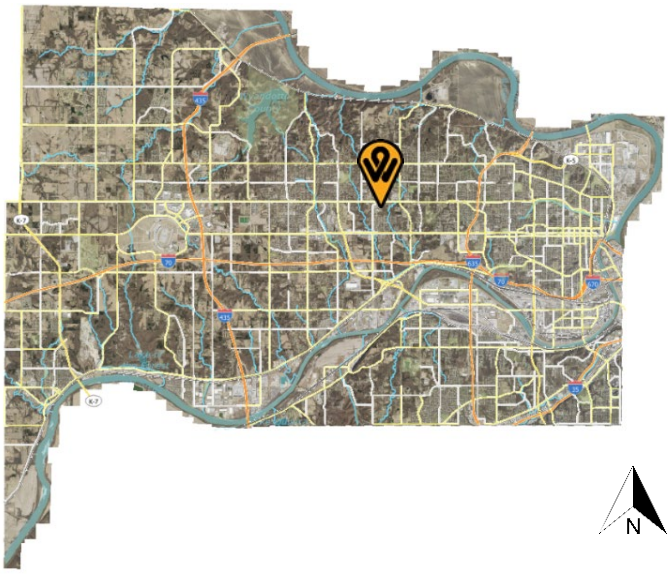
Subject Property:
8811 Leavenworth Road
Kansas City, Kansas 66109

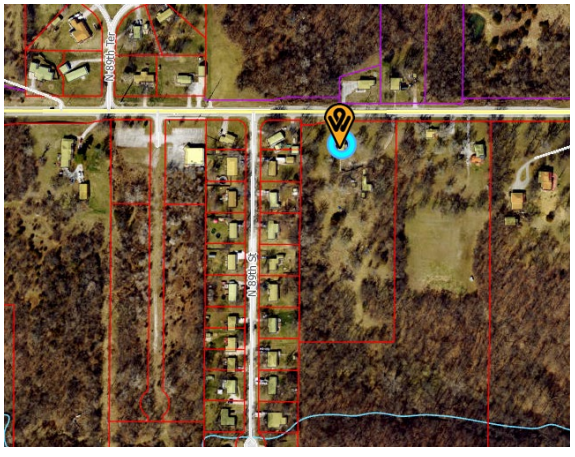
Requested Action and Purpose:
Approval of a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming.

Commission Districts:
At-Large Commissioner, District #1: Melissa Bynum
District #5 Commissioner: Dr. Carlos Pacheco III

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

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





	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family District	Single-family residence
South	R-1 Single Family District	Large lot single-family residence
East	R-1 Single Family District	Large lot single-family residence
West	R-1 Single Family District	Single-family residences

Total Tract Size: 5.76 Acres

Comprehensive Plan Area: PlanKCK Comprehensive Plan

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

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Leavenworth Road as Minor Arterial Street.

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

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

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

Public Hearing(s): August 10, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Gabriel Pardo Perez with Pardos Construction, LLC, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 8811 Leavenworth Road Kansas City, Kansas 66109.

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. CMP22-1691 – Enforcement Complaint – July 22, 2022 – Closed (Complaint did not state the issue, but it case was closed) – Previous property owner.
2. CAC21-2345 – Code Admin Citation – September 24, 2021 – No Pymt Assessment – Administrative Citation-Environmental Violations – Previous property owner.
3. CAC21-2346 – Code Admin Citation – September 24, 2021 – No Pymt Assessment – Administrative Citation-Environmental Violations – Previous property owner.
4. CAC21-2329– Code Admin Citation – September 23, 2021 – No Pymt Assessment – Administrative Citation-Environmental Violations – Previous property owner.
5. CAC21-2331 – Code Admin Citation – September 24, 2021 – No Pymt Assessment – Administrative Citation-Environmental Violations – Previous property owner.
6. QTR21-0165 – QRTT Quick Response – September 22, 2021 – Closed – Previous property owner.
7. TOW21-0153 – TOW – August 25, 0221 – Fail to appear/Mailed – Previous property owner.
8. TOW21-0152 – TOW – August 25, 2021 – Completed – Previous property owner.
9. From 2019 to 2021 there has been four (4) Abatement cases – Previous property owner.
10. From 2019 to 2021 there has been 9 Code-Admin Citations – Previous property owner.
11. From 2005 to 2021 there has been 8 TOW codes – Previous property owner.
12. From 2003-2021 there has been 8 Code-Environments – 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 0442011. The neighborhood consists of large single-family lots to the north, east, and south of the subject property. To the west, single-family lots are also found.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1 Single Family District to the north, east, south, and west. 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 appropriate for the subject property, as it exceeds the minimum five (5) acre lot size required for A-G Agriculture zoning. Although there are no adjacent properties currently zoned A-G Agriculture, larger A-G Agriculture-zoned parcels are located to the east and north of the subject property. The removal of the restrictions is not expected to have a detrimental impact on surrounding properties.

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 change of zone mainly benefits the property owner. The proposed use should not affect the use, quality, or marketability of nearby property as the use of the property is still being maintained as residential. By having farm animals on site, this could potentially create some noise issues if not managed properly.

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 the potential to increase vehicular traffic, and should not exceed the capacity of Leavenworth Road, a Minor Arterial street to accommodate it if managed properly.

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

   The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhood. 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 use of the property is not being changed, it will stay as residential.

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 #4, which is 0.89 of a mile away from the subject property.

   f. ***Transit***

Public Transit is provided by route(s) 116 Westbound to Legends Walmart with a stop on Parallel Pkwy 91st Street and a walk of 1.6 miles to the subject property.

g. Schools

Public Education is provided by John F. Kennedy Elementary School, D.D. Eisenhower 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 economic impact of the proposed rezoning for one (1) lot will be minimal on the community.

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

The proposed use meets all applicable ordinance requirements, including size of lot and propose use.

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 the proposed development is only benefiting the property owner. If denied, the property owner may not use the property for A-G Agriculture District use, however, they can still use the property as a single-family under the R-1 Single Family District guidelines.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise/Odor
Waste Disposal

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Have you worked with the Conservation District on a conservation plan?

   Applicant Response: We have not yet worked with the Wyandotte County Conservation District on a formal conservation plan. However, we are willing to coordinate with the Conservation District and comply with any recommendations or requirements to ensure responsible land stewardship and environmental protection.

2. What type of livestock will be on site?

   Applicant Response: We plan to maintain a small hobby farm with a limited number of livestock, including chickens, goats, and possibly sheep. The purpose is for personal agricultural use rather than commercial production.

3. What is the quantity of livestock?

   Applicant Response: We anticipate maintaining approximately:
   - *No more than 10 chickens*
   - *1-2 goats*
   - *1-2 sheep (if added)*

   The number of animals will remain small and appropriate for the size of the property.

4. In what area of the property will the livestock be located?

   Applicant Response: Livestock will be housed in fenced areas located toward the rear portion of the property, away from neighboring residences whenever practical. Shelters and fencing will be designed to provide proper containment while minimizing impacts to surrounding properties.

5. What will the applicant feed the livestock?

   Applicant Response: Livestock will primarily graze on the property's pasture and natural green vegetation as part of a rotational grazing approach when appropriate. Their diet will be supplemented with quality hay and commercially prepared feed as needed to ensure proper nutrition, particularly during seasons when pasture growth is limited. Fresh, clean water will be available to the animals at all times.

6. How will the applicant manage the manure of the livestock?

Applicant Response: Manure will be collected on a routine basis and managed in a sanitary manner. It will be composted when appropriate for use as fertilizer on the property or removed and disposed of in accordance with local and environmental regulations.

7. How often will the manure be cleaned up and where will it be disposed of?

   Applicant Response: Animal enclosures will be inspected daily, with manure removed as needed and routinely cleaned at least weekly or more frequently depending on the number of animals. Compostable material will be managed in a designated compost area away from neighboring properties and drainage areas or disposed of through an appropriate waste disposal method if necessary.

8. In occasions, the smell of manure will create issues with neighbors. How will the applicant manage situations such as if they were to take place?

   Applicant Response: We are committed to being good neighbors. Regular cleaning, proper manure management, composting practices, and maintaining appropriate animal densities will help minimize odors. If any concerns arise, we will address them promptly by increasing cleaning frequency and taking additional measures to reduce odor.

9. What type of farming is the applicant proposing?

   Applicant Response: We are proposing a small-scale hobby farm for personal agricultural use. Planned activities include raising a limited number of livestock, maintaining a garden, growing fruits and vegetables, planting fruit trees, and practicing sustainable land management. The property is not intended to be used as a large-scale commercial farming operation. The number and type of livestock may change over time but will remain limited and appropriate for the acreage, consistent with good agricultural practices and applicable county regulations.

10. Where on the property will the farming take place?

    Applicant Response: Farming will occur in the open pasture and grassy areas across the property. Livestock will graze throughout these areas, with supplemental feeding provided as needed. The agricultural use will be integrated with the existing residence while preserving open space and maintaining the property as a small agricultural homestead.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **COZ2026-015** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Adhere to the Conservation District comments;**
2. **Clean up manure and animal waste to reduce the potential odors that can become a problem for adjacent neighbors;**
3. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
4. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or 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,**
5. **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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Conservation District Comments
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Survey
Site Photographs provided by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **COZ2026-015** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

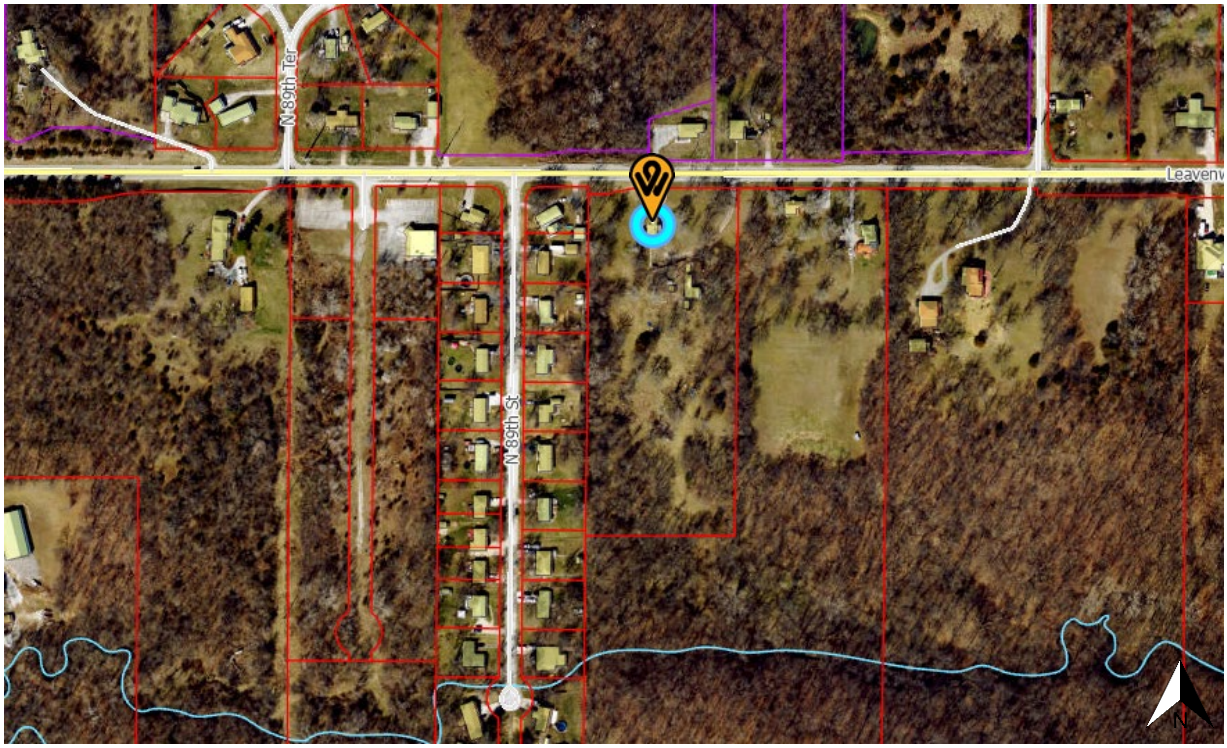
3. _____.

OR

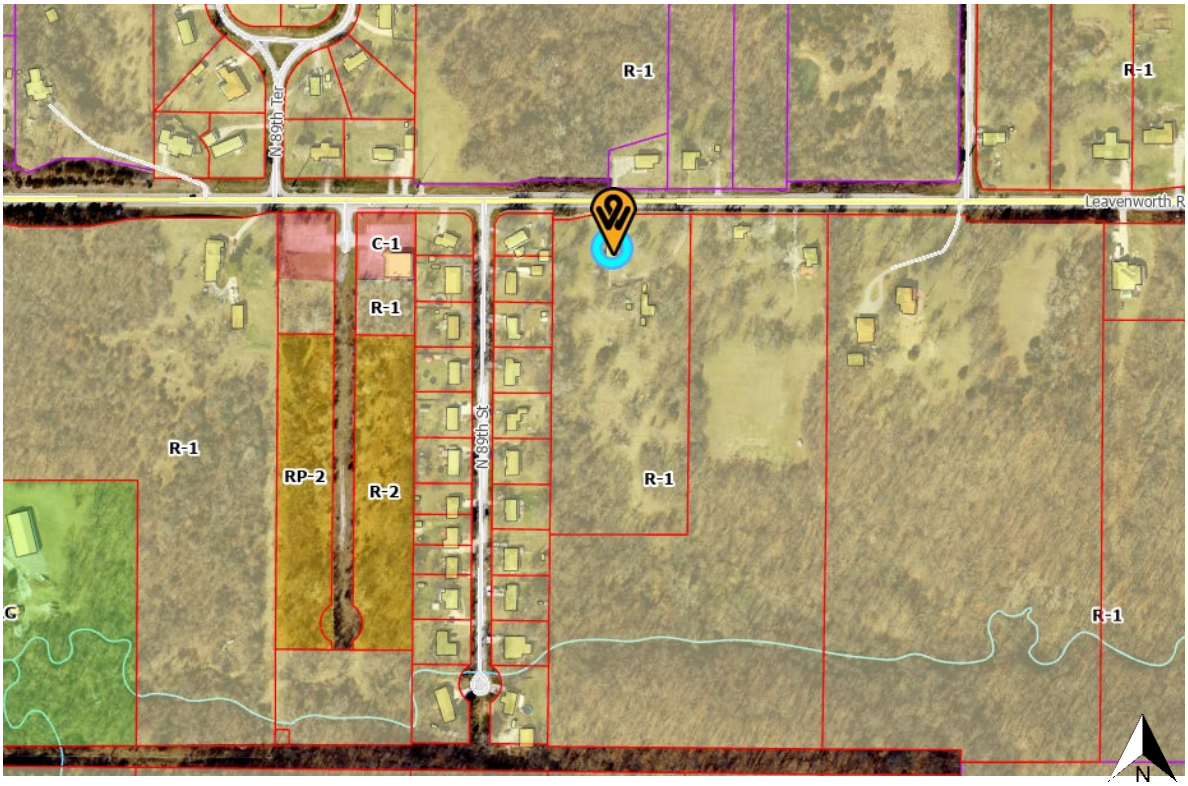
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **COZ2026-015,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP

TOWNSEND
TOWNSEND
89TH
89TH
TOWNSEND
ACCESS
Medium-Density
Residential
89TH
LEAVENWORTH
Right-of-Way
B
89TH
89TH
89TH
WEBSTER
N

ADDITIONAL ATTACHMENTS

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-340-4362 - wyco.conservation@gmail.com

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

July 14th, 2026

RE: COZ2026-015

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental site review of COZ2026-015 for a change of zone from R-1 residential to A-G Agriculture district for keeping livestock at 8811 Leavenworth Road.

In addition to the review, the following **maps and reports** were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resource concerns for this site:

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Qualities and Features

The **major soil type(s)** identified on this site and **related consideration(s)** are as follows:

- Knox complex, 18 to 30 percent slopes
- Knox silt loam, 7 to 12 percent slopes
- Knox silt loam, 7 to 12 percent slopes

These soil types are moderately-well to well-drained, but can be prone to erosion, shifting, and settling without proper drainage systems and surface protection measures in place.

In addition, the following **concerns and limitations** were noted and require attention on this site:

- More information regarding type, amount and proposed stocking rates of livestock will be necessary when determining site fitness.
- Most of the property appears to be covered in primary growth (mature trees), roadways and houses and other accessory buildings. These areas cannot be included in any stocking rates.
- Any clearing of trees to replace ground cover with suitable vegetation will need to be done carefully to avoid erosion due to the sloping Southward into the property.
- Species most productive for grazing livestock may include brome, alfalfa and other cool season pasture species. Further assistance can be provided upon request.
- The property is difficult to view and access from the road. Further access may be necessary for further evaluation, to develop a conservation plan.

1

The following **Best Management Practices** are recommended for this plat:

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

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

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

Additional limitation maps, detailed soil reports, and a site-specific conservation plan for this site are all available upon request from our office. We can also provide any additional technical assistance necessary in planning and implementing the above Best Management Practices.

The ratings and other information in these reports are based on estimated soil engineering properties, available test data, and field experience. Soils are typically examined to a depth of about 6 feet, as deeper conditions may require additional geological investigation. Previous urban development may have altered natural soil composition, structure, and drainage patterns in this area, but general conclusions can still be applied to these soils. On-site investigation is needed for more detailed, site-specific planning as soil boundaries may not be exact and map delineations may include soils that differ from the named soil.

If you have any comments or questions, please email our office at wyco.conservation@gmail.com

Sincerely,

District Staff

Enclosures

Case No.: COZ2026-015

Property Address: 8811 Leavenworth Rd.
Kansas City, KS 66109

July 27, 2026

RE: Summary of Neighborhood Meeting and Public Comments

In accordance with the neighborhood meeting requirement for my Change of Zone application, a Zoom meeting was held on Monday, July 27, 2026, from 4:30 p.m. to 5:00 p.m.

1. Zoom Meeting Attendance

The Zoom meeting remained open and active for the entire scheduled 30-minute meeting. However, no members of the public attended or connected to the meeting during that time. We remained available throughout the entire meeting period in the event anyone wished to participate.

Meeting Attendance:

- No attendees.

2. Comments and Questions Received

Although no one attended the Zoom meeting, two neighboring property owners contacted us separately regarding our proposed rezoning application.

Linda Tucker Gant

Ms. Linda Tucker Gant spoke with us in person prior to the meeting. She stated that she had no concerns regarding our request to change the property's zoning from Residential to Agricultural. She shared that we have been good neighbors and expressed her full support for the proposed rezoning. She indicated that she does not anticipate any issues with the request.

Debbie Kobolt

On July 27, 2026, Ms. Debbie Kobolt visited our property while we were away. We were able to speak with her through our Ring doorbell camera. Ms. Kobolt asked if there was anything she could do to support our application. Her primary question was whether we planned to sell tomatoes or other produce in the future.

We explained that our agricultural activities are intended primarily for personal and family use, rather than for commercial sales. Ms. Kobolt expressed her support and stated that if we had any additional questions during the process, we were welcome to contact her.

These were the only comments or inquiries we received regarding the proposed rezoning.

Thank you for your consideration.

Sincerely,

Gabriel Pardo Perez

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas
COUNTY OF Wyandotte SS:

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

1. That I am the petitioner for Petition # COZ2026-015
2. That I conducted a neighborhood meeting on 07/27/26
3. The notice to nearby property owners was sent on 7/13/26
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.

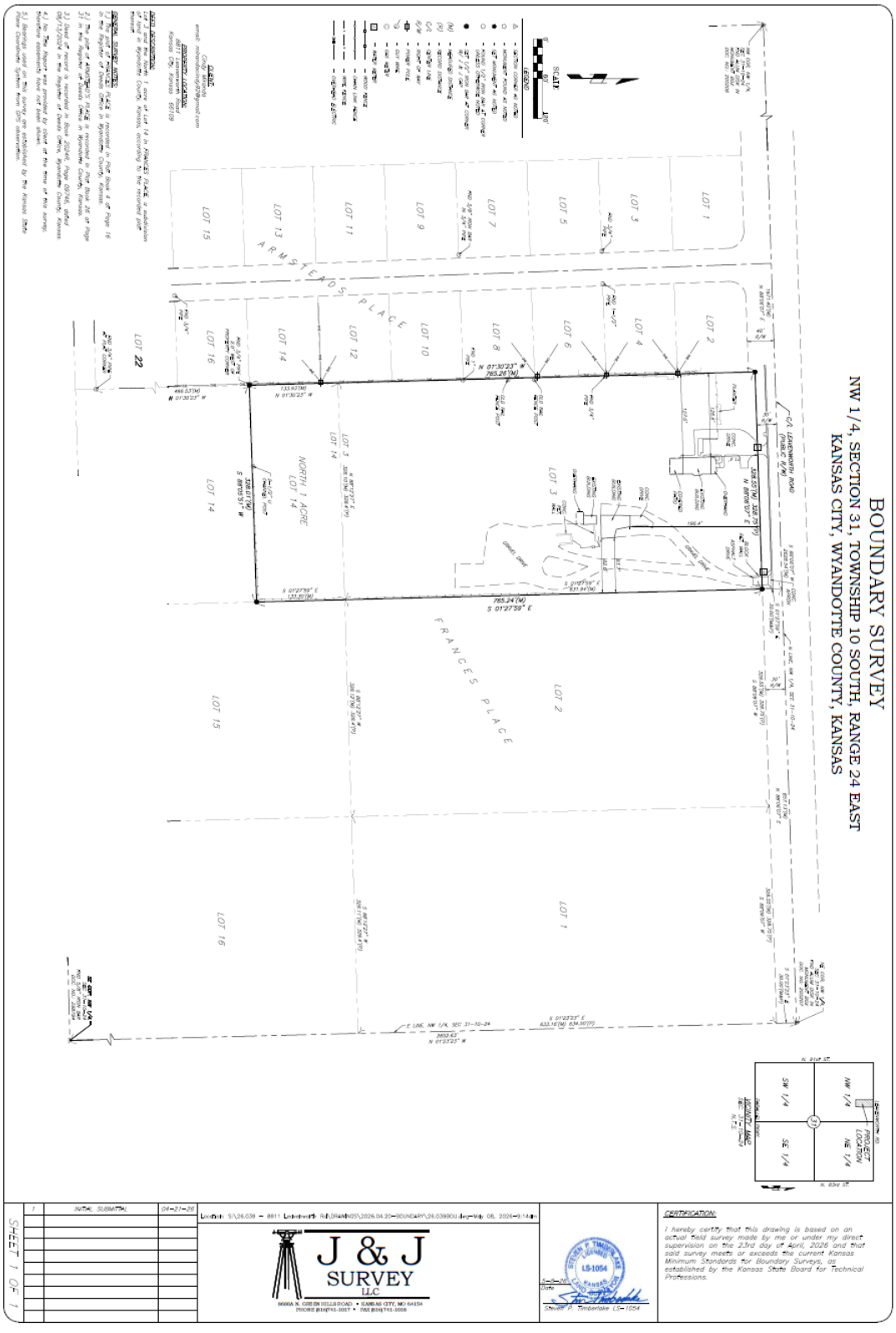
Gabriel Pardo PLLC
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of July 2026

My commission expires 28 of July 2026

Notary Public

NOTARY PUBLIC
Lisbet Morales
My Appt. Expires 10/3/2027
STATE OF KANSAS


BOUNDARY SURVEY
NW 1/4, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 24 EAST
KANSAS CITY, WYANDOTTE COUNTY, KANSAS
ARMSTEAD PLACE
FRANCES PLACE
NORTH 1 ACRE LOT 14
LOT 22
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 23rd day of April, 2026 and that said survey meets or exceeds the current Kansas Minimum Standards for Boundary Surveys, as established by the Kansas State Board for Technical Professions.
J & J SURVEY LLC
INITIAL SUBMITTAL
04-21-26
SHEET 1 OF 1

Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-340-4362 - wyco.conservation@gmail.com

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

July 14th, 2026

RE: COZ2026-015

Dear Mr. Lucas:

The Wyandotte County Conservation District has completed an environmental site review of COZ2026-015 for a change of zone from R-1 residential to A-G Agriculture district for keeping livestock at 8811 Leavenworth Road.

In addition to the review, the following **maps and reports** were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resource concerns for this site:

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Qualities and Features

The **major soil type(s)** identified on this site and **related consideration(s)** are as follows:

- Knox complex, 18 to 30 percent slopes
- Knox silt loam, 7 to 12 percent slopes
- Knox silt loam, 7 to 12 percent slopes

These soil types are moderately-well to well-drained, but can be prone to erosion, shifting, and settling without proper drainage systems and surface protection measures in place.

In addition, the following **concerns and limitations** were noted and require attention on this site:

- More information regarding type, amount and proposed stocking rates of livestock will be necessary when determining site fitness.
- Most of the property appears to be covered in primary growth (mature trees), roadways and houses and other accessory buildings. These areas cannot be included in any stocking rates.
- Any clearing of trees to replace ground cover with suitable vegetation will need to be done carefully to avoid erosion due to the sloping Southward into the property.
- Species most productive for grazing livestock may include brome, alfalfa and other cool season pasture species. Further assistance can be provided upon request.
- The property is difficult to view and access from the road. Further access may be necessary for further evaluation, to develop a conservation plan.

The following **Best Management Practices** are recommended for this plat:

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

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

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

Additional limitation maps, detailed soil reports, and a site-specific conservation plan for this site are all available upon request from our office. We can also provide any additional technical assistance necessary in planning and implementing the above Best Management Practices.

The ratings and other information in these reports are based on estimated soil engineering properties, available test data, and field experience. Soils are typically examined to a depth of about 6 feet, as deeper conditions may require additional geological investigation. Previous urban development may have altered natural soil composition, structure, and drainage patterns in this area, but general conclusions can still be applied to these soils. On-site investigation is needed for more detailed, site-specific planning as soil boundaries may not be exact and map delineations may include soils that differ from the named soil.

If you have any comments or questions, please email our office at wyco.conservation@gmail.com

Sincerely,

District Staff

Enclosures

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Special Use Permit Petition SP2026-029**

GENERAL INFORMATION

Applicant Information:
Terra Bellof
8301 NW Twin Oaks Drive
Kansas City, Missouri 64151

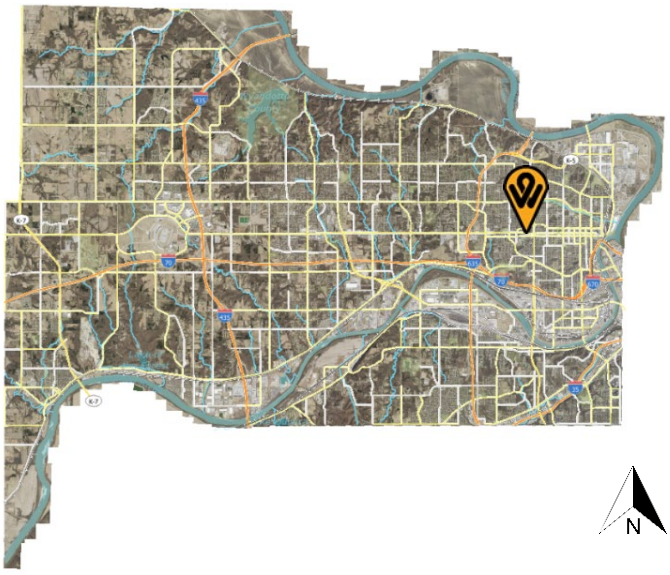
Subject Property:
2651 Minnesota Avenue
Kansas City, Kansas 66102

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

Commission Districts:
At-Large Commissioner, District #1:
Melissa Bynum
District #4 Commissioner:
Dr. Evelyn Hill

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

Plan Area:
Central Area Plan



	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 home

Total Tract Size: 0.14 Acre

Comprehensive Plan Designation: The Central Area Plan designates the subject 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 Minnesota Avenue as a Minor 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. Two (2) off-street parking spaces are required. The Applicant is providing 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. There are two (2) trees in the front yard.

Advertisement: The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026, May 29, 2026, June 14, 2026

Public Hearing(s): July 13 and August 10, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Terra Kimberly Bellof with Belloff Homes, LLC, 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 2600 block of Minnesota Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 15505-00059 – Code Enforcement – February 27, 2015 – Completed – Trash at the curb.
2. 15200-00296 – Code Enforcement – February 25, 2015 – Completed – Vehicle parked on the grass.
3. 02200-03349 – Code Enforcement – November 5, 2002 – Completed – Posted unfit. No utilities, weeds in back yard and trash on the side of the house.
4. 02212-00814 – Code Enforcement – July 19, 2002 – Completed – Junk and trash in the yard.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Kensington Statistical Neighborhood, and Census Block 0416004. The neighborhood consists of single-family homes, as this property is on the fringe of the mid-block between North Washington Boulevard to the east and Westview Drive to the west. Westview Drive is a Major Collector in the midtown area linking Parallel Parkway to Central 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 R-1(B) Single Family District zoning, but specifically single-family homes and two (2) churches at the corner of Westview Drive/North 29th Street and Minnesota Avenue intersection to the east. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along Minnesota Avenue. 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 Central Area Plan. The Central Area Plan designates the property as Urban Density, which allows single-family homes, attached residences including townhomes, duplexes, triplexes, fourplexes, institutional uses such as schools, churches, and libraries. 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 Minnesota Avenue, a Major Collector, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7, with a State Lodging License. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on May 22, 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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. In order to proceed with a Special Use Permit short-term rental, an inspection report of required. This application may not proceed to the City Planning Commission with a staff recommendation until we receive, review and provide comments regarding that report.

   Applicant Response: An inspection was submitted with my application. I attached a copy to this e-mail as well.

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

   Applicant Response: 7 or more guests will not be allowed in the property at this time, as the proper inspection has not occurred. The home will be limited to six (6) occupants

3. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

   Applicant Response: Description of the areas rented for the short-term rental and parking. The entire home will be rented during the stay. Occupants will be asked to park in the driveway. The driveway can accommodate up to three (3) cars.

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

   Applicant Response: Maximum number of people staying at one time is six (6).

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: The property manager is Terra Kimberly Bellof and she is also the owner of the property.

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

   Applicant Response: I will communicate with the neighbors via phone or mail if there are any issues. I have all neighbors addresses from the list provided to me. The neighbors were also provided my phone number during the neighborhood meeting.

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: If there are any issues on the property, the owner can be on-site within 20 minutes, unless the owners are out of town.

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

   Applicant Response: Projected annal occupancy is 40 – 60%.

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: We will provide a safe environment by providing a fire extinguisher in the kitchen, carbon monoxide detectors on all levels of the house and there is a strict non-smoking policy in the home. There are working smoke detectors throughout the home. The home was inspected twice. A full inspection was performed before the purchase of the home, and a short-term rental inspection was also performed to ensure all safety measures are in place.

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 is set up to account for all Kansas State Lodging taxes for me.

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

    Applicant Response: Yes, I have a full guest manual that was submitted with my application.

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

    Applicant Response: Guests will not be allowed to bring pets to the property.

13. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

    Applicant Response: I added the information regarding the Host Compliance phone number and information in the Guestbook.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-029** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be six (6);**
2. **All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;**

3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
4. **Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;**
5. **Applicant is to maintain liability insurance;**
6. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
7. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
8. **Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);**
9. **Per the applicant's declaration, pets are not allowed at the property; however, in accordance with ADA requirements, service animals are permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling;**
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.**

ATTACHMENTS

Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
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	July 13, 2026 Held over August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-029** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-029,** to the Unified Government Board of Commissioners 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.

ATTACHMENTS

AERIAL IMAGERY

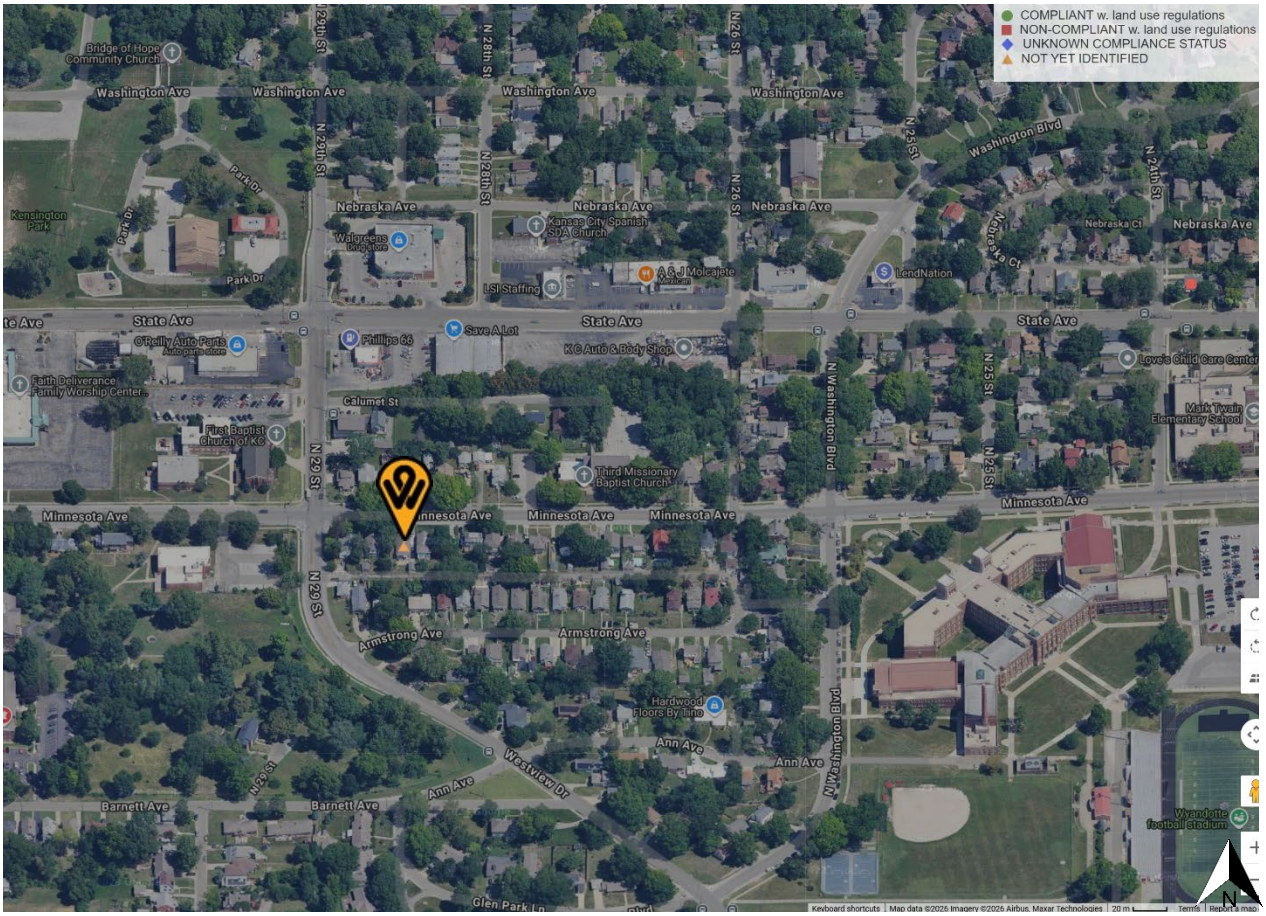
ZONING MAP

Kensington Park
State Ave
GP-2
C-3
C-1
R-2
Calumet Ave
R-1(B)
Minnesota Ave
N Washington Blvd
Armstrong Ave
RP-5
Westview Dr
Ann Ave
N 26th St
N 25th St
N 28th St
W 26th St
Barnett Ave
N

LAND USE MAP

STATE
Community Commercial
CALUMET
MINNESOTA
ARMSTRONG
WESTVIEW
ANN
BARNETT
GLEN PARK
WASHINGTON
Public/Semi-Public
Urban Density
N

SHORT-TERM RENTAL MAP



Petition for Short Term Rental - Petition #SP2026-029

Responses to Unified Government of Wyandotte County Staff Comments

1. An inspection was submitted with my application. I attached a copy to this email as well.
2. 7 or more guests will not be allowed in the property at this time, as the proper inspection has not occurred. The home will be limited 6 occupants.
3. Description of the areas rented for the short term rental and parking. The entire home will be rented during the stay. Occupants will be asked to park in the driveway. The driveway can accommodate up to 3 cars.
4. Maximum number of people staying at one time is 6.
5. The property manager is Terra Kimberly Bellof and she is also an owner of the property.
6. I will communicate with the neighbors via phone or mail if there are any issues. I have all neighbors addresses from the list provided to me. The neighbors were also provided my phone number during the neighborhood meeting.
7. If there are any issues on the property, the owner can be on-site within 20 minutes, unless the owners are out of town.
8. Projected annual occupancy is 40-60%.
9. We will provide a safe environment by providing a fire extinguisher in the kitchen, carbon monoxide detectors on all levels of the house and there is a strict no smoking policy in the home. There are working smoke detectors throughout the home. The home was inspected twice. A full inspection was performed before the purchase of the home and a Short Term Rental Inspection was also performed to ensure all safety measures are in place.
10. Airbnb is set up to account for all Kansas State Lodging taxes for me.
11. Yes, I have a full guest manual that was submitted with my application.

12. Guests will not be allowed to bring pets to the property.

13. I added the information regarding the Host Compliance phone number and information in the Guestbook.

Neighborhood Meeting 5/22/2026

1. Meeting Information

- **Project Name:** Special Use Permit Petition SP2026-029
- **Project Address:** 2651 Minnesota Ave, Kansas City, KS 66102
- **Parcel ID (if known):** 055335
- **Application Type:** Special Use Permit
- **Meeting Date:** 05/22/2026
- **Meeting Time:** 05:30PM
- **Meeting Location:** Virtual
- **Format:** ☐ In-Person ☐ Virtual (Platform: Zoom)

2. Applicant / Owner Information

- **Applicant Name:** Terra and Brian Bellof
- **Owner Name (if different):**
- **Company / LLC:** Bellof Homes, LLC
- **Phone:** 816-582-9824
- **Email:** kimberlybellof@gmail.com

3. Project Summary (as presented to attendees)

Terra (Kimberly) and Brian Bellof have applied for a special use permit to use the property at 2651 Minnesota Avenue, Kansas City, KS 66102 as a short term rental property.

Summary:

4. Notification Summary

- **Number of households notified:** _`

- All 39 names and addresses we received from the Unified Government of Wyandotte County, KCK, were mailed invitations to the meeting as well as instructions on how to attend.
- **Notification method:** ☐ Mail ☐ Email ☐ Door-to-Door ☐ Other
- **Date notices were sent:** 5/7/2026

5. Attendance

Brian Bellof Terra (Kimberly) Bellof Karen Engebretson

Moises Soria Magana

6. Meeting Discussion Notes

Introductions were made and the meeting began. T. Kimberly asked if the attendees had specific areas of concern or topic they wished to have addressed first.

Topics Discussed:

- Moises mentioned that Tuesday night, 5/19/26, there were rowdy guests that played loud music and they were very loud until about 4am. She expressed concerns that her husband was sleeping and it was very disruptive. T. Kimberly apologized for the rowdy guest and assured Moises that the guest would be reported. T. Kimberly stressed how important it is to us that we remain good partners with our neighbors. She also reviewed the Short Term Rental policy that states guests must respect quiet hours from 10pm-8am. She also provided her phone number as well as Brian's phone number to the Moises and Karen. Both neighbors were encouraged to reach out to the Bellofs if there is anything inappropriate happening at the house.
- Karen asked how we would mitigate teenagers renting the home, drinking and driving and hurting others. T. Kimberly replied that no teens would be able to rent the home as there is a 25 year age requirement to rent the home. Karen responded saying the parents of teens rented an Airbnb in the Northland for their teens and those teens drank alcohol, then went for a drive and killed someone. T. Kimberly responded by stating that she could not control a situation where a parent rents the property for their teen, but that there is a strict policy against ANY illegal activity at the home and that violators would be prosecuted to the full extent of the law.

- Neighbors were reassured that the Bellofs provided their personal phone numbers so they could reach out if there were any additional concerns.
- T. Kimberly reviewed the attached presentation and she discussed that the home is marketed for families to enjoy Kansas City.

8. Supporting Materials Provided

- ☐ Photos
- ☐ Parking plan
- ☐ Safety plan

9. Summary of Outcomes

- **General sentiment of attendees:** ☐ Supportive ☐ Neutral ☐ Opposed ☐ Mixed

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Jasper)

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

1. That I am the petitioner for Petition # SP2026-029
2. That I conducted a neighborhood meeting on 5-22-26.
3. The notice to nearby property owners was sent on 5-7-26.
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 23 day of May, 2026.

My commission expires 02 of June, 2029.

Notary Public

ALEXIS M. RICHLING
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: June 2, 2029
Commission # 25269826

Welcome to Your Bellof Home

Your Family-Friendly Home Away From Home

2651 Minnesota Ave, Kansas City, KS

Managed with care by **Kimberly Bellof** — Bellof Homes, LLC

🏥 Nearest Hospital:

The University of Kansas Health System

3901 Rainbow Blvd, Kansas City, KS

~10 minutes away

✦ ✦ ✦

🔑 Check-In Instructions

Check-in time is **4:00 PM**. We offer convenient self check-in so you can arrive on your own schedule without needing to coordinate a key handoff.

Step-by-Step Arrival Guide

1. **Navigate to the property:** Head to **2651 Minnesota Ave, Kansas City, KS**. The home is located on the south side of Minnesota Avenue. Look for [description of home exterior — placeholder].
2. **Parking:** Free parking is available in the driveway and on the street directly in front of the property. Please park in the designated driveway area if possible.
3. **Locate the entry:** Proceed to the **front door**. You will find a smart lock keypad / lockbox at the entrance. [Update with specific lockbox location — placeholder]
4. **Enter your access code:** Your unique entry code is: **[CODE — provided in your booking confirmation message]**. Enter the code on the keypad, and the door will unlock.
5. **Step inside and settle in:** Once inside, you'll find a **welcome kit** with essentials — including fresh towels, toiletries, and a few extras to help you start your stay comfortably.

6. **Confirm your arrival:** Please send a quick text to Brian at **816-217-8329** to confirm you've checked in safely. A simple "We're in!" works perfectly.

> **Tip**
>
> If you're arriving after dark, the porch light will be on for you. If you have any trouble with the lock or finding the property, call or text Brian immediately — he'll respond within 5–10 minutes.

> **Early Check-In**
>
> Need to check in before 4:00 PM? Contact Kimberly in advance to see if early check-in is available. It depends on the cleaning schedule and is offered on a case-by-case basis.

✦ ✦ ✦

Check-Out Instructions

Check-out time is **11:00 AM**. We've kept the process simple! Please complete the following before you leave:

Check-Out Checklist

- ☐ Turn off all lights, fans, and electronics
- ☐ Set the thermostat to **74°F**
- ☐ Load any used dishes into the dishwasher and **start it**
- ☐ Gather all used towels and place them **in the bathtub**

- ☐ Take out all trash to the **outdoor bins** [located on the back patio]
- ☐ Lock all doors and windows
- ☐ Return any keys, remotes, or game controllers to their **designated spots**
- ☐ **No need to strip the beds** — our cleaning team will handle that!

> **Late Check-Out**
>
> Need a little extra time? Contact Brain in advance to request late check-out. It's subject to availability based on upcoming reservations.

Thank you so much for leaving the home tidy — it makes a real difference for our cleaning team and the next guests. We truly appreciate your thoughtfulness! 🙏

✦ ✦ ✦

Bellof Homes, LLC — Your Home Away From Home

House Rules

We want every guest to have a wonderful experience. These guidelines help us keep the home safe, comfortable, and welcoming for everyone. Thank you for your cooperation!

7. **No smoking** anywhere on the property, including e-cigarettes and vaporizers. This is a 100% smoke-free home.
8. **No parties or events** — this home is for quiet enjoyment only. Gatherings beyond registered guests are not permitted.
9. **Quiet hours: 10:00 PM – 8:00 AM.** Please keep noise to a minimum during these hours out of respect for our neighbors.

10. **Maximum occupancy:** 6 individuals. Only registered guests may stay overnight.
11. **Pets:** No pets allowed.
12. **Please be mindful of neighbors.** This is a residential neighborhood, and we value our relationship with the community.
13. **No candles or open flames.** For safety, please do not light candles, incense, or use any open flame indoors.
14. **Report any damages or issues promptly.** Accidents happen — there are no penalties for honest accidents. Just let us know so we can fix it quickly.
15. **Please treat this home with respect.** We've put our heart into making this space special. We trust you'll take great care with your stay.

✦ ✦ ✦

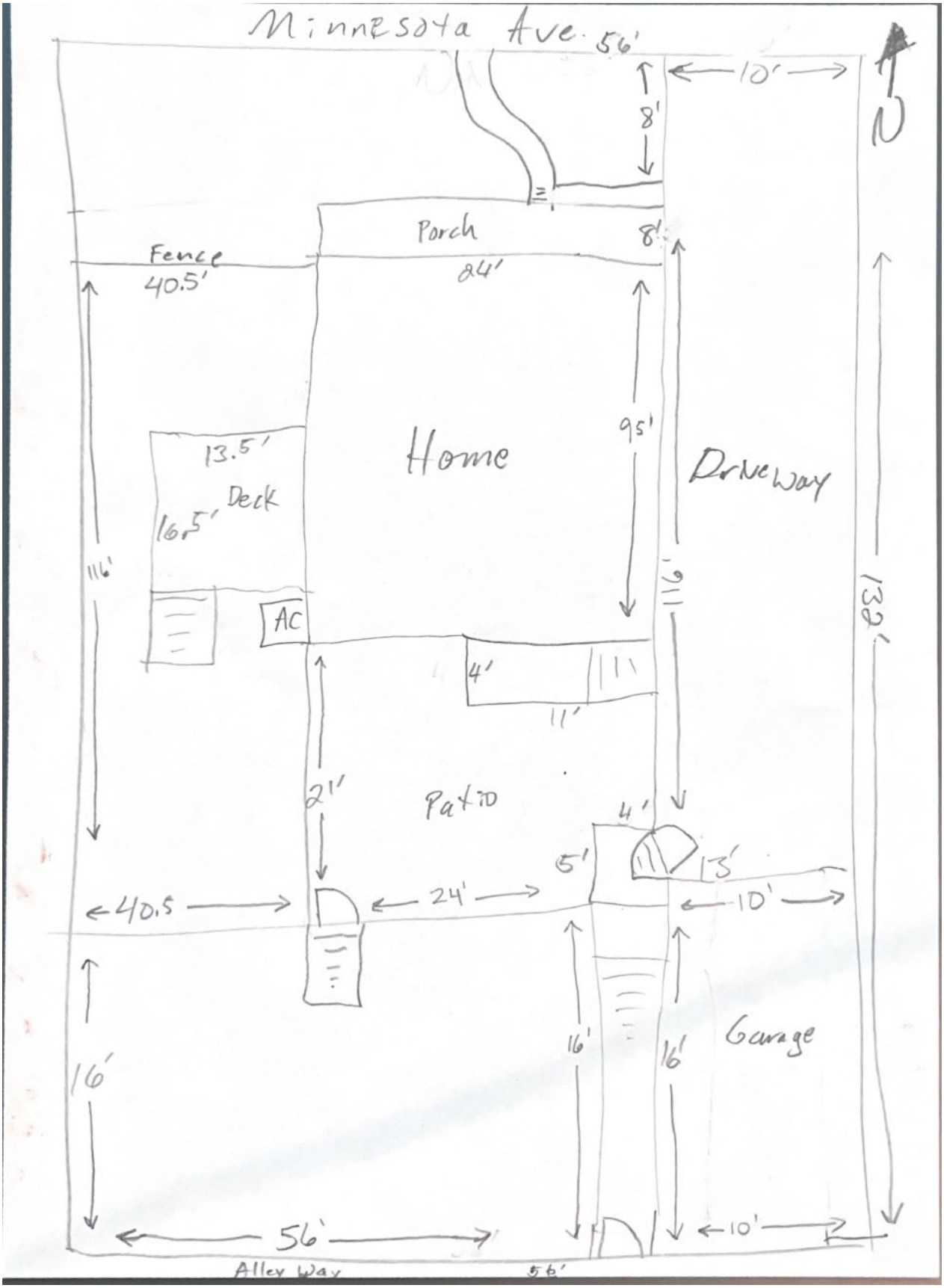
🏠 Appliances & Home Guide

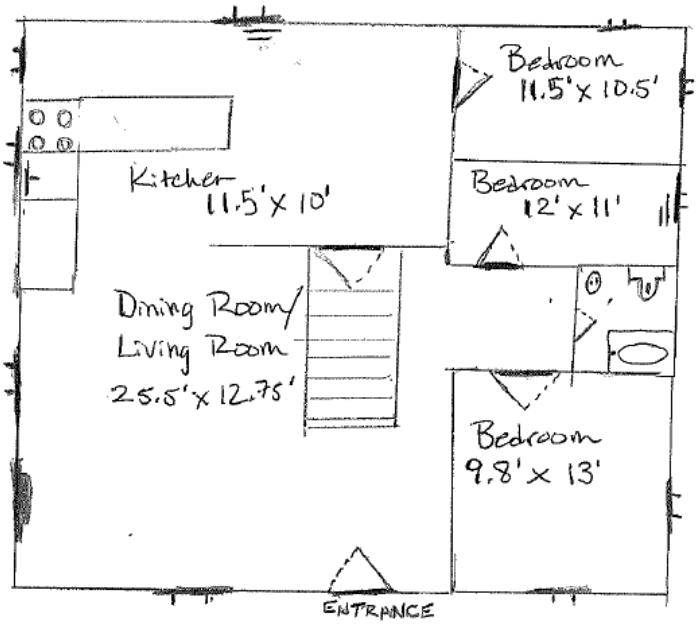
Here's a quick overview of how to use the major appliances and systems in the home. If you need more help, don't hesitate to reach out!

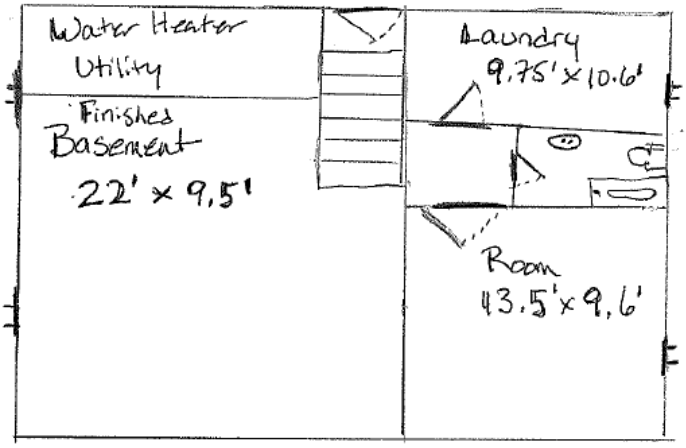
🌡️ Thermostat

The thermostat is located [in the hallway — placeholder]. It is a **[Brand/Model — placeholder]** programmable thermostat.

- To **adjust the temperature**: Press the up/down arrows to set your desired temperature.
- To **switch between heating and cooling**: Press the "Mode" button and select Heat, Cool, or Auto.
- Please set the thermostat to **72°F** when you check out.
- During summer, we recommend keeping it at 70–74°F for comfort and energy efficiency.


Minnesota Ave. 56'
10'
8'
N
Porch
8'
Fence
40.5'
24'
13.5'
Deck
16.5'
Home
95'
Driveway
116'
AC
132'
4'
11'
21'
Patio
4'
5'
13'
40.5
24'
10'
16'
16'
Garage
16'
56'
10'
Alley Way
56'


Bedroom
11.5' x 10.5'
Kitchen
11.5' x 10'
Bedroom
12' x 11'
Dining Room/
Living Room
25.5' x 12.75'
Bedroom
9.8' x 13'
ENTRANCE


Water Heater
Utility
Finished
Basement
22' x 9.5'
Laundry
9.75' x 10.6'
Room
13.5' x 9.6'

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Special Use Permit Petition SP2026-035**

GENERAL INFORMATION

Applicant Information:
John Tanur Badgley
1710 North 90th Street
Kansas City, Kansas 66112

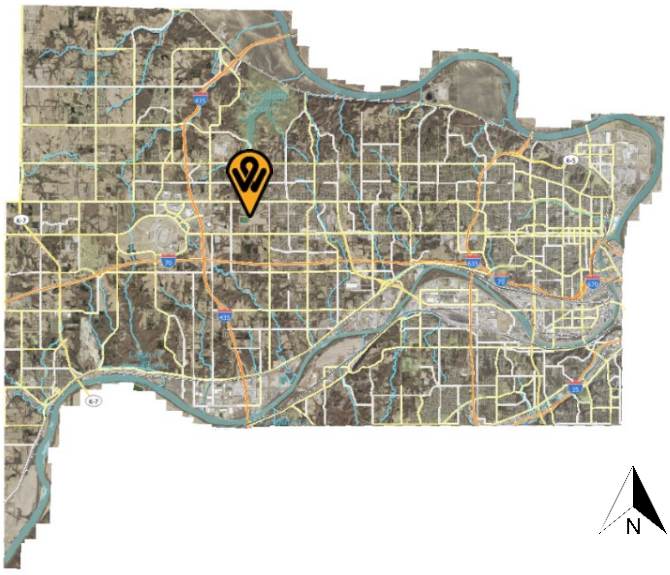
Subject Property:
1710 North 90th Street
Kansas City, Kansas 66112

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, July 30, August 10, 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 August 10, 2026	June 24, 2026 No action taken July 30, 2026 Sent back to CPC August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-035** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-035,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 1:02:15:
SP2026-035 - JOHN BADGLEY
Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street. *Detailed Outline of Requested Action:* The applicant, John Tanur Badgley, is requesting a Special Use Permit to operate a non-owner occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 1700 block of North 90th Street between State Avenue and Parallel Parkway.

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

Present in Support:

- John Badgley, Applicant, 1710 North 90th Street, Kansas City, Kansas 66112

Present in Opposition:

- Lawrence Harvey Jr, 1723 North 91st Street, Kansas City, Kansas 66112
- James Nesvold, 1740 North 90th Street, Kansas City, Kansas 66112

Staff Recommendation starts at 1:28:54: Lead Planner Byron Toy stated that even though the testimony makes it hard to discern between the Special Use Permit for a

Short-Term Rental and the previous actions of the property owner, staff still recommends approval for one (1) year. Added fencing of the property lines or other conditions can be added by the commission.

Commissioner Easterwood asked if the Special Use Permit can be revoked if there are issues, Toy replied that it can, upon receiving a complaint, staff will check if any of the conditions of approval have been violated, and the case would be heard by the Board of Commissioners. Commissioner Foglesong asked what would happen if a perspective renter showed up with horses, Toy replied that that would not be allowed as the property is not a minimum of five (5) acres.

Motion starts at 1:33:54:

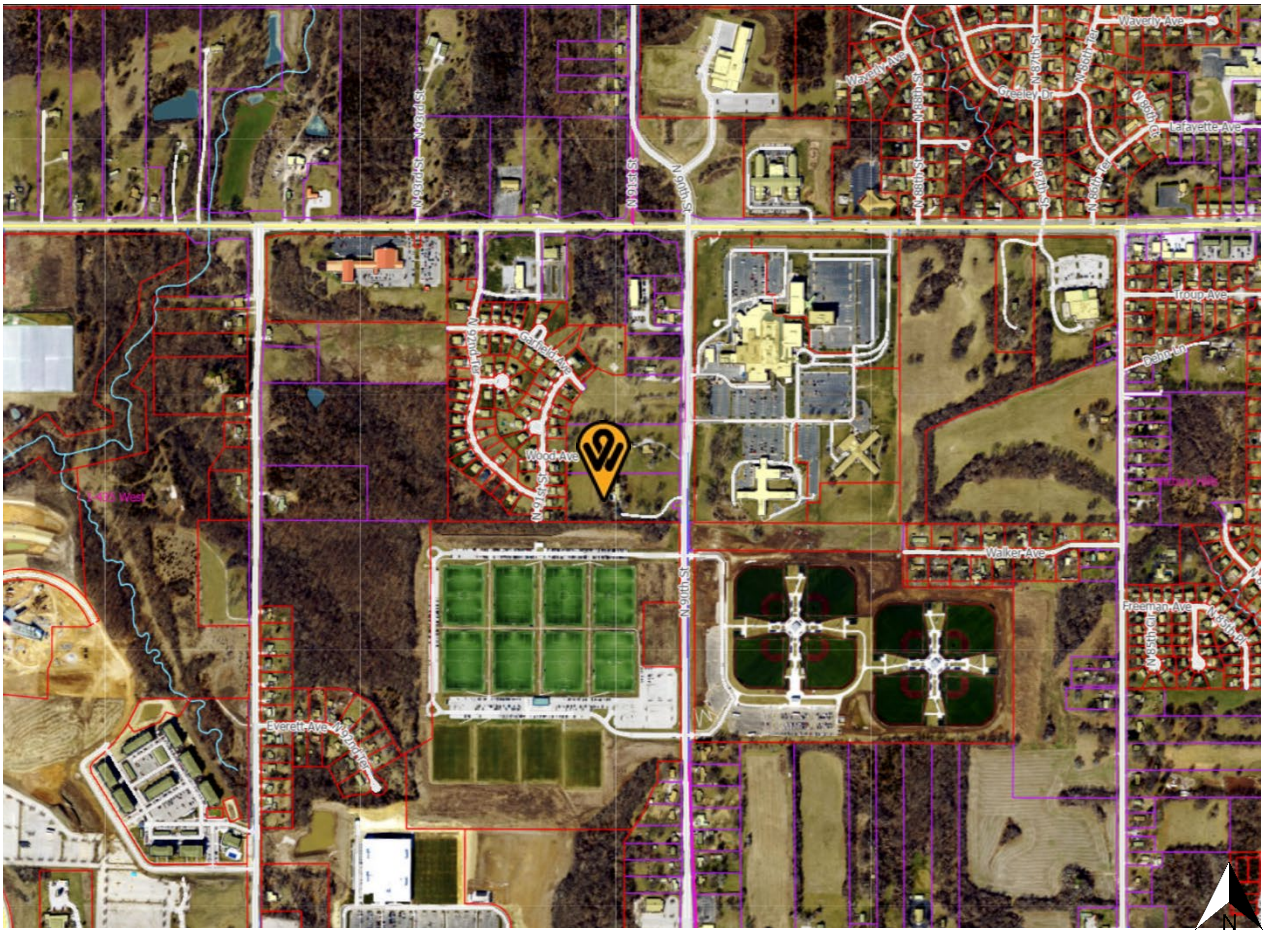
On motion by Commissioner Foglesong, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-035 for one (1) year:**

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

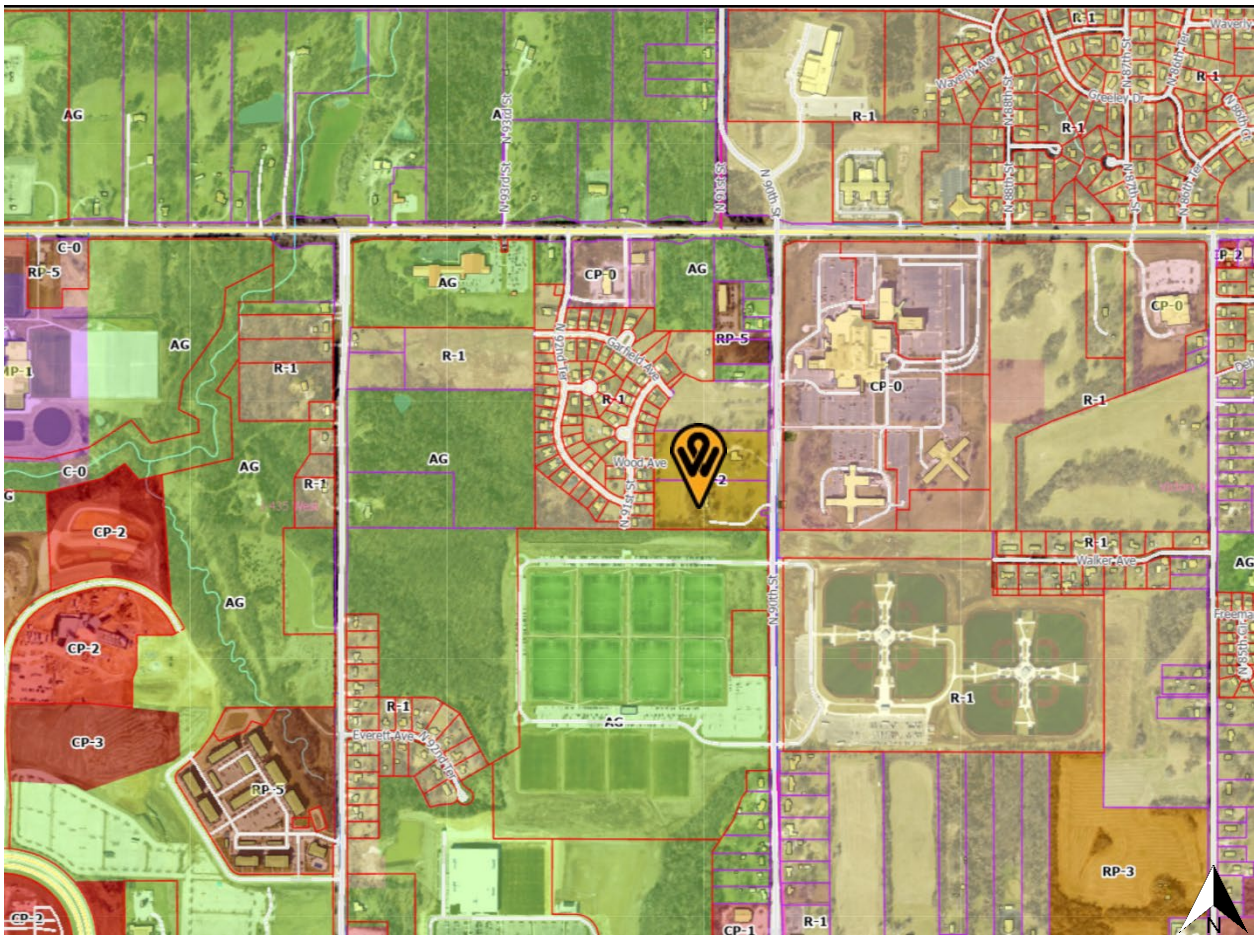
Motion to recommend APPROVAL passed: 4 to 3

ATTACHMENTS

AERIAL IMAGERY



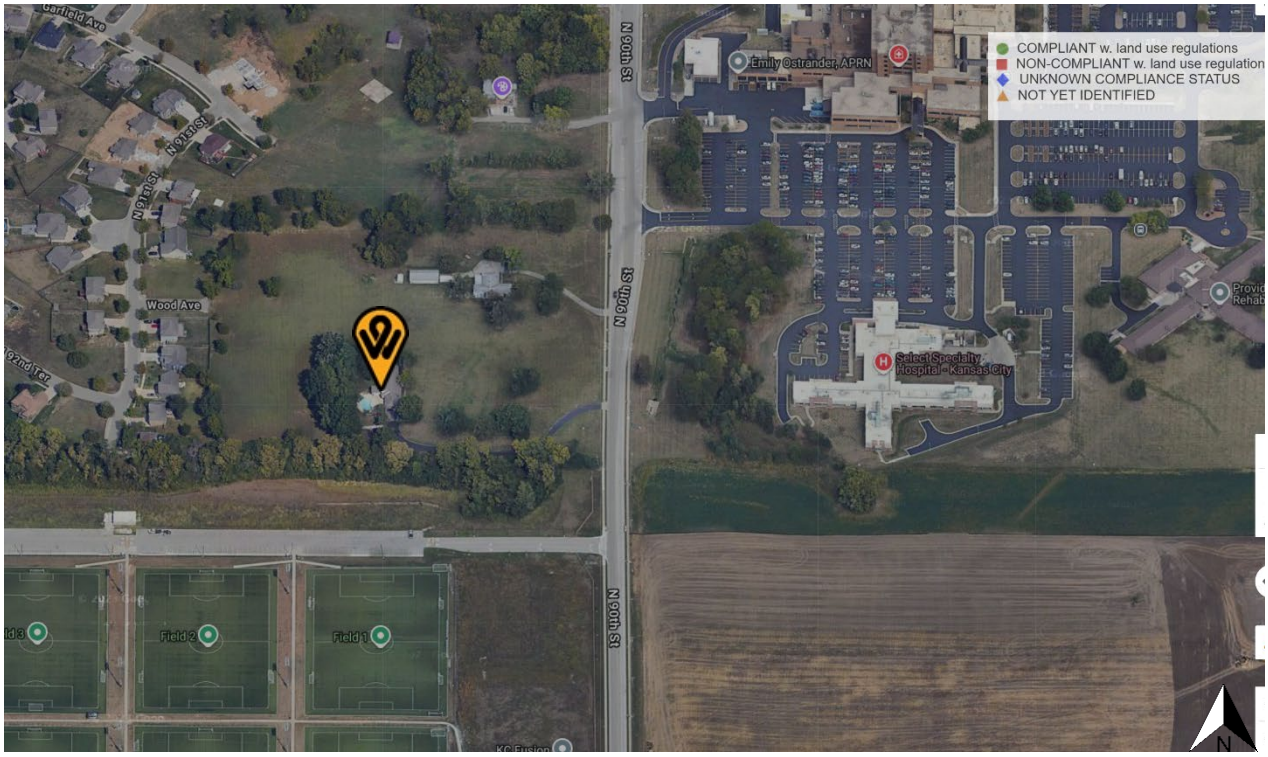
ZONING MAP



LAND USE MAP

Planned Mixed Residential District
Planned Commercial District
Planned Entertainment District
Planned Mixed Entertainment and Commercial District
GARFIELD
RICHMOND
WOOD
EVERETT
LAFAYETTE
WALKER
93RD
92ND
91ST
94TH
N

SHORT-TERM RENTAL MAP



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 only to the public (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 over guest rentals
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

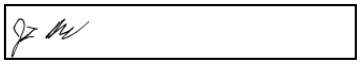
GUEST AND PUBLIC SAFETY	
15 Facility structurally sound with repairs and maintenance to ensure safety	IN
16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
GUEST ROOMS	
17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
18 Guest rooms 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

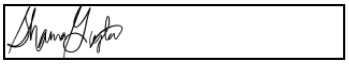
Violation Comments		
Item Number	**Violation of Code**	**Comment**

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]

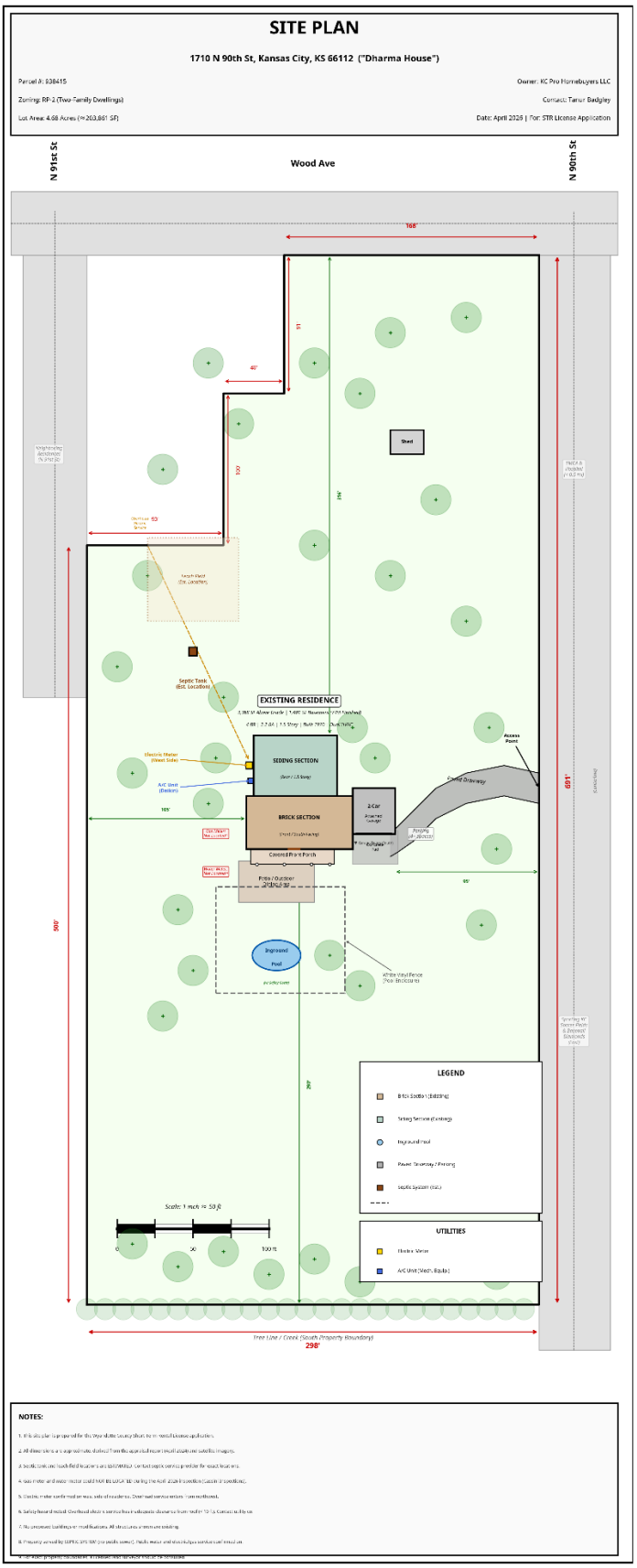
For non-emergencies (WiFi issues, lockouts, appliance questions), message your host through the Airbnb app or text directly. We'll get back to you as quickly as possible.

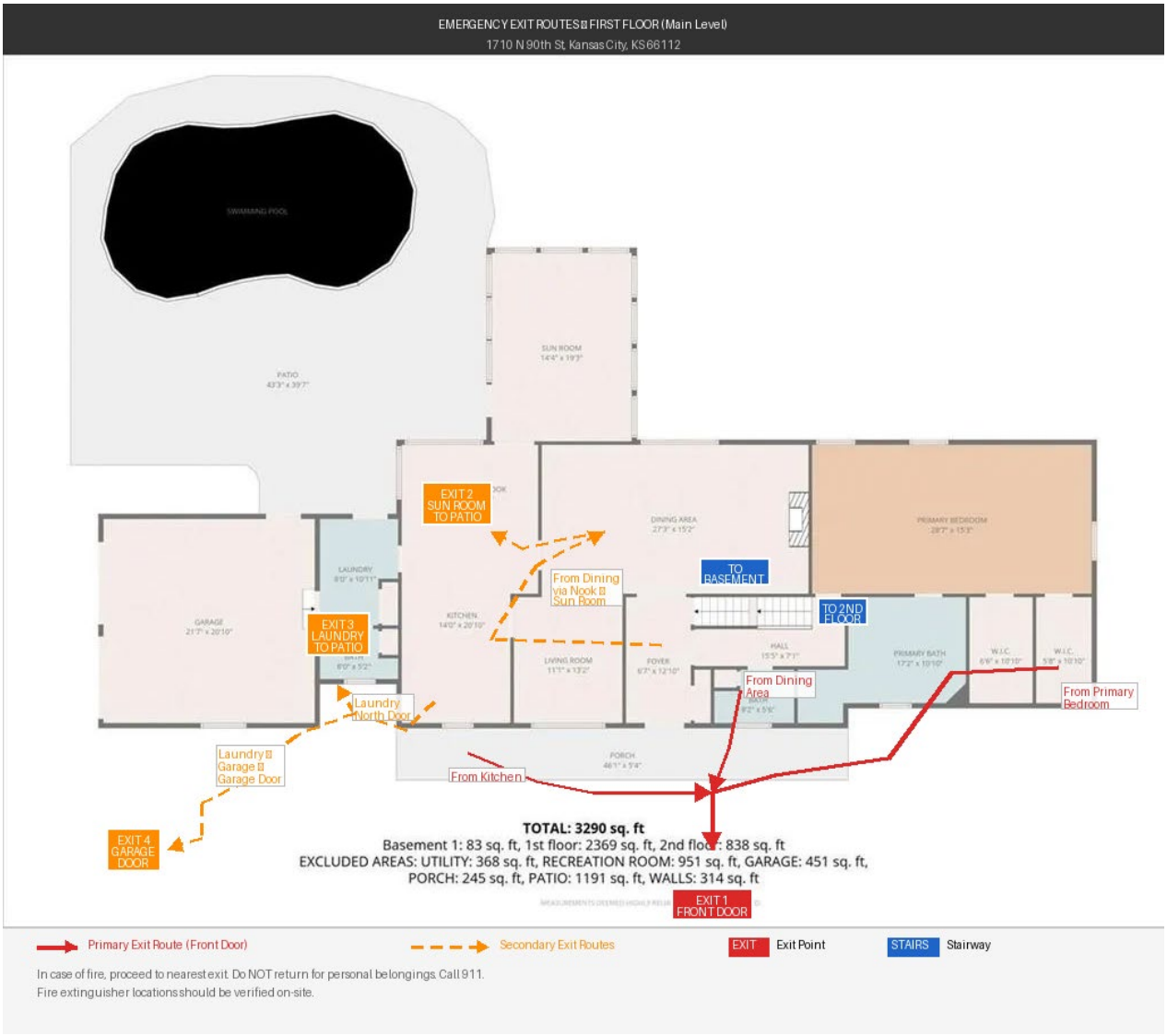
One Last Thing

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: Tanur 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 Dining Area
Access Point
Gravel Driveway
Electric Meter (West Side)
A/C Unit (Eastern)
105'
65'
900'
691'
Inground Pool
White Vinyl Fence (Pool Enclosure)
269'
Scale: 1 inch ≈ 50 ft
0
50
100 ft
LEGEND
Brick Section (Existing)
Siding Section (Existing)
Inground Pool
Paved Driveway / Parking
Septic System (Est.)
UTILITIES
Electric Meter
A/C Unit (West, Eastern)
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

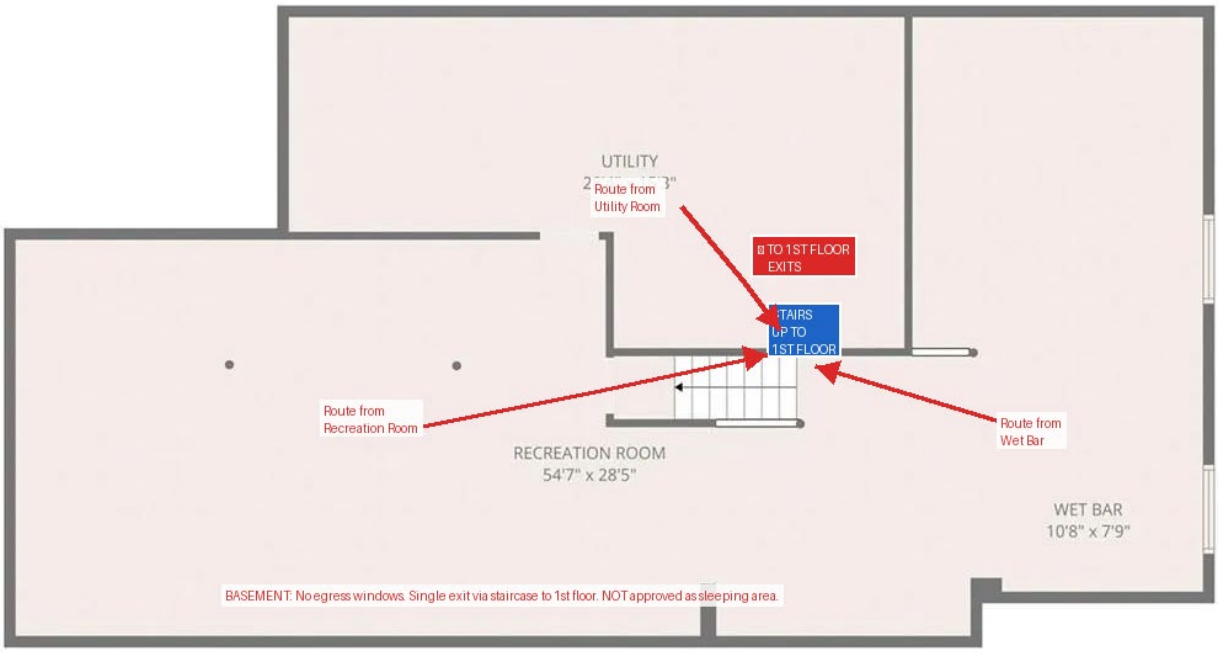
Primary Exit Route — Secondary Exit Route — EXIT Exit Point — STAIRS Stairway

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

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Special Use Permit Petition SP2026-041**

GENERAL INFORMATION

Applicant Information:
Jessica Wilkus
3131 South 47th Street
Kansas City, Kansas 66106

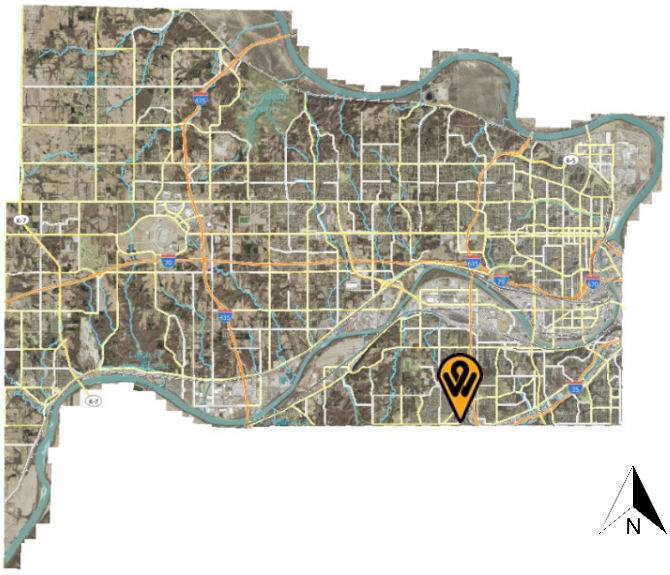
Subject Property:
3131 South 47th Street
Kansas City, Kansas 66106

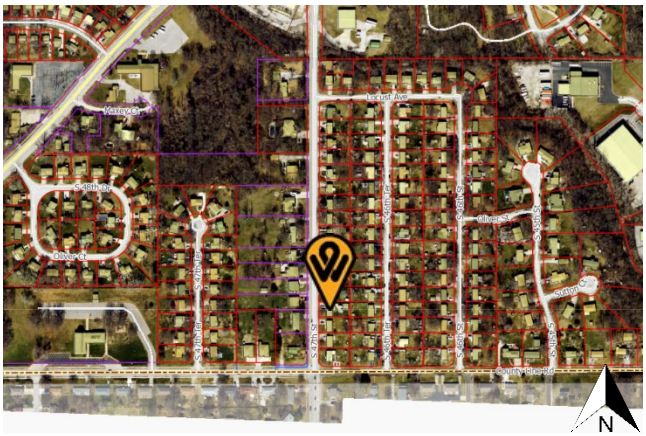
Requested Action and Purpose:
Approval of Special Use Permit to operate a Short-Term Rental.

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

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

Plan Area:
PlanKCK Comprehensive Plan





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

Total Tract Size: 0.20 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 47th Street as a Local Street.

Parking Requirement: Section 27-454(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling, at least one (1) of which shall be a garage or carport. Two (2) off-street parking spaces are required. The Applicant is providing two (2) parking spaces.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. There is one (1) tree in the front yard.

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

Public Hearing(s): August 10, 2026

Public Support: None to date

Public Opposition: Staff received a phone call from a neighbor opposing this petition because they are not

in support of any short-term rentals and expressed parking congestion, even though every parcel has a driveway with at least two (2) off-street parking spaces.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jessica Wilkus with Reliable Rentals LLC, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is the owner's primary residence. This would be the first and only permitted short-term rental on the 3100 block of South 47th Street between Locust Avenue and County Line Road.

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. There are no outstanding or related permits and 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 Turner Statistical Neighborhood, Turner Community Connection Neighborhood Business Group and Census Block 0436004. The neighborhood consists of single-family homes, as this property is towards the southern end of the block between Locust Avenue to the north and County Line Road to the south. South 47th Street is a Local Street linking Shawnee Drive to County Line Road.

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

The zoning and uses are set out above. The subject property is surrounded by R-1 Single Family District zoning, but specifically single-family homes and Bristol Hill United Methodist Church approximately one-quarter (¼) mile southwest on County Line Road. The use of the property as owner-occupied, but choosing to operate short-term, while commercial in nature, is consistent with other nearby properties along South 47th Street, County Line Road and Locust Avenue. 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 applicant/owner resides in the residence.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the property as Low-Density Residential, which allows single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. Townhomes and side-by-side rowhouses at an intersection at the end of a block and/or with frontage on a commercial, mixed-use or neighborhood commercial is allowed. The proposed use conforms to the Comprehensive Plan land use designation with a Special Use Permit.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of South 47th 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 they are not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

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

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

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

    The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is 7 guests. The maximum number of vehicles off-street is three (3). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Zoom on July 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, and Vibration
Home Inspection Report

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The home inspection denotes that the southwest bedroom needs a smoke detector installed. What is the timeline for this to be completed?

   Applicant Response: Smoke detector has already been installed in the southwest bedroom as a result of the home inspection.

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

   Applicant Response: There will be no more than six (6) guests allows on the property.

3. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

   Applicant Response: Maximum number of vehicles is two (2), and they will park in the driveway, there is plenty of space.

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

Applicant Response: Maximum of six (6) people.

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

   Applicant Response: I, as the property owner will be the property owner. All neighbors have been given my contact information as part of the neighborhood meeting letter that was sent out.

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

   Applicant Response: I have provided my phone number and e-mail for contact if any issues or concerns arise.

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: Within 20 minutes.

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

   Applicant Response: I am projecting 60% occupancy on an annual basis.

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: House has been inspected; all items are up to code and in safe operation. I have a weekly lawn service to keep the yard clean and partner with a cleaning company when I am not available to clean and sanitize the property after each guest.

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 deducts and pays the taxes for the Kansas State Lodging.

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

    Applicant Response: Yes, a copy of the guest book was provided, and a physical copy is in the home, it includes home rules and code of conduct.

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

    Applicant Response: Small dogs 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. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

    Applicant Response: I have updated the guest welcome packet to include this information at check in.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-041** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be six (6);**
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 the applicant's declaration, small dogs are allowed at the property; however, in accordance with ADA requirements, service animals are permitted. If a guest requires a service animal or an assistance animal for health-related reasons, we have policies in place to ensure proper care and responsible handling;**
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.**

ATTACHMENTS

Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Welcome Book

Site Plan
Floor Plan
Home Inspection Report
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-041** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-041,** to the Unified Government Board of Commissioners 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.

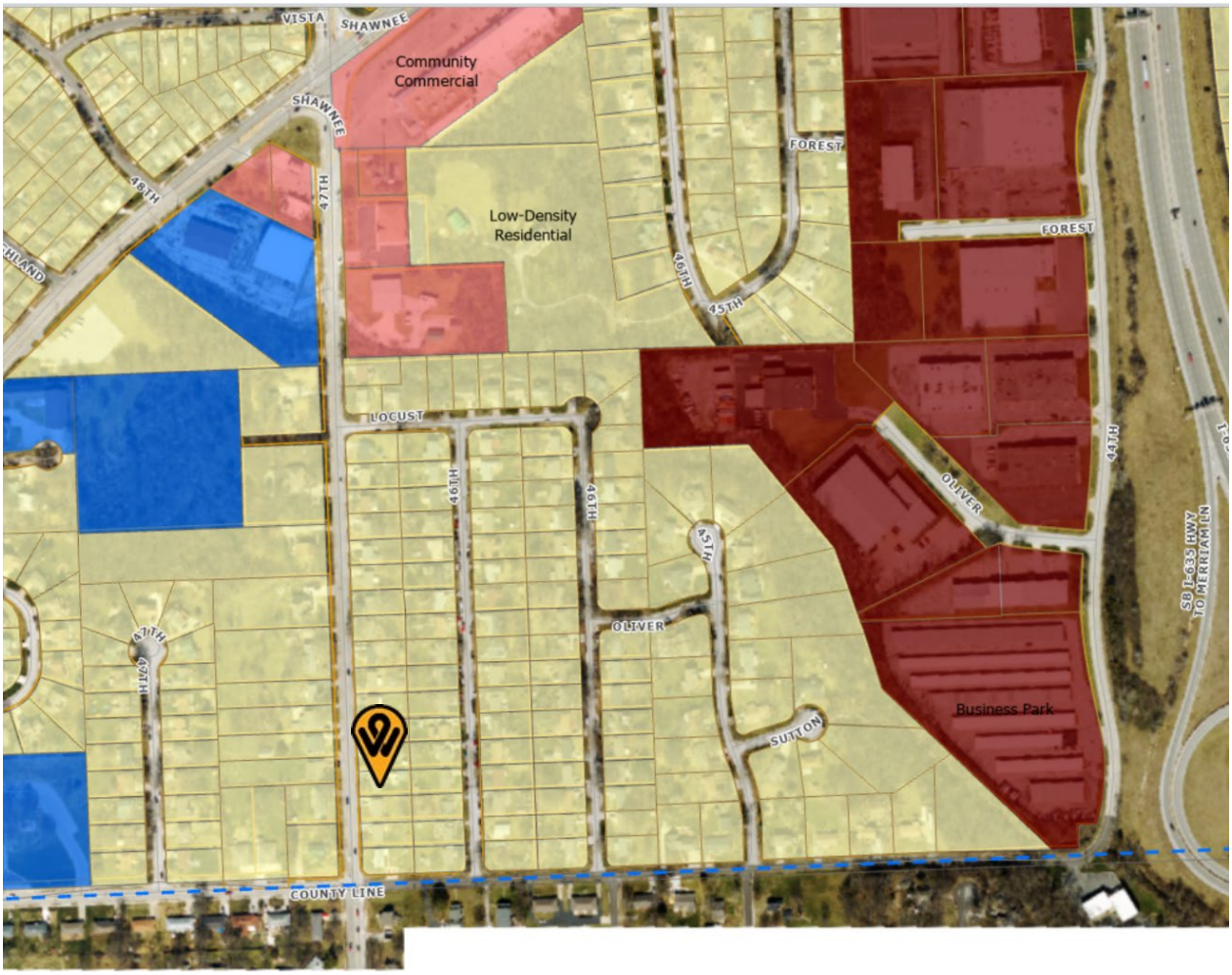
ATTACHMENTS

AERIAL IMAGERY

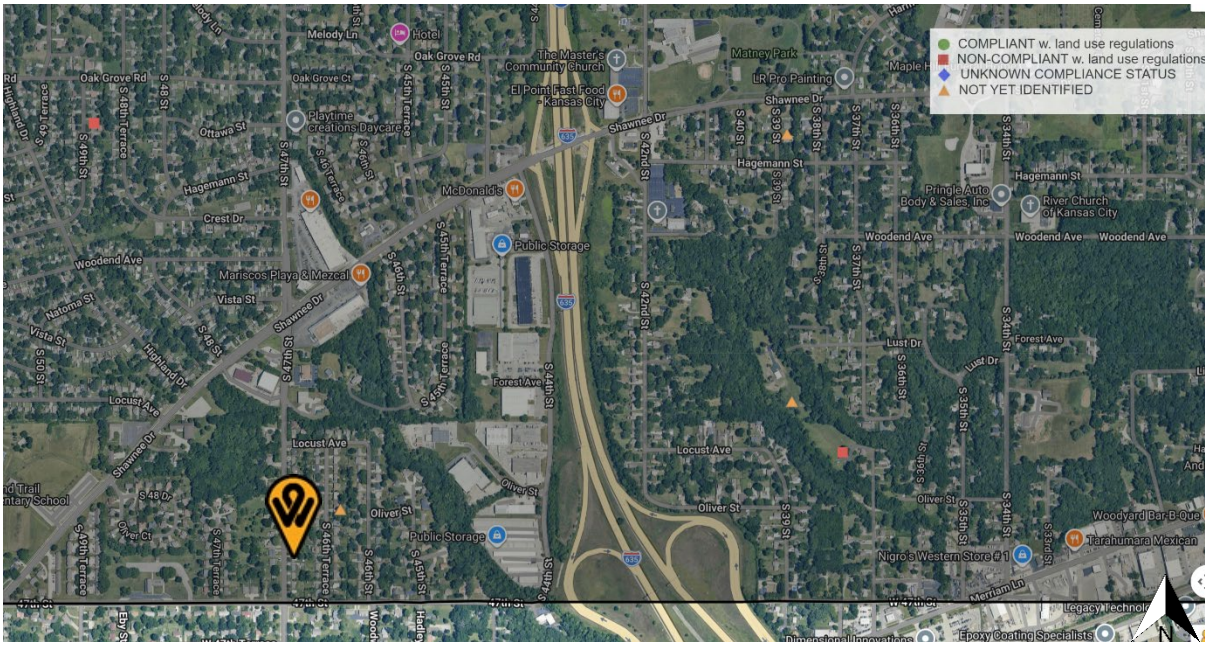
ZONING MAP

R-1
Shawnee Dr
C-1
C-1
CP-1
AG
C-1
R-1
Forest Ave
Forest Ave
MP-1
Locust Ave
Oliver St
Oliver St
R-1
S 47th Ter
S 46th Ter
S 46th St
Oliver St
S 45th St
R-1
R-1
Sutton Ct
S 47th Ter
S 47th St
S 46th Ter
S 46th St
S 45th St
S 44th St
County Line Rd
N

LAND USE MAP


VISTA
SHAWNEE
Community Commercial
SHAWNEE
47TH
48TH
Low-Density Residential
FOREST
FOREST
46TH
45TH
LOCUST
46TH
46TH
44TH
OLIVER
45TH
OLIVER
SUTTON
Business Park
47TH
48TH
COUNTY LINE
SB I-635 HWY TO MERRIAM TN
N

SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Applicant Response: Smoke Detector has already been installed in the Southwest bedroom as a result of the home inspection.

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

   Applicant Response: There will be no more than 6 guests allowed on the property.

3. Provide a description of the areas rented for the short-term rental. What is the maximum number of vehicles allowed and where will they park?

   Applicant Response: Maximum vehicles are 2 and they will park in the driveway, there is plenty of space.

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

   Applicant Response: maximum of 6 people.

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

   Applicant Response: I as the property owner will be the property manager. All neighbors have been given my contact information as part of the neighborhood meeting letter that was sent out.

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

   Applicant Response: I have provided my phone number and email for

   contact if any issues or concerns arise.

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: Within 20 minutes.

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

   Applicant Response: I am projecting 60% occupancy on an

   annual basis.

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: House has been inspection, all items are up to code and in safe operations. I have a weekly lawn service to keep the yard clean and partner with a cleaning company when I am not available to clean and sanitize the property after each guest.

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 deducts and pays the taxes for the Kansas State Lodging.

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

    Applicant Response: Yes, a copy of the guest book was provided and a physical copy is in the home, it includes house rules and code of conduct.

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

    Applicant Response: Small dogs 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. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

    Applicant Response: I have updated the guest welcome packet to include this information at check in.

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

Meeting Minutes

Application Number: SP2026-041
Date and Location: July 26th, 2026 on Zoom Call

Meeting called to order at: 5pm

Names of people in attendance: None

Introductions: None

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

- As the property owner I was prepared to review the proposed application, guest book and maintenance/ cleaning scheduled.

Questions and answers (include the following):

- Ø Who asked question or gave comment
- Ø What was the question or comment
- Ø Who answered the question/comment
- Ø What was the answer given

Meeting adjourned at: 5:30pm

Minutes taken by:Jessica Wilkus

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # SP2026-041.
2. That I conducted a neighborhood meeting on 07/26/2026
3. The notice to nearby property owners was sent on 07/10/2026.
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.

Jessica Wilkus
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28th day of July, 2026.

My commission expires 11th of December, 2028.

RICHARD P CLARKE JR
Notary Public - State of Kansas
My Appt. Expires 12/11/28

Notary Public

Welcome, Dear Guest!

Hello & Welcome!

We are so thrilled to have you as our guest in Kansas City!
This home is your home — make yourself comfortable,
explore every corner, and enjoy every moment.

Kansas City is a city full of heart, flavor, and soul.
From world-famous BBQ to legendary jazz, from beautiful
parks to vibrant neighborhoods — there is always something
wonderful waiting just around the corner.

A few things to help you feel at home:

WiFi Network: MisterT
WiFi Password: [redacted]
Check-out Time: 11:00 AM
Host Contact: 316-218-8253

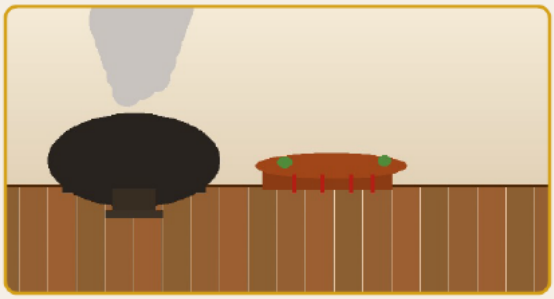
Please sign our guestbook before you go — your words
mean the world to us and future guests.

With warmth & gratitude,
Your Hosts ♥

Check-Out Instructions

- Place all trash in the trashcans
- Strip the sheets and towels and leave them on the floor
- Load the dishes and run the dishwasher (pods are under the sink)
- Lock both doors and leave keys on the kitchen counter

Explore Kansas City



■ Kansas City BBQ

KC is THE BBQ capital of the world.
Don't miss Joe's KC, Q39, or Arthur Bryant's.
Gates BBQ is a local institution.

■ Jazz & Nightlife

18th & Vine Historic Jazz District.
Visit the American Jazz Museum.
Green Lady Lounge for live jazz nightly.

■ Parks & Outdoors

Loose Park — beautiful rose garden and walking trails | Swope Park — one of the largest urban parks in the US
Kansas City Zoo | Cliff Drive Scenic Byway | Shawnee Mission Park for kayaking & fishing

More Local Favorites

■■ Culture	Nelson-Atkins Museum of Art (free!) · Kemper Museum · National WWI Museum
■■ Shopping	Country Club Plaza · Westport · River Market Farmers Market (Sat mornings)
■■ Restaurants	Corvino Supper Club · Ça Va · Farina · Extra Virgin
■ Sports	Sporting KC Soccer · Kansas City Chiefs · Kansas City Royals
■ Coffee	Thou Mayest · The Roasterie Café · Blueprint Coffee

IMPORTANT NOTICE

Lead-Based Paint Disclosure

Federal Law Requirement

This property was built before 1978. Homes built prior to 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly.

Health Risks

Lead exposure is especially harmful to young children and pregnant women. Lead poisoning can cause learning disabilities, behavioral problems, and at very high levels, seizures, coma, and even death.

What You Should Know

- Do not disturb or sand any painted surfaces, as this may release lead dust.
- Keep children away from any chipping, peeling, or deteriorating paint.
- Wash hands frequently, especially before eating, to reduce dust exposure.
- If you notice any deteriorating paint during your stay, please notify the host immediately.

Questions or concerns? Contact your host: 316-218-8253
For more information, visit: epa.gov/lead

Disclosure provided in accordance with the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. § 4852d)

EMERGENCY INFORMATION

Water Shut-Off Valve

In the event of a water emergency — such as a burst pipe or major leak — the main water supply can be shut off using the valve located outside the home.

Valve Location

STEP 1 Exit the front of the house and head toward the street.

STEP 2 Look to the LEFT side of the lawn as you face the street.

STEP 3 Locate the utilities cover plate on the ground — it can be lifted off by hand.

STEP 4 The water shut-off valve is located beneath the plate.

STEP 5 Turn the valve clockwise (right) to shut off the water supply.

Emergency? Contact Your Host Immediately

316-218-8253

Available to assist 24/7 for property emergencies

In case of fire or life-threatening emergency, always call 911 first.

Guest Signatures & Notes

✦ We'd love to hear from you — leave your mark! ✦

Guest 1

Guest Name(s) | Arrival Date | Departure Date | Home City & State

Notes & Memories

Signature | Rating (1-5 stars) | Date

Guest 2

Guest Name(s) | Arrival Date | Departure Date | Home City & State

Notes & Memories

Signature | Rating (1-5 stars) | Date

Guest 3

Guest Name(s) | Arrival Date | Departure Date | Home City & State

Notes & Memories

Signature | Rating (1-5 stars) | Date

Guest 4

Guest Name(s) | Arrival Date | Departure Date | Home City & State

Notes & Memories

Signature | Rating (1-5 stars) | Date

"Travel is the only thing you buy that makes you richer."

✦ Thank you for staying with us in Kansas City ✦

Maintenance Item Summary

Client
Jessica Wilkus

Property Address
3131 S 47th St.
Kansas City KS 66106

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair.**Please refer to the Major Item Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. LANDSCAPING

1.0 LANDSCAPING AND DRAINAGE

Maintenance Item.

Landscaping is flat and slopes toward foundation around home. This is a typical condition found in many homes. Recommend sloping grading away from home 1" per foot to avoid grading erosion, foundation seepage and possible foundation movement (85-90% of all foundation moisture problems can be avoided with proper grading and downspout extensions). None visible during time of inspection.

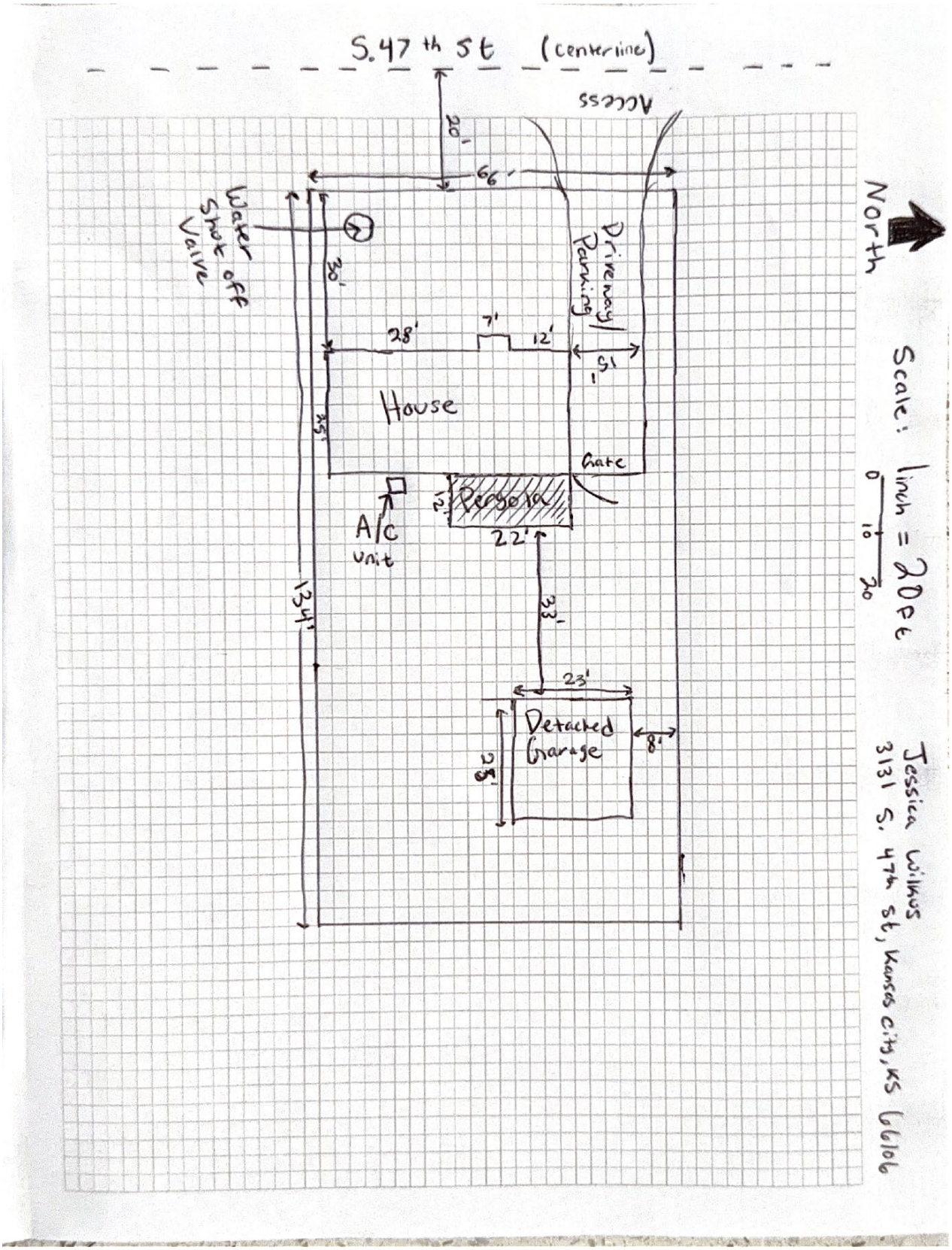
6(A) . SW BEDROOM

6.10.A SMOKE DETECTOR

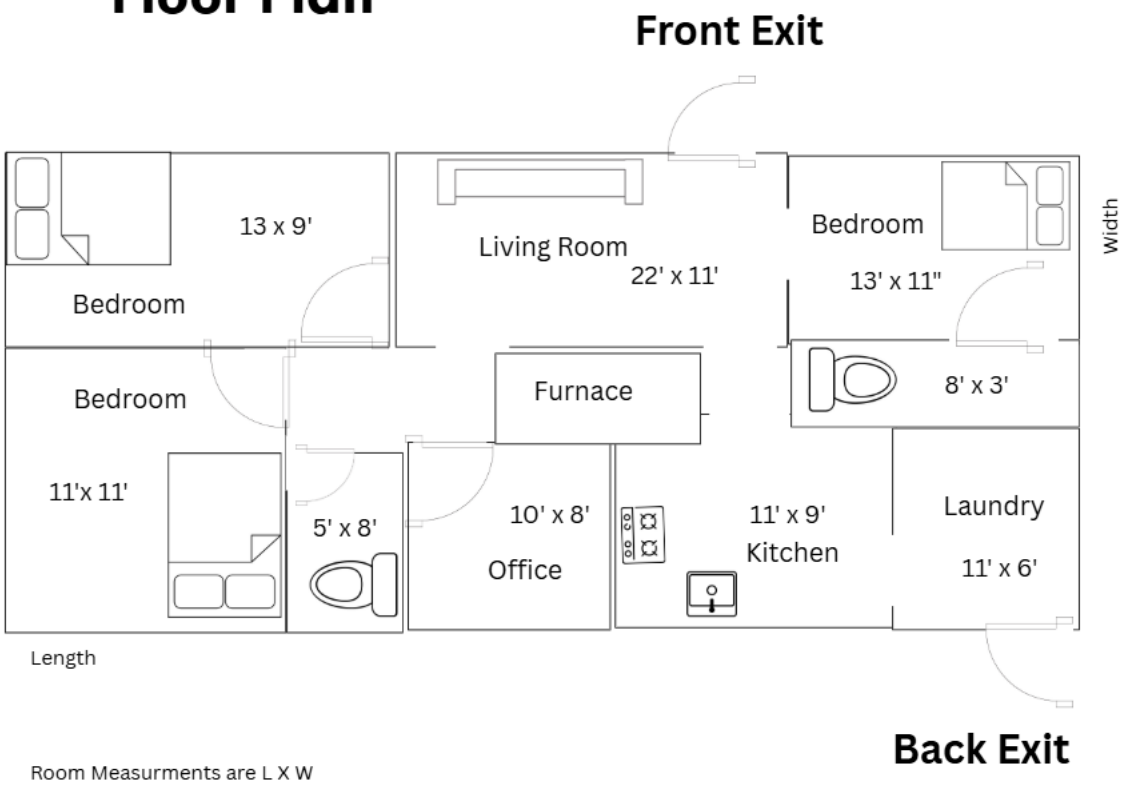
Maintenance Item.

Smoke detector is missing. Recommend installing to provide early smoke detection to space.

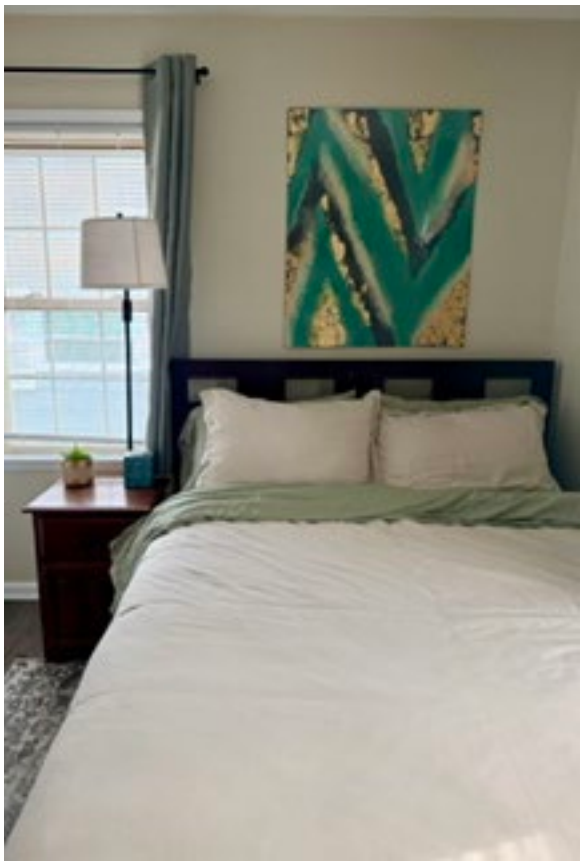
Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the


S. 47th St (centerline)
Access
20'
66'
Water Shut off Valve
30'
Driveway/ Parking
28'
7'
12'
5'
House
35'
Gate
12'
Pergola
22'
A/C unit
134'
33'
23'
Detached Garage
25'
8'
North
Scale: 1inch = 20ft
0
10
20
Jessica Wilkus
3131 S. 47th St, Kansas City, KS 66106

Floor Plan



Room Measurments are L X W



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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

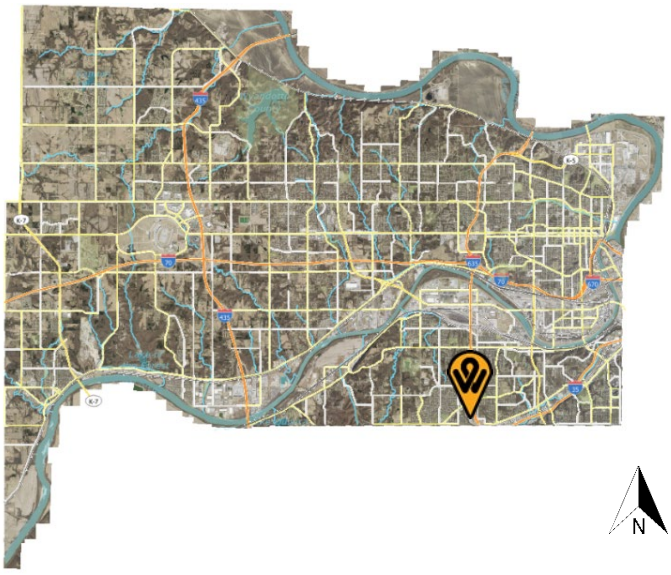
Re: **Special Use Permit Petition SP2026-053**

GENERAL INFORMATION

Applicant Information:
Angelo Goro with N&Z Family Friends LLC
Applicant
541 NE Newport Drive
Lee's Summit, Missouri 64064

Subject Property:
2810 South 44th Street, Suite B
Kansas City, Kansas 66106

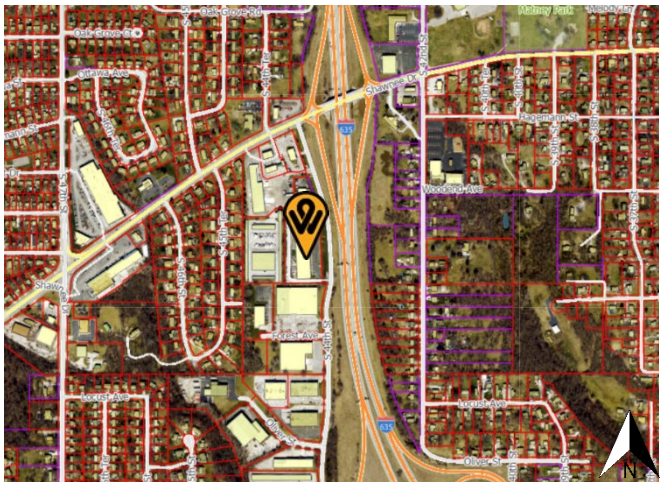
Requested Action and Purpose:
Approval of a Special Use Permit to have an auto-glass replacement and repair shop.



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

Existing Zoning District(s):
CP-3 Planned Commercial District

Comprehensive Plan Area:
PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	**MP-1 Planned Light Industrial and Industrial Park District**	**Industrial warehousing**
South	**MP-1 Planned Light Industrial and Industrial Park District**	**Industrial warehousing**
East	**None**	**Interstate 635**
West	**MP-1 Planned Light Industrial and Industrial Park District**	**Industrial business**

Total Tract Size: 3.42 Acres

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Business Park, which allows a mix of office, research, and light industrial uses. Light industries are small-scale and non-polluting. Other uses may include business/office/research parks and medical facilities with limited retail and service uses. In some cases, these areas located to buffer residential development from more intensive commercial retail development. Office Park uses may be mixed within areas for light industry for more versatile business parks.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 44th Street as a Local Street.

Parking Requirement: Section 27-468(e) in no case, however, shall less than one (1) space for each 500 square feet of building floor area be provided. For buildings larger than 20,000 square feet, only one space for each 1,000 square feet needs to be provided for building increments between 20,000 and 50,000 square feet. For buildings larger than 50,000 square feet the parking required for increments over 50,000 square feet will be determined by the director of planning. 17 parking spaces are required. There are 17 parking spaces available in the parking lot of the multi-tenant building.

Landscaping Requirement:	Section 27-468(g) Trees are required to be provided at not less than one (1) per 10,000 square feet of site area. Six (6) foot high architectural screening in combination with a buffer area is to be provided along side and rear property lines common to or across an alley from residentially zoned property. 15 trees are required to be planted based on the total tract size, however, without a site plan, Staff cannot determine how many trees are required.
Advertisement:	The Wyandotte Echo – July 16, 2026 Letters to Property Owners – July 17, 2026
Public Hearing:	August 10, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Angelo Goro with N&Z Family Friends LLC, is requesting a Special Use Permit for an auto glass replacement and repair shop (no traditional auto repair or painting) at 2810 South 44th Street, Suite B.

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 associated with the property.

Building, Zoning, or Code Enforcement Complaints:

1. There are no building, zoning, or code enforcement complaints on the subject property.
2. Numerous citations between 2017 – 2024 for operating without a Special Use Permit, large dumpster needed to be emptied, tall grass and weeds, vehicles without tags, and graffiti on the building.
    a. 17215-00032 – Zoning – body prep shop operated without a Special Use Permit or Business License.
    b. 17208-01157 – Tow – car with expired tags.
    c. 17208-01159 – Tow – car parked without tags in parking lot.
    d. 17208-01161 – Tow – truck parked within tags in parking lot.

e. 17208-01172 – Tow – car parked without tags in parking lot.
f. 17225-03395 – Abatement.
g. 17220-00389 – Graffiti – graffiti on the property.
h. 17225-03395 – Abatement – lumber, cushion and saplings on the property.
i. 17225-05166 – Abatement – tall grass and weeds on entire property.
j. 18220-00210 – Graffiti – graffiti on north side of the building.
k. 19205-00017 – Large dumpster has not been emptied.
l. 20208-00232 – Vehicles with no tags.
m. GRA22-0046 – Graffiti – Graffiti on the side of building.
n. GRA22-0376 – Graffiti – Graffiti on the side of building.
o. ENV23-2218 – Vehicle parked on the sidewalk of business.
p. GRA23-0221 – Graffiti – Graffiti on the front of the building.
q. GRA24-0149 – Graffiti – Graffiti on the front of the building.
r. GRA24-0211 – Graffiti – Graffiti on the side of the building.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP-2020-48 – Special Use Permit (renewal) for an auto body shop (expired on December 10, 2022).
2. There are no previous planning actions on the subject property.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Turner Statistical Neighborhood, Dotte Proud Neighborhood Group, Turner Community Connection Neighborhood Business Group and Census Block Group 0436004. The area along South 44th Street is comprised of industrial buildings. The businesses range from office, warehousing, and distribution, which all abut Interstate 635 to the east.

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

The zoning and uses of properties nearby are set out above. The proposed use, an auto glass replacement and repair shop will be within an enclosed building. Automotive uses in general and also pose an inherent risk of negatively affecting the visual appearance and value of the surrounding properties, as well as an increased probability to have overcrowded parking and outside storage in public view.

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

   The property is suitable for automotive repair if managed properly. If the hours of operation, effective screening and storage of inventory are properly managed and maintained, the use should not detrimentally affect nearby property.

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

   Based on Business Licensing records, the property has been vacant since 2019.

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

   Special Use Permits are not addressed in the PlanKCK Comprehensive Plan, however, the existing and proposed use of an auto glass replacement and repair shop is a permitted use in the Business Park land use 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 will not increase traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems so long as the vehicles are parked in an orderly manner within designated parking spaces.

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 public, as it proposes no direct benefit to the health, safety, or welfare of the community. It is not expected that it will affect the visual quality and marketability of nearby property, as surrounding properties are industrial businesses – to the north, east and west.

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.***

   The proposed use is not reasonably necessary for the convenience of the public. Noise associated with this use should not be a problem for adjacent neighboring businesses, provided doors are closed while there is work performed on vehicles.

Vehicles that are in a start of disrepair need to be screened from public view.

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

   The proposed use should not pollute the air, land or water provided the glass is properly disposed.

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

    The proposed use will not damage or destroy an irreplaceable natural resource if managed properly, as it is an existing use on a developed site in a mixed use commercial and 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 public gain is negligible for the operation of an automotive repair. Should the Special Use Permit be denied, the applicant could not reapply for the same use for one (1) year.

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

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

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

    The proposed use should not result in overcrowding of land as there is ample space within the parking lot to accommodate vehicles that are to be repaired, and there are bays for vehicles to be kept overnight indoors.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2810 South 44th Street, Suite B, Kansas City, KS on July 23, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Storage of vehicles
Disposal of materials (i.e., glass)

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. What are the proposed hours of operation?

   Applicant Response: Normal business hours of 8:30 AM to 5:30 PM.

2. Designate on the site plan where vehicles to be serviced and vehicles that are completed and employees.

   Applicant Response: No dedicated parking is required. All vehicles in service will be inside the building. Waiting and employee vehicles will be parked in the public parking in the east parking lot, but will be a minimal with less than three (3) customer vehicles waiting to be serviced.

3. No outside storage of inoperable vehicles allowed.

   Applicant Response: No inoperable vehicles are being serviced at this location.

4. Install an opaque gate door on the trash enclosure.

   Applicant Response: Trash receptacles and enclosures will conform to all city/municipal codes.

5. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator.

   Applicant Response: At this point, I have no intention of selling the property.

Planning Engineering Comments:

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-053** subject to all comments and suggestions outlined in

this staff report, and summarized by the following conditions:

1. **Hours of operation shall be from 8:30 AM to 5:00 PM, daily;**
2. **Evaluate the alternative of contracting with a glass recycling company to recycle windshields;**
3. **No more than three (3) vehicles that are waiting for service may be parked in a designated parking space in the east parking lot;**
4. **No inoperable vehicles are permitted on site;**
5. **Auto sales, auto body repair or painting services are not permitted on the premises;**
6. **Section 27-699(b)(5) states that all outside bins or trash container areas must be completely enclosed by an architectural screen to a height not less than the height of the bin or container. No trash enclosures may be located in required yards adjacent to street right-of-way. In commercially and industrially zoned areas where the trash container will not be visible from off the property due to other screening or topographic conditions and will not be visible from public parking or pedestrian areas on the site, such trash bin screening need not be provided. In industrially zoned areas where the trash container will not be visible from residential property and where such containers are kept directly alongside the building and in a well-kept manner, such screening need not be provided;**
7. **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;**
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 annually renew their 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;**
10. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
11. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
12. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.**
13. **The 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;

14. **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;**
15. **Subject to approval, the Special Use Permit shall be valid for (2) year(s) 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.**

ATTACHMENTS

Aerial Imagery
Zoning Map
Land Use Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan

Floor Plan
Site Photographs

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-053** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

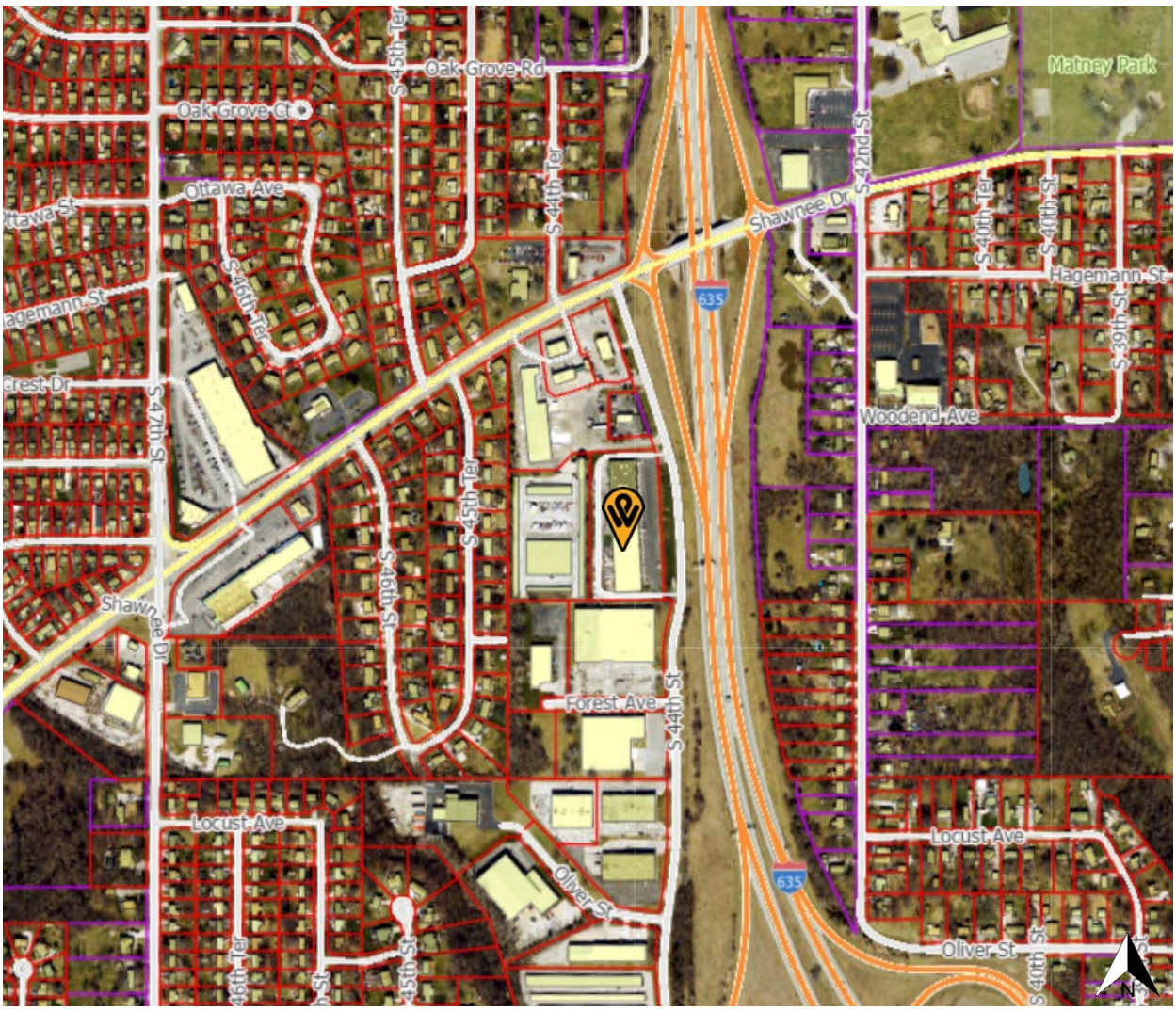
3. _____.

OR

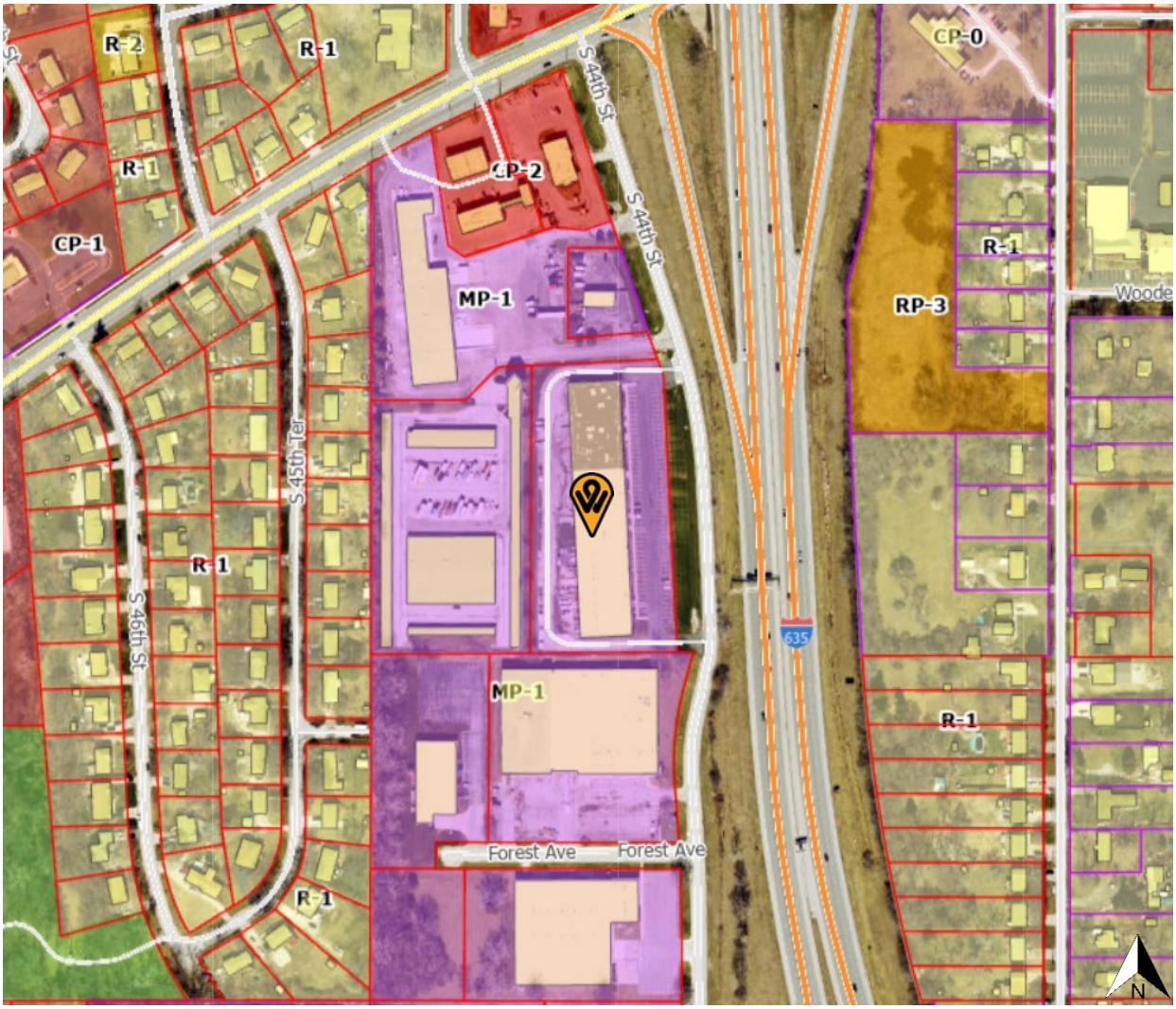
I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-053,** to the Unified Government Board of Commissioners as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

ATTACHMENTS

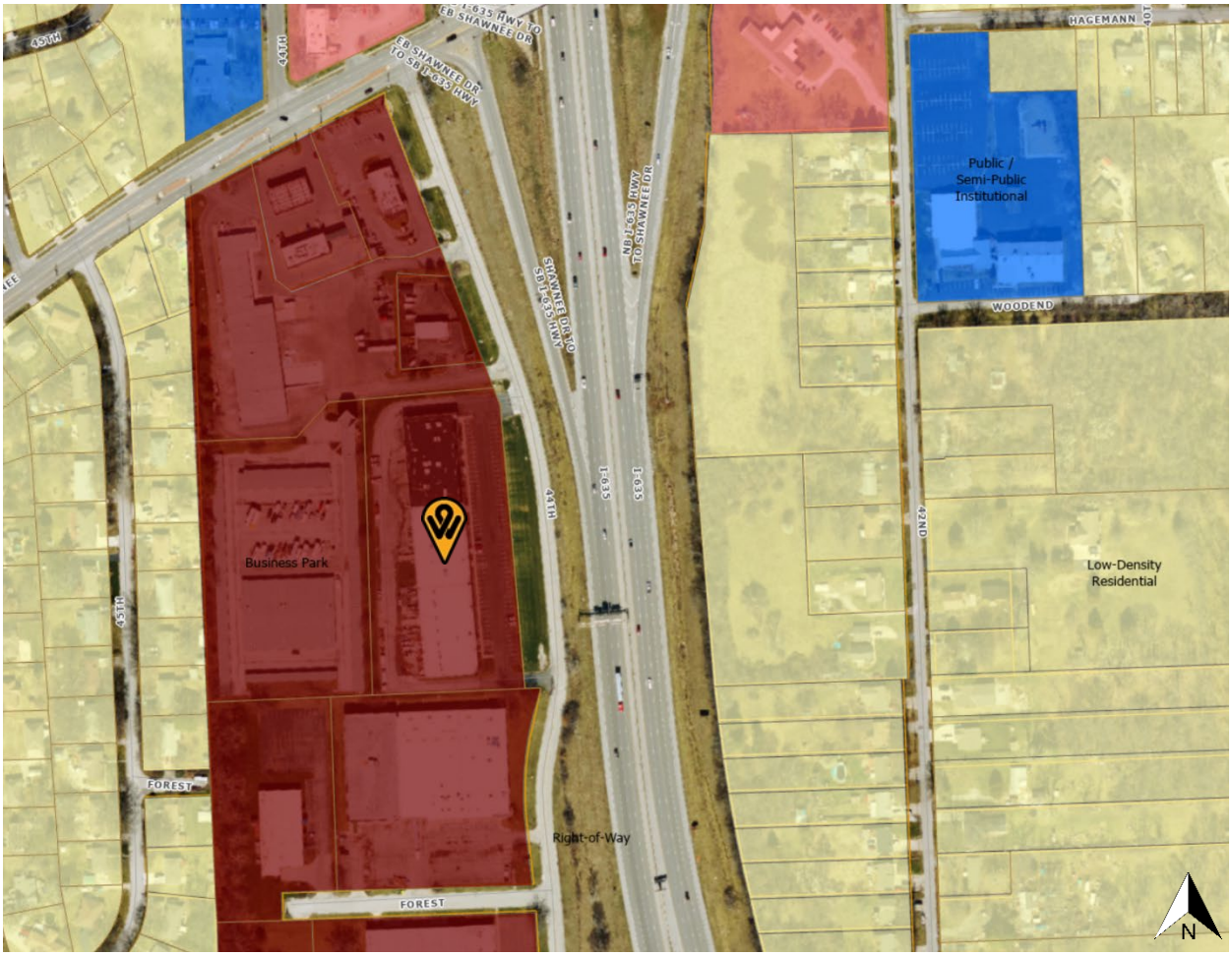
AERIAL IMAGERY



ZONING MAP


R-2
R-1
R-1
CP-1
CP-2
MP-1
S 44th St
S 44th St
S 45th Ter
S 46th St
R-1
MP-1
Forest Ave
Forest Ave
R-1
CP-0
R-1
RP-3
635
R-1
N

LAND USE MAP


45TH
44TH
I-635 NWY TO EB SHAWNEE DR
EB SHAWNEE DR TO SB I-635 HWY
NB I-635 HWY TO SHAWNEE DR
SHAWNEE DR TO SB I-635 HWY
HAGEMANN
40T
Public / Semi-Public Institutional
WOODEND
I-635
I-635
41ST
42ND
Business Park
Low-Density Residential
45TH
FOREST
Right-of-Way
FOREST
N

ADDITIONAL ATTACHMENTS

Byron,

Sorry, I missed the one section with unanswered questions. See the below responses to the planning and urban design comments.

1. Hours of Operation: Normal Business hours of 8:30 to 5:30
2. No dedicated parking is required. All vehicles in service will be inside the building. Waiting and employee vehicles will be parked in the public parking in the east parking lot, but will be minimal with less than 3 customer vehicles waiting to be serviced.
3. No inoperable vehicles are being serviced at this location.
4. Trash receptacles and enclosures will conform to all city/municipal codes.
5. This is correct. There is no intention of selling the property by the owners at this time.

Please let us know if these comments are satisfactory for your review.

Thank You,

Matt Blevins

COO

A.M.P. Commercial LLC

SIGN-IN SHEET

Event/Meeting:	Date:
SP2026-053	7/23/26
Location:	**Facilitator/Host:**
2810B S 44th Kansas City KS	Amp Commercial

Please print clearly and sign in upon arrival.

#	Name	Email/Phone	Time In	Signature
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

No Attendance

SAMPLE MINUTES:

Application Number: SP2026-053
Date and Location: 7/23/26 – 28103 S. 44th St, Kansas City, KS

Meeting called to order at: 5:00 pm

Names of people in attendance: ✓

Introductions: Matt Blevins (Owner Rep), Angelo Gano & Ramez Zaky

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said). N/A

Questions and answers (include the following):

- Who asked question or gave comment N/A
- What was the question or comment N/A
- Who answered the question/comment N/A
- What was the answer given N/A

Meeting adjourned at: 5:45 pm

Minutes taken by: Matt Blevins

No Attendance was Present at the Meeting other than the Applicant and the Landlord.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
) SS:
COUNTY OF Greene)

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

1. That I am the petitioner for Petition #SP2026-053.
2. That I conducted a neighborhood meeting on 7/23/26.
3. The notice to nearby property owners was sent on 7/9/26.
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.

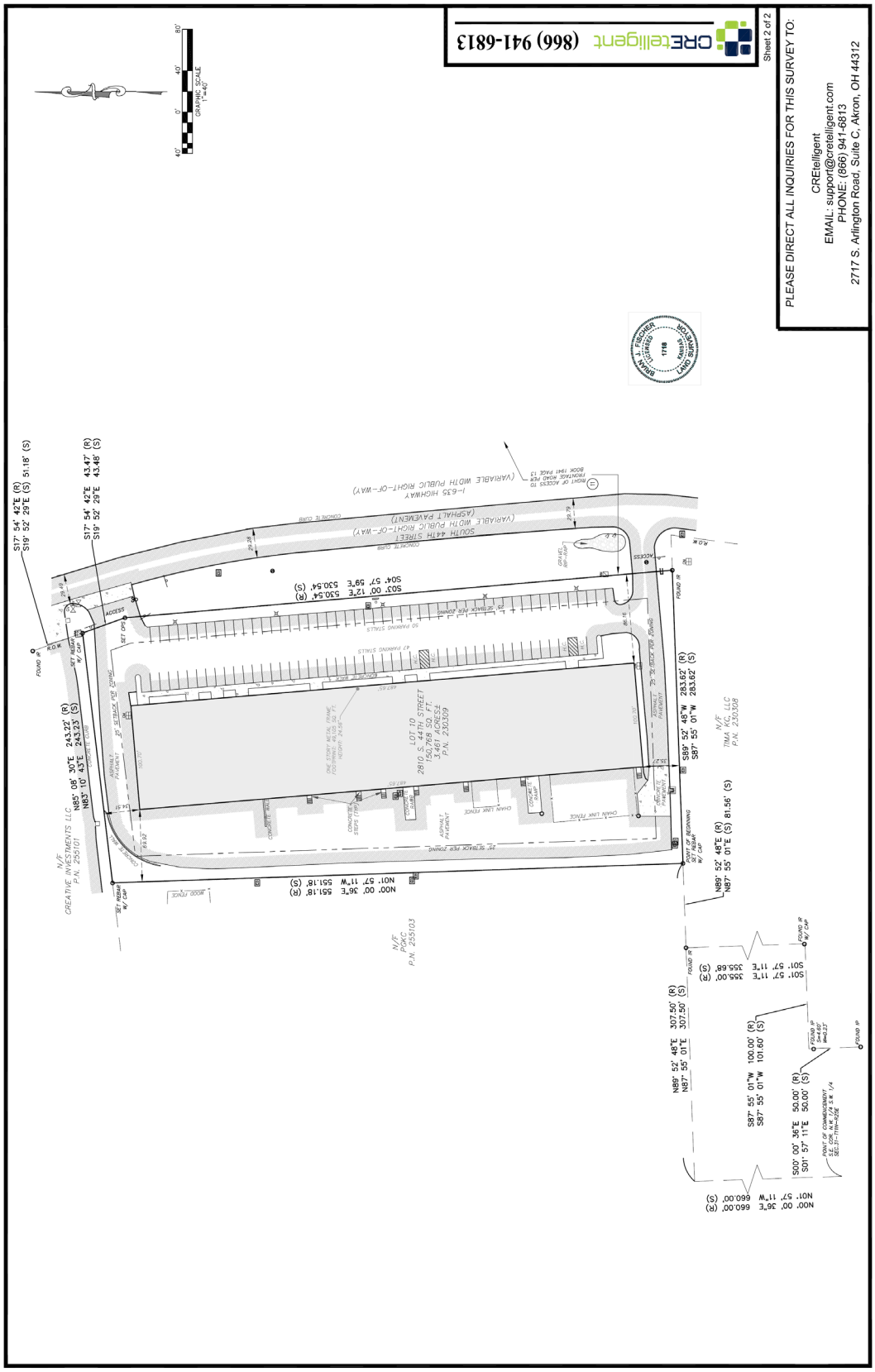
Affiant

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

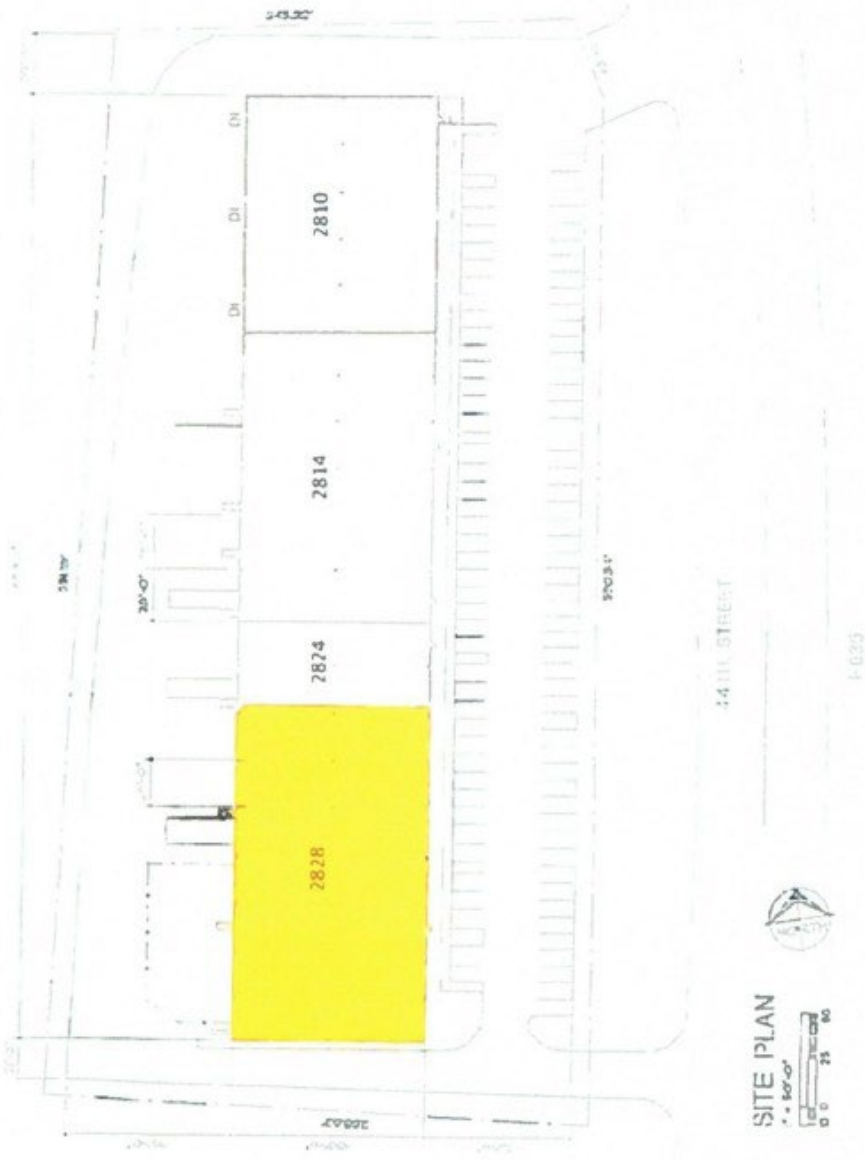
My commission expires Oct of 10, 2027.

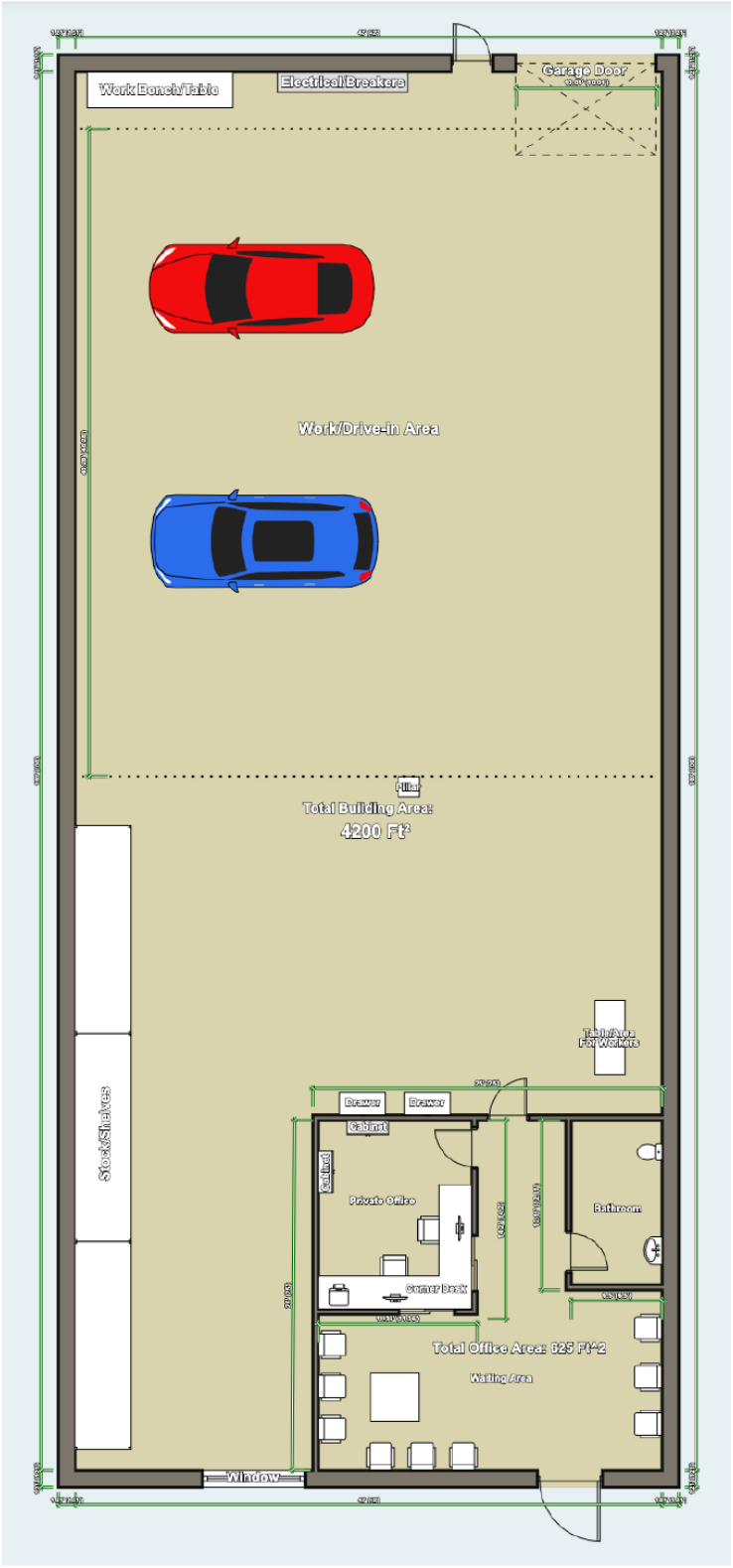
Notary Public

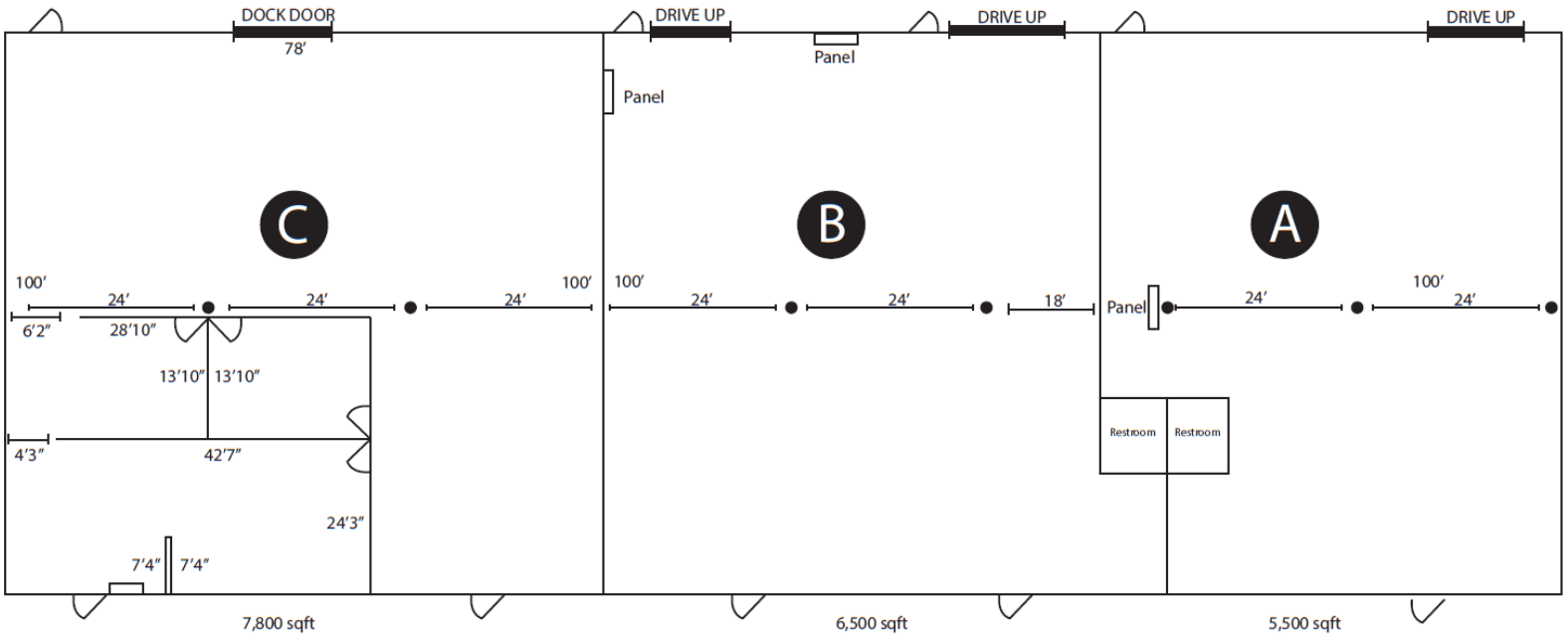
IRWIN COHEN
NOTARY SEAL
MY COMMISSION EXPIRES OCT. 10, 2027
COMMISSION # 15302380
GREENE COUNTY
NOTARY PUBLIC, STATE OF MISSOURI


CREtelligent (866) 941-6813
Sheet 2 of 2
PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:
CREtelligent
EMAIL: support@cretelligent.com
PHONE: (866) 941-6813
2717 S. Arlington Road, Suite C, Akron, OH 44312
GRAPHIC SCALE 1" = 40'
LOT 10
2810, 5,461 STREET
150,768 SQ. FT.
3.461 ACRES±
P.N. 230309
SOUTH 44TH STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(ASPHALT PAVEMENT)
I-635 HIGHWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
POINT OF BEGINNING
SET REBAR W/ CAP
FOUND IP
FOUND IP W/ CAP
SET OPS
ACCESS
25' SETBACK PER ZONING
50 PARKING STALLS
CHAIN LINK FENCE
CONCRETE CURB
ASPHALT PAVEMENT
CONCRETE PAD
CONCRETE STEPS (TYP.)
THE STORY METAL PRIME
FOOTPRINT: 45,105 SQ. FT.
HEIGHT: 24.58'
N/F
CREATIVE INVESTMENTS LLC
P.N. 255101
N/F
POKC
P.N. 255103
N/F
TIMA KC, LLC
P.N. 230308
S17° 54' 42"E (R)
S19° 52' 29"E (S) 51.18' (S)
S17° 54' 42"E 43.47' (R)
S19° 52' 29"E 43.48' (S)
N85° 08' 30"E 243.22' (R)
N83° 10' 43"E 243.23' (S)
S03° 00' 12"E 530.54' (R)
S04° 57' 59"E 530.54' (S)
N89° 52' 48"E 283.62' (R)
S87° 55' 01"W 283.62' (S)
N89° 52' 48"E (R)
N87° 55' 01"E (S) 81.56' (S)
N00° 00' 36"E 551.18' (R)
N01° 57' 11"W 551.18' (S)
S01° 57' 11"E 355.68' (S)
N89° 52' 48"E 307.50' (R)
N87° 55' 01"E 307.50' (S)
S87° 55' 01"W 100.00' (R)
S87° 55' 01"W 101.60' (S)
S00° 00' 36"E 50.00' (R)
S01° 57' 11"E 50.00' (S)
N00° 00' 36"E 660.00' (R)
N01° 57' 11"W 660.00' (S)
POINT OF COMMENCEMENT
S.E. COR. N.W. 1/4 S.W. 1/4
SECTION 19-T4S-R2E

2828 SOUTH 44TH STREET, KANSAS CITY, KANSAS




Work Bench/Table
Electrical Breakers
Garage Door
Work/Drive-In Area
Pillar
Total Building Area:
4200 Ft²
Stock/Shelves
Drawer
Drawer
Cabinet
Desktop
Private Office
Corner Desk
Bathroom
Total Office Area: 825 Ft^2
Waiting Area
Window



2810 s 44th St

Kansas City, KS

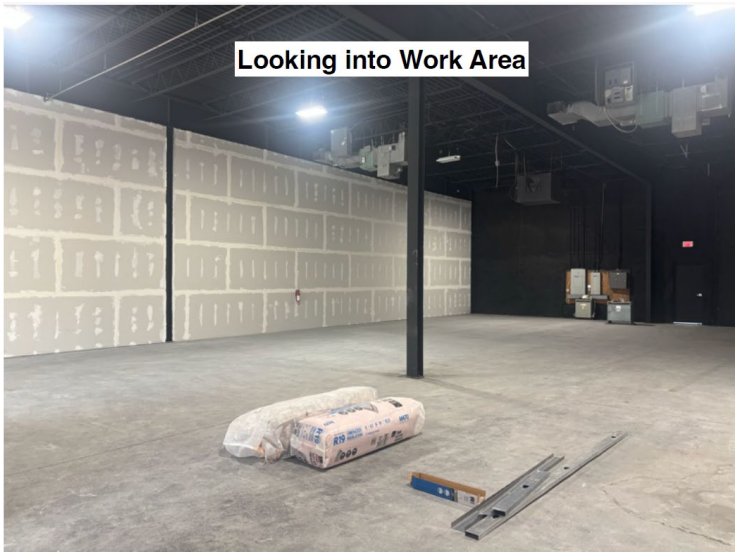
"AMP Up Your Business"

A.M.P Commercial
ASSET MANAGEMENT PROFESSIONALS

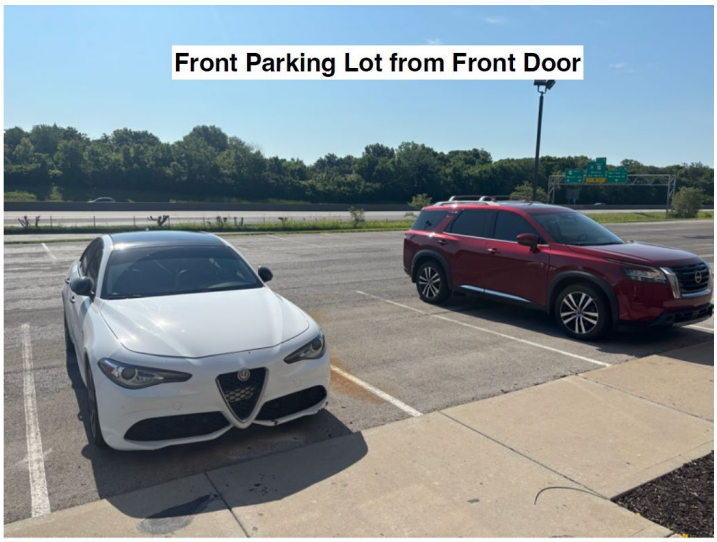
Front of Building

Entrance to Waiting Room

Looking out Private Office


Looking into Work Area

Back Corner View of Entire Warehouse


Front Parking Lot from Front Door

Parking Behind Building/from Garage Door

Parking Behind Building/from Garage Door

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: City Planning Commission

From: Planning and Urban Design Staff

Date: August 10, 2026

Re: **Special Use Permit Petition SP2026-060**

GENERAL INFORMATION

Applicant Information:
Charla Ford with Moments with Crae LLC
2761 North 32nd Street
Kansas City, Kansas 66104

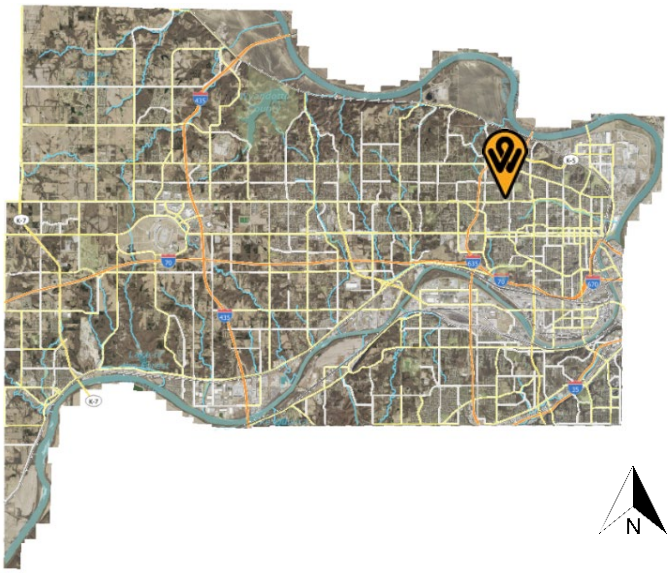
Subject Property:
3237 Kimball Avenue
Kansas City, Kansas 66104

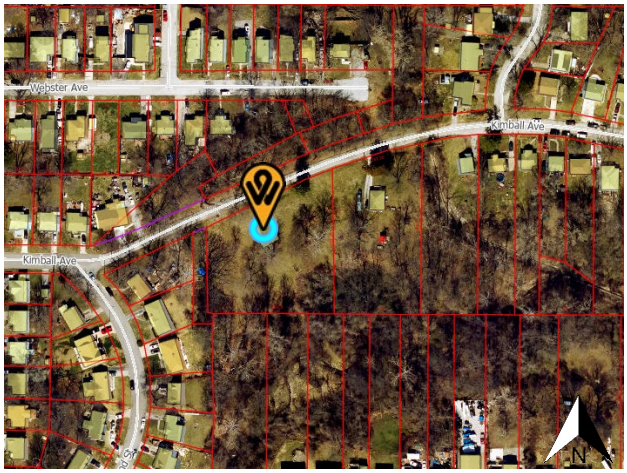
Requested Action and Purpose:
Approval of Special Use Permit to operate an Investor Short-Term Rental (Non-Owner Occupied).

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

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

Plan Area:
Northeast Area Master Plan





	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Undeveloped land
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:	1.03 Acres
Comprehensive Plan Designation:	The Northeast Area Plan designates this property as Single Family, which allows single-family homes.
Major Street Plan:	The goDotte Countywide Strategic Mobility Plan designates Kimball Avenue 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 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 – July 16, 2026 Letters to Property Owners – July 17, 2026
Public Hearing(s):	August 10, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Charla Ford with Moments with Crae LLC, is requesting a Special Use Permit to operate a Non-Owner-Occupied 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 3200 block of Kimball Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. 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. 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 Northwest Statistical Neighborhood and Census Block Group 040401. The neighborhood consists of single-family residences to the north, east, south, and 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 are set out above. The subject property is surrounded by the R-1(B) single-family residences 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 Northeast Area Plan. The Northeast Area Plan designates this property as Single Family, which allows single-family homes. The proposed use does not conform to the Northeast Area Plan designation as it does not address Special Use Permits.

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 Kimball Avenue, a Local street type, to accommodate it if managed properly while it functions as a short-term rental. Guests of short-term rentals tend to travel more throughout the area, as they are typically visitors or tourists.

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

   The proposed use provides 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 via Google Meet on July 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration (Add “Dust” if unimproved driveway)
Home Inspection Report
Overcrowding and Undue Concentrations of Population
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide a copy of the Guestbook.

   Applicant Response: See attached.

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

   Applicant Response: Six (6) people.

3. 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: Charla Ford will serve as the designated property manager for the property located at 3237 Kimball Ave. KCKS.

   The property manager is fully authorized by the owner to oversee daily operations, handle tenant relations, and coordinate routine and emergency maintenance. They will conduct monthly on-site inspections to ensure the property remains clean and safe. They serve as the primary point of contact for any immediate concerns regarding the property, including noise, trash, or safety issues.

   Contact Information
   Name / Company: Charla Ford
   Phone Number: 913-530-4288 (Available 24/7 for emergencies)
   Email Address: cwells0523@gmail.com
   Mailing Address: 2761 n 32nd St. KCKS 66104
   Notice to Neighbors: A copy of this contact information, along with a formal notice letter, will be printed and mailed via First-Class Mail to all registered neighbors and property owners within the required 200-foot notice area on 07/13/2026.

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

   Applicant Response: We take neighborhood relations seriously and maintain an open, proactive line of communication. Upon approval, we will personally visit the immediate neighbors to introduce ourselves and provide our direct 24/7 phone number and email address. We will explicitly invite them to contact us directly if any noise, parking, or trash issues arise so we can resolve them immediately.

5. 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: Charla Ford lives at 2761 North 32nd Street, directly behind the property. The estimated time is 15 to 30 minutes.

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

   Applicant Response: The baseline market average for short-term rentals across Kansas City, KS generally hovers around 35%.

7. 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:
   a. Working smoke detectors in each bedroom plus each level of the unit/house. We inspect and test smoke detectors during every turnover. Working detectors are installed in every bedroom and on every level of the property. Batteries are replaced semiannually.
   b. GFCI outlets required in bathrooms; Ground Fault Circuit Interrupter (GFCI) outlets are installed in all bathrooms. These are tested regularly to ensure proper ground-fault protection.
   c. Double keyed locks are not allowed; All exterior doors utilize single-cylinder deadbolts or electronic keyless locks. No double-keyed locks are present to ensure safe egress.
   d. Copper cannot be used for gas supply lines; The gas supply lines are verified to be code-compliant steel or approved flexible connectors. No copper piping is used for gas supply.
   e. Windows must be operable, not blocked or boarded; All windows are fully operable, unobstructed, and free of boards or blocks to ensure proper ventilation and emergency escape routes.
   f. Handrails are required at sets of 4 or more stairs/ risers; Sturdy, secure handrails are installed and maintained at all stairways containing four or more risers.
   g. Hot water tank and furnace must be vented properly and operational; The hot water tank and furnace receive annual professional servicing. We verify they are fully operational and properly vented to the exterior.
   h. Electric panel and circuits must be safe; The electrical panel and all circuits are inspected to ensure they are safe, properly labeled, and free of overloads or hazards.
   i. Facility cleaned and sanitized after each guest check-out; A professional cleaning checklist is executed after every single guest check-out. The entire facility is thoroughly cleaned.

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

   Applicant Response: The Airbnb rental platform deducts and pays these taxes.

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

   Applicant Response: Yes.

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

    Applicant Response: Yes. Only service animals are allowed.

11. Note that the Unified Government uses the services of Host Compliance by Granicus to monitor issues related to short-term rentals such as noise, etc. and to address violations. Their contact information needs to be made available to all guests in the welcome packet. The Unified Government issues notices on all short-term rentals who are not compliant. 913-246-5133. www.hostcompliance.com/tips.

    Applicant Response: Noted.

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

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the City Planning Commission make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommend **APPROVAL** of Petition **SP2026-060** subject to all comments and suggestions outlined in this staff report, and summarized by the following conditions:

1. **Maximum number of guests shall be six (6);**
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.hostcomplaince.com/tips (website);**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
10. **If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
11. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building 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 one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
18. **Subject to approval, a $125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
19. **Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

Aerial Map
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit

Site Plan
Floor Plan
Insurance Policy
Proposed Guest Book
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	August 10, 2026	August 27, 2026

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

MOTIONS

I move the Kansas City, Kansas City Planning Commission **RECOMMEND APPROVAL** of Petition **SP2026-060** to the Unified Government Board of Commissioners 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 of the Kansas City, Kansas City Planning Commission:

1._____;

2. _____; And

3. _____.

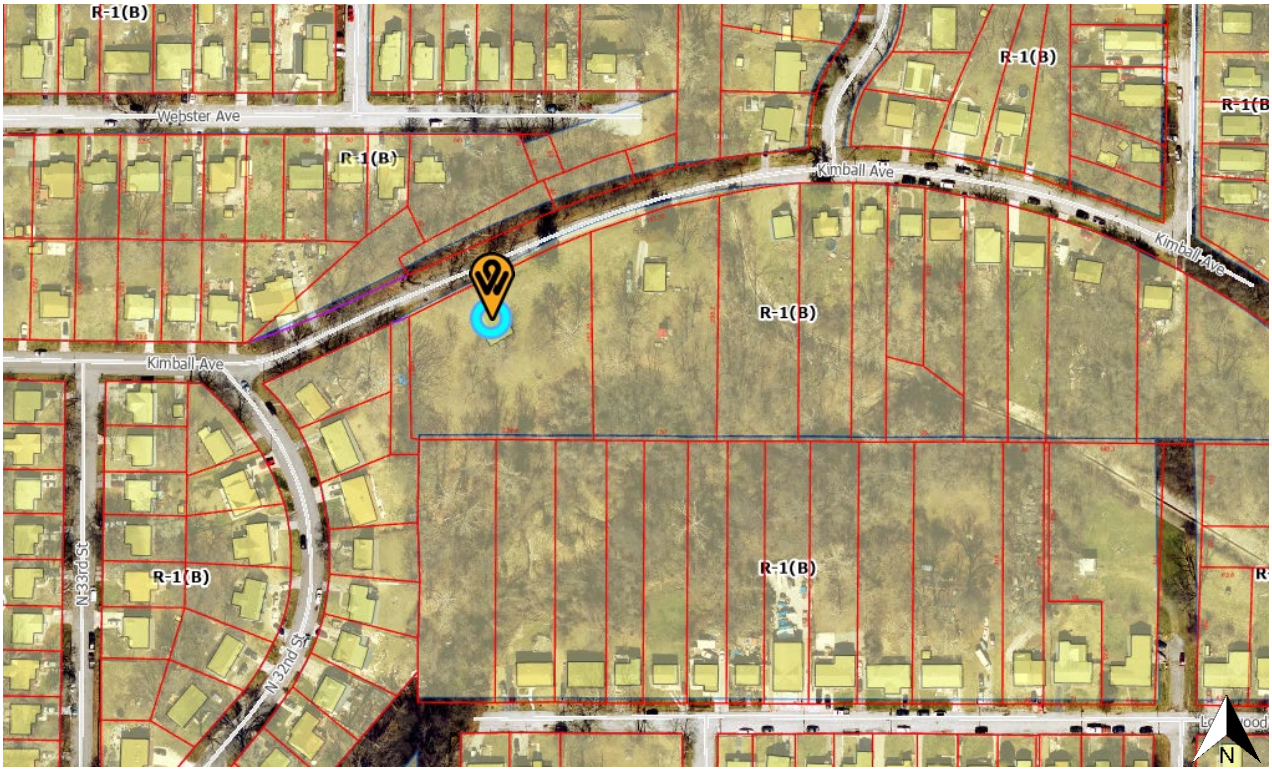
OR

I move the Kansas City, Kansas City Planning Commission **RECOMMEND DENIAL** of Petition **SP2026-060** to the Unified Government Board of Commissioners 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.

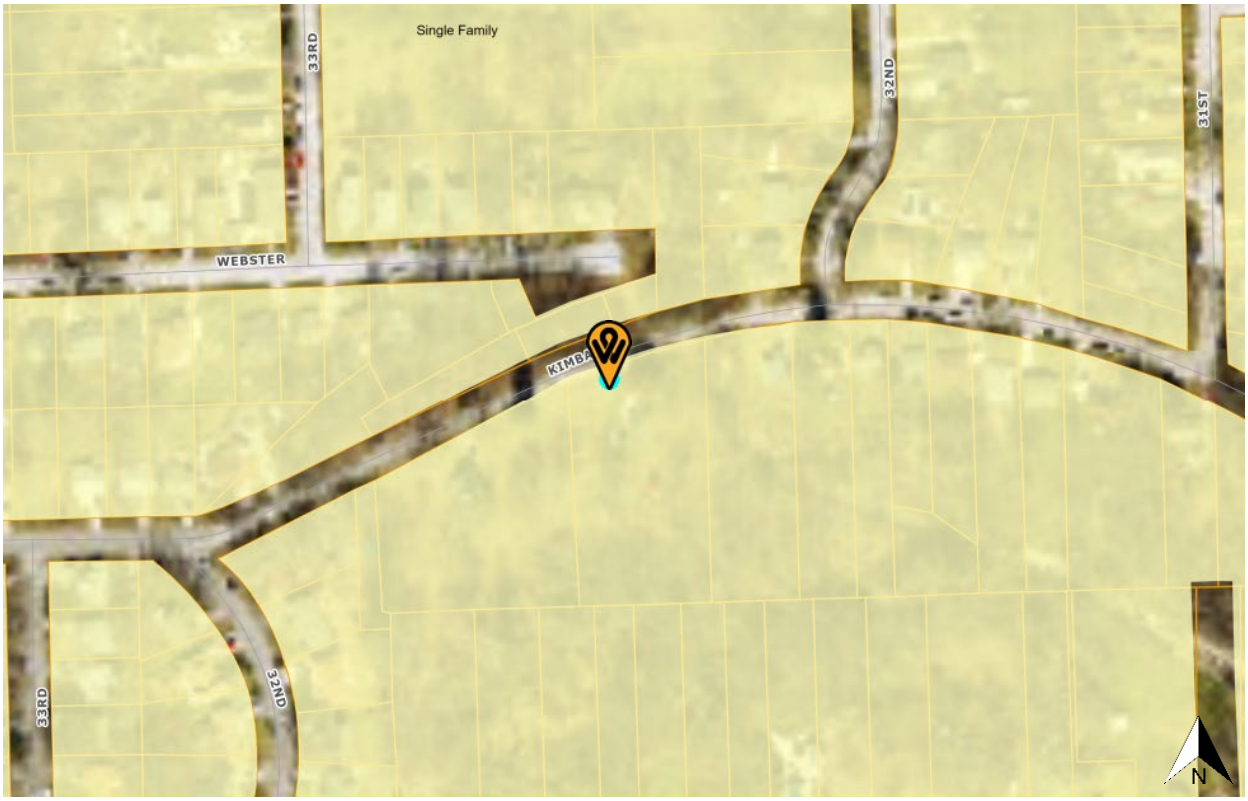
ADDITIONAL ATTACHMENTS

AERIAL IMAGERY

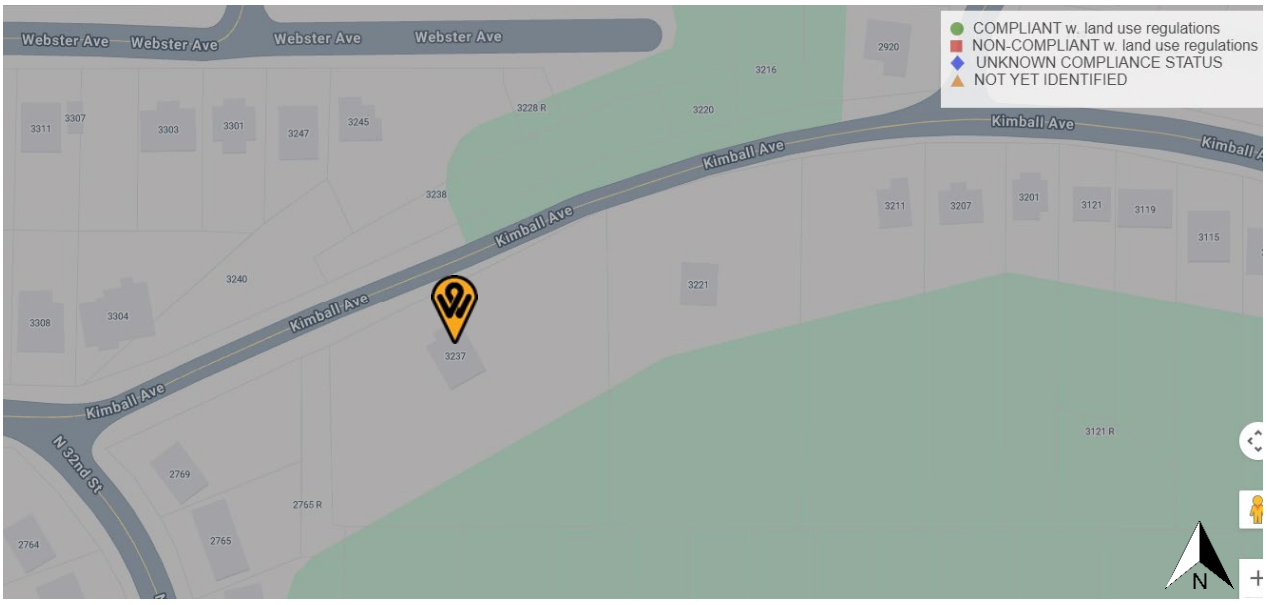
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060

Meeting Minutes
Unified Government of Wyandotte County/Kansas City, Kansas
Neighborhood Meeting for Short-Term Rental Special Permit

Application Number: SP2026-060
Applicant: Charla Ford
Property: 3237 Kimball Avenue, Kansas City, Kansas 66104

Meeting Information
Meeting Date: July 27, 2026
Meeting Time: 7:00pm
Meeting Platform: Google Meet
Meeting Link: meet.google.com/zrr-qsqz-yie
Meeting Facilitator: Charla Ford, Applicant / Property Owner

Attendees

Name	Role
Charla Ford	Applicant / Property Owner
Thelesa Moore	Meeting Attendee

Total Attendance: One (1) community attendee, in addition to the applicant.

Meeting Documentation: The following supporting documentation accompanies these meeting minutes:

- **Exhibit A:** Audio Recording of the Neighborhood Meeting
- **Exhibit B:** Screenshot of the Google Meet meeting space showing the attendee and meeting date

Following the presentation, the attendee was given the opportunity to ask questions or provide comments.

No questions, concerns, objections, or comments were raised by the attendee.

The meeting concluded after the presentation and review of the proposed short-term rental operations.

Meeting Items:

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060

1. **Property Overview:** The applicant presented an overview of the short-term rental property located at **3237 Kimball Avenue, Kansas City, Kansas**, operating as **Urban Green House**.

   The property is managed with an emphasis on guest safety, neighborhood compatibility, responsible occupancy, and regulatory compliance. The applicant explained that the Guestbook serves as an important communication tool for guests and was developed to establish expectations before and during each stay.

   The Guestbook includes:
   - House rules and quiet hours
   - Parking instructions
   - Trash disposal procedures
   - Emergency contact information
   - Property amenities
   - Safety information
   - Check-in and checkout procedures
   - Local recommendations
   - Property manager contact information
   - Host Compliance contact information as required by the Unified Government

   The applicant noted that the Guestbook is intended to minimize neighborhood impacts by providing guests with clear expectations regarding respectful behavior and compliance with all applicable short-term rental regulations

---

2. Guestbook

The applicant provided a copy of the Guestbook for review.

Response: See attached Guestbook.

---

3. Maximum Occupancy

The applicant stated that the maximum occupancy of the property is **six (6) guests** at any one time.

---

4. Designated Property Manager

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060
The applicant identified **Charla Ford** as the designated property manager.

Responsibilities

The property manager is authorized by the owner to oversee the daily operation of the property, including:

- Guest relations
- Routine and emergency maintenance
- Monthly property inspections
- Monitoring the property's cleanliness and safety
- Responding to neighborhood concerns including noise, parking, trash, or safety issues

Contact Information

Property Manager: Charla Ford

Phone:
913-530-4288 (Available 24 hours a day for emergencies)

Email:
cwells0523@gmail.com

Mailing Address:
2761 N. 32nd Street
Kansas City, KS 66104

The applicant stated that a formal notice containing the property manager's contact information would be mailed via First-Class Mail to all required property owners within the 200-foot notification area on **July 13, 2026**.

---

5. **Neighborhood Communication**

The applicant stated that maintaining positive relationships with neighboring property owners is a priority.

Upon approval of the permit, the applicant intends to personally introduce themselves to immediate neighbors and provide direct contact information, including a 24-hour emergency phone number and email address.

Neighbors will be encouraged to contact the property manager immediately regarding concerns involving:

- Noise
- Parking

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060

- Trash
- Property maintenance
- Safety

The applicant indicated that concerns will be addressed promptly in an effort to resolve issues before they escalate.

---

6. Emergency Response Time

The applicant resides at **2761 N. 32nd Street**, directly behind the subject property.

Should an issue arise requiring an on-site response, the estimated arrival time is **15 to 30 minutes**.

---

7. Projected Occupancy

The applicant projects an annual occupancy rate consistent with the Kansas City, Kansas short-term rental market.

Estimated annual occupancy:
Approximately 35 percent.

---

7. Property Maintenance and Safety

The applicant described the procedures used to ensure the property remains safe, sanitary, and compliant with applicable codes.

Smoke Detectors

Smoke detectors are installed in every bedroom and on every level of the home.

Detectors are tested during every guest turnover, and batteries are replaced semiannually.

GFCI Protection

Ground Fault Circuit Interrupter (GFCI) outlets are installed in all bathrooms and tested regularly.

Door Locks

The property utilizes single-cylinder deadbolts and electronic keyless entry systems.

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060
No double-keyed locks are present.

Gas Supply

Gas supply lines have been verified to utilize approved steel piping or flexible connectors.

No copper gas lines are installed.

Windows

All windows are fully operable, unobstructed, and available for ventilation and emergency egress.

Handrails

Secure handrails are installed at all stairways containing four or more risers.

Mechanical Systems

The furnace and hot water heater receive annual professional maintenance and are verified to be fully operational and properly vented.

Electrical Safety

Electrical panels and circuits are periodically inspected to ensure safe operation and compliance.

Cleaning Procedures

Following each guest departure, the property undergoes a comprehensive cleaning and sanitation process using a professional turnover checklist.

Cleaning includes disinfecting high-touch surfaces and preparing the property to hospitality standards before each guest arrival.

---

8. Lodging Taxes

The applicant stated that reservations are accepted through Airbnb.

Airbnb collects and remits all applicable Kansas lodging taxes on behalf of the host.

---

9. Guest Rules

The applicant confirmed that every guest receives a Guest Manual outlining house rules and operating procedures.

The manual includes, but is not limited to:

- No parties
- Noise expectations
- Parking requirements
- Checkout procedures
- Emergency contacts
- Property care expectations

---

11. Pets

The applicant stated that pets are **not permitted**.

Only **service animals**, as required by applicable law, are permitted at the property.

---

12. Host Compliance

The applicant acknowledged that the Unified Government contracts with **Host Compliance by Granicus** to monitor short-term rental compliance, including noise and other ordinance-related concerns.

The applicant confirmed that the following contact information will be included within the Guestbook and Welcome Packet:

Host Compliance by Granicus

Phone:
913-246-5133

Website:
www.hostcompliance.com/tips

The applicant acknowledged understanding that the Unified Government may issue notices of violation for noncompliance with applicable short-term rental regulations.

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060

Closing Summary

The applicant demonstrated a comprehensive operational plan for managing the short-term rental property in a manner that emphasizes guest education, neighborhood compatibility, safety, and regulatory compliance. Documentation provided includes a detailed Guestbook, designated property management procedures, emergency response protocols, property maintenance standards, and communication strategies intended to promote responsible occupancy and preserve the quality of the surrounding neighborhood.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)

) SS:

COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #SP2026-060.
2. That I conducted a neighborhood meeting on 07/27/2026.
3. The notice to nearby property owners was sent on 07/13/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant Charla Ford 7/29/26

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

My commission expires 05 of 12, 2030.

BRANDI NA'SHAY ELLIS
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 26387998
My Commission Expires 05-12-2030

Brandi Na'Shay Ellis

Notary Public

N

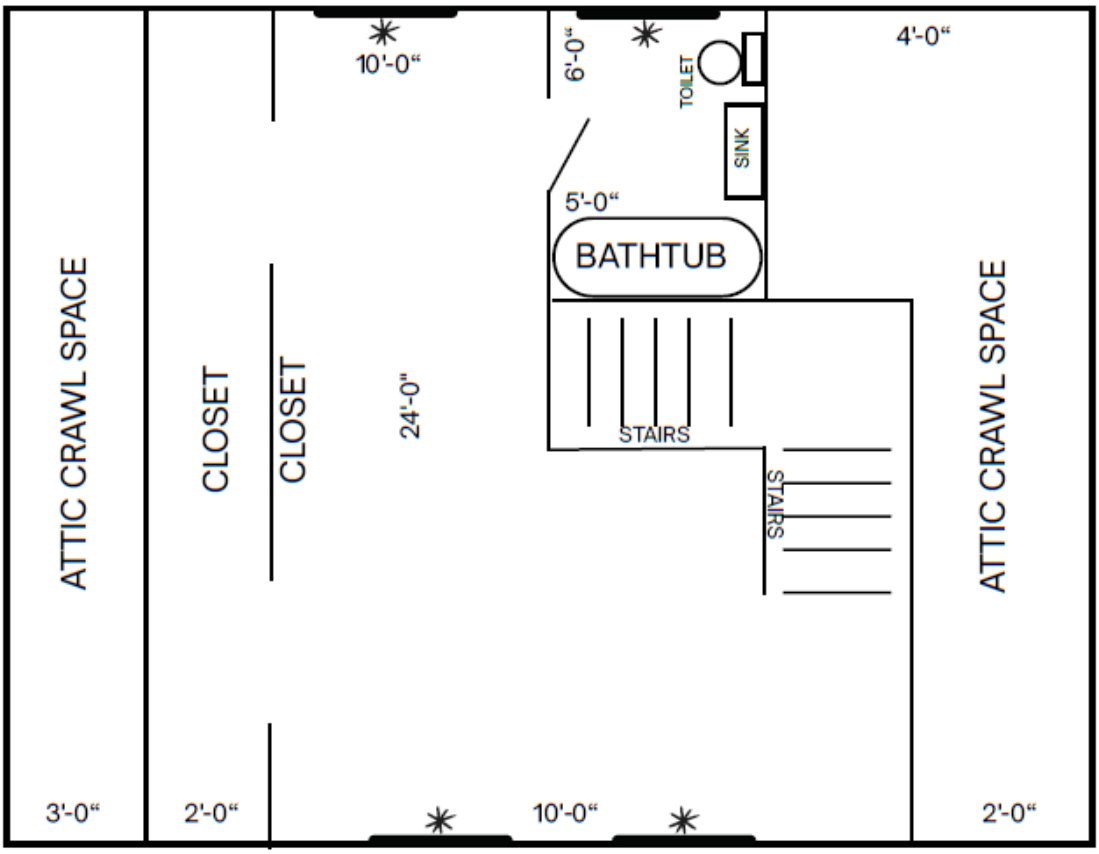
SITE
LAYOUT
1 OF 4

3237 KIMBALL AVE.
KCK66104

1"=50'

1ST FLOOR LAYOUT
* INDICATES WINDOW
3237 KIMBALL AVE.
KCK 66104
3 OF 4
N
1/4" = 1'-0"
16'-0"
14'-0"
(2) 24X36" WINDOW
KITCHEN
12'-0"
SINK
10'-0"
4'X10' DIVIDER ISLAND
35'-0"
LIVING ROOM
15'-0"
7'X24' FRONT PORCH
4'-0"
9'-0"
TOILET
SINK
TUB
8'-0"
BATHROOM
EXTERIOR PORCH
5'-0"
8'-0"
BEDROOM 2
4'-0"
UP
CLOSET 24"X72"
DOWN
3'-5"
8'-0"
BEDROOM 1
15'-0"
W 24"X57" TYP. U.N.
DES25-016C

3237 KIMBALL AVE KCK 66104
SECOND FLOOR LAYOUT



BASEMENT
2024
35'-0"
3237 KIMBALL AVE.
STAIRS
W.H.
FURN
30'-0"
FRONT
N

Policy Level Coverages	
Property Causes Of Loss	
Causes Of Loss	Risks of Direct Physical Loss
General Liability	
Liability And Medical Expense Limit	$1,000,000 Per Occurrence
Medical Expense Limit	$1,000
Other Than Products/Completed Operations Aggregate	$2,000,000
Products/Completed Operations Aggregate	$2,000,000
Apartment Enhancement	Refer to BPF 84 58
Level	Silver
Equipment Breakdown Protection Coverage	Refer to BPF 84 90
Vandalism Deductible - Residential Occupancies	Refer to BP 83 02

URBAN
GREENHOUSE
EST. MAY 2026
WELCOME
GUIDEBOOK
STAY ROOTED.
REST BEAUTIFULLY.
WWW.WELLSGROWN.COM
WYANDOTTE COUNTY REQUIRED NOTICE: THIS HOME WAS BUILT BEFORE 1978. MINIMAL POTENTIAL FOR LEAD-BASED PAINT EXISTS AS IT HAS BEEN FULLY GUTTED AND REMODELED IN 2025.

TABLE OF CONTENT

INTRODUCTION

CHECKING IN

LOCAL PLACES

HOME ESSENTIALS

HOUSE GUIDELINES

CHECKING OUT

WELCOME TO URBAN GREEN HOUSE

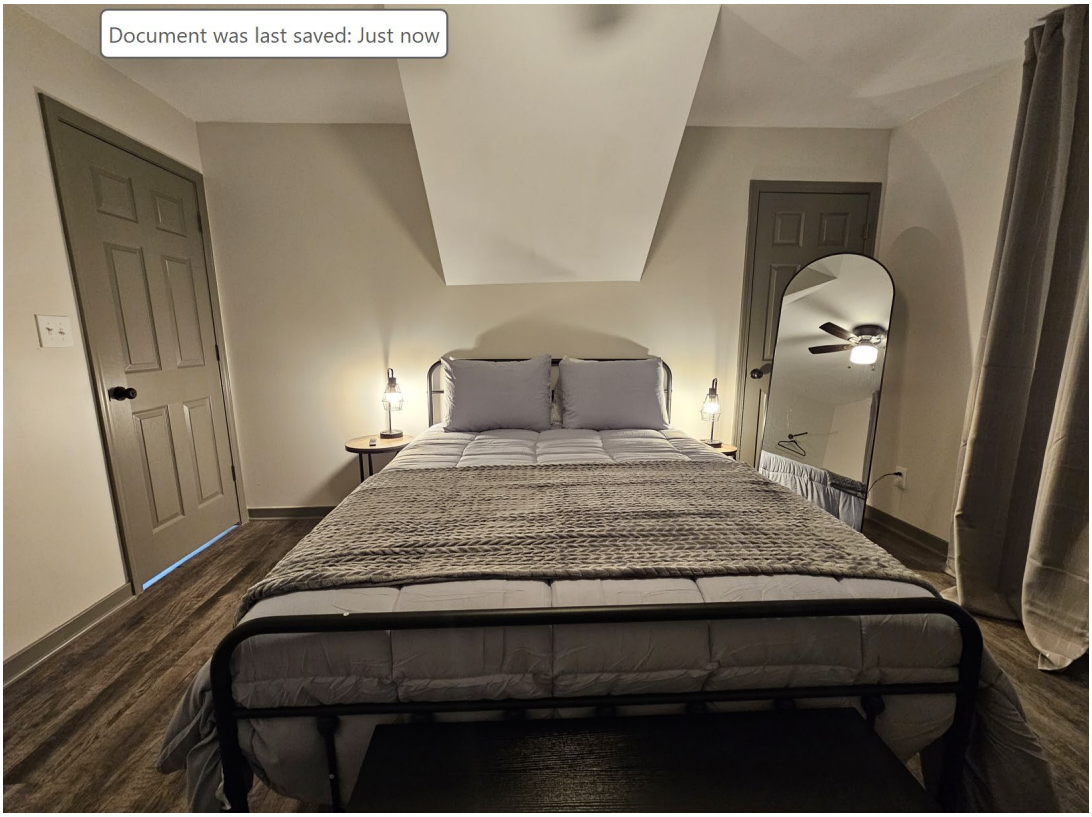
Welcome to Urban Green House, a cozy botanical retreat located in the heart of Kansas City, Kansas. I grew up on this very street and have always admired the unique beauty of this home. Its tranquil presence, set back into nature, feels like a hidden gem amidst the bustling city.

My family, originally from Arkansas, the Natural State, spent our summers and vacations there, making it my second home. Something about the setting of Urban Green House always reminds me of that cherished place. Urban Green House was created to evoke that same feeling: a refreshing pause, a touch of greenery, and a peaceful experience right in the city.

Whether you're here to relax, reconnect, celebrate, or simply unwind, I hope this space feels warm, welcoming, and inspiring throughout your stay.

Charla and Brothers on Kimball Ave. as Children.

Charla and Sister


Document was last saved: Just now

KANSAS CITY, KANSAS

ZONING CODE UPDATE

Overview: Senate Bill 418

Neighborhood and Community Development
Standing Committee
August 3, 2026

What is SB 418?

- **The By-Right Housing Development Act**
- Passed by the Kansas Legislature during the 2025-26 session
- Took effect upon publication in the Kansas Statute Book (July 1, 2027)
- Stated purpose:

Address statewide **housing shortages** and **promote affordability** by **streamlining permitting** for housing development.

SB 418 Components

Section	Title	Content	Key Effects
Sec. 1	By-Right Housing Development Act	ADUs, SFH, and townhouses complying with zoning code regulations approved by-right; 30/60/90-day deemed approval; de novo judicial review	Mostly applies to developments that already receive admin review under current zoning code; plat public hearing process needs to change
Sec. 2	Third-Party Review Option	Cities may opt in; developers may hire 3rd-party reviewers if city misses 30-day deadline; no extra fee allowed if 3rd-party review occurs	No effect if UG doesn't opt in; even if opting in, only applies to plats and plan reviews, plus building permits
Sec. 3	SFR Construction Standards <2,500 sq. ft.	3,000 sq. ft. min lot; single-car garage; one-side finish; 2018 IRC; local codes in conflict are null and void	Supersedes R-1 min. Lot size; supersedes some comp and area plan residential design guidelines
Sec. 4	Protest Petition Amendments	Rezoning to a single-family residential district not subject to written notice nor protest petition	No letters to neighbors from UG; approval to rezone no more than 8 BOC votes
Sec. 5	All Residential Zones = SFH-Eligible (K.S.A. 12-758)	Any residentially-zoned land is also considered SFR-zoned; city may still regulate setbacks, utilities, etc.	Amendments to zoning code to comply with State law and to clarify requirements and processes

Reference: Kansas League of Municipalities Interpretation

Sec. 1: By-Right Housing Development Act

- **Statutory Content**
  - Creates "by-right housing" designation for new residential development
  - Sets 30/60/90-day deadlines for application review
  - Grants local authority to enforce non-compliance of development proposal
  - Internal appeals process allowed before review by district court

- **Implications for the UG:**
  - Adjust platting public meeting process
  - Limited impact to SFH
  - Should better define ADUs

Sec. 2: Third Party Review

- **Statutory Content:**
  - After 30 days, application can be reviewed by any reviewer in the department, a reviewer from a different jurisdiction, or an engineer licensed in Kansas
  - After 30 days of request for inspection, property can be inspected by any inspector in the department, an inspector from a different jurisdiction, an engineer licensed in Kansas, or an inspector certified by the International Code Council
- **Implications for the UG:**
  - Only applies to the UG if opts-in, via a BOC vote
  - If opt-in desired, allowed 3rd-party reviewers/inspectors to be identified

Sec. 3: Single Family Construction Standards

- **Statutory Content:**
  - Houses under 2,500 sqft must follow the 2018 IRC and can:
    - Have a one-car garage
    - Have one-side architectural finish,
    - Be on a 3,000 sqft parcel
  - Nullifies conflicting local law (zoning, building code, etc.)
- **Implications for the UG:**
  - No effect: 2018 IRC and 1-car garages
  - Some effect: one-side architectural finish (conflicts with some comp/area plan design guidelines)
  - Large effect: reduces minimum area on any parcel with new SFH (but reasonable setbacks allowed)

Sec. 4: Zoning Amendments, Rezoning, and Notifications

- **Statutory Contents:**
  - Non-city/county-initiated rezoning to "single-family residential district"
    - No "written notice" to neighbors within 200'/1,000'
    - Protest petition of the CPC rezoning recommendation not allowed
  - Newspaper publication and CPC public meeting still required

- **Implications for the UG:**
  - Planning cannot mail out notification letters to neighbors at beginning of process
  - In BOC, 6 votes to uphold CPC recommendation; 8 votes to override CPC

Sec. 5: By-Right Single Family

- **Statutory Content**
  - Any zoning district that allows any type of residential use in considered zoned for single-family residential use by right
  - Setbacks, development/performance standards, subdivision standards, future street/utility connection provisions, grading plans, and platting requirements still apply

- **Implications for the UG:**
  - Zoning Code most allows for 'telescoping' uses already
  - A few zoning district amendments needed (e.g., C-0)

SB 418 Recommendations

- **Required Amendments (Conflicting Law)**
  - Clarify public planning process
    - Shorten plat public meeting process if associated with by-right housing development
    - Adjustment to neighborhood meetings
  - Reduce residential minimum lot size
  - Better define residential uses

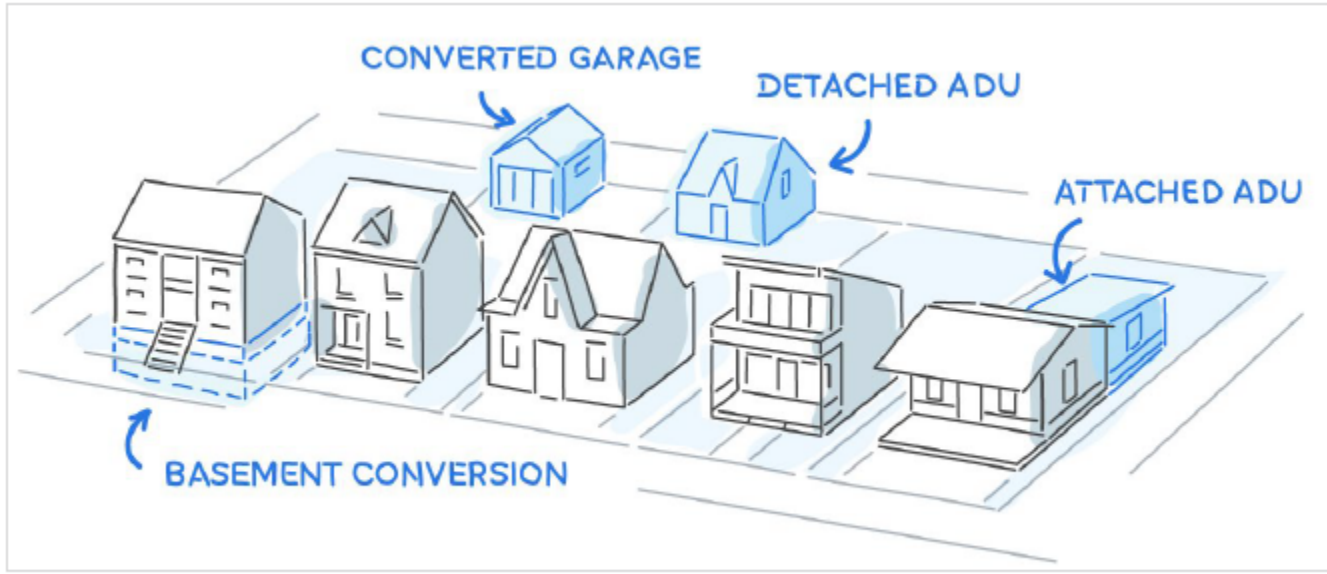
- **Other Considerations**
  - Zoning Code Update must take changes in SFH/residential districts and planning processes into account
  - Specifically define by-right housing development application appeals process
  - Expand ADU use in residential districts with SB 418 in mind

How SB 418 is Aligned with UG Priorities

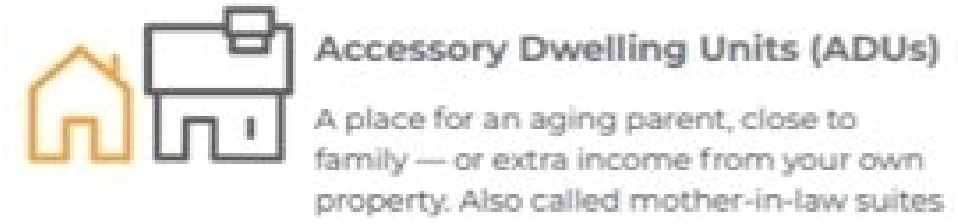
- PlanKCK
- CHIP -- Commitment to Housing Choice
- Community for All Ages
- Universal Design
- Zoning Code Update –
  - Housing Constraints Analysis

Addressing Accessory Dwelling Units in KCK

ADUs provide opportunities for rental spaces or multigenerational living arrangements that expand housing options for Wyandotte County residents that supports closing the housing gap across several demographics.



Types of ADUs. *(Housable, Bay Area Council Economic Institute)*



Current ADU Regulations

- ADUs are not included in accessory use sections of any standard residential district, making their pathway for approval unclear

- An undefined housing type has no assigned use classification, no permitted district, no dimensional standards with its characteristics in mind, and no designated approval pathway

- Currently defined as a unit over a garage on the same lot as a primary residence but can only be built with new construction using narrow lot design guidelines

Benefits of ADUs

- Increase **housing availability**
- Promote **financial stability** through rental income
- Help older adults **remain in their communities**

According to AARP, nearly **70% of adults 50+** would live in an ADU to live closer to someone OR build an ADU to house a caregiver.

Draft ADU Ordinance Language

- Adds in Sec. 27-624 Accessory dwelling units
- Defines types of ADUs:
  - Interior: such as a basement, attic, etc
  - Attached: physically attached to the primary dwelling unit
  - Detached: separate structure; can be upper floor of secondary structure
  - Converted: such as a detached accessory converted into an ADU
- Sets standards for height, setbacks, design, parking, and short-term rentals

Next Steps

1. Make necessary zoning changes over SB418 and update ADU ordinance based on feedback
2. Propose at September 14 Planning Commission (for vote)

Alyssa Marcy

Long Range Planner

amarcy@wycokck.org

913-573-5755

(Published: August 6, 2026; August 13, 2026; August 20, 2026)

RESOLUTION NO. R-____-26

A RESOLUTION EXPRESSING CONSIDERATION OF THE ESTABLISHMENT OF A SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

WHEREAS, pursuant to K.S.A. 12-1796, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government"), may initiate proceedings for consideration of the establishment of a Self-Supported Municipal Improvement District ("SSMID") on its own motion;

WHEREAS, a description of the boundaries of the proposed district is contained in Exhibit 1, attached to this Resolution.

WHEREAS, the name of the proposed district shall be the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District ("the District");

WHEREAS, the purpose of the District is to provide improvements and services as allowed by law, within and for the benefit of the District, including, but not limited to, safety services, maintenance services, landscape enhancements, marketing and promotions, program management and reserve funds for the District;

WHEREAS, the proposed method by which to raise revenues to finance such improvements and services as through an ad valorem tax levied upon the property within the District. The maximum combined rate of ad valorem tax, for both services and operations, which may be levied upon the property within the District, shall not exceed 11.000 mills per annum;

WHEREAS, the proposed term of the existence of the District shall be from January 1, 2027, and terminating on December 31, 2036, unless sooner dissolved pursuant to K.S.A. 12-1799;

WHEREAS, there shall be an Advisory Board for the District consisting of eleven (11) voting members; and

WHEREAS, a public hearing to discuss consideration of the establishment and renewal of the District and on the advisability of said improvements and services for the District shall be held as part of the regularly scheduled meeting of the Unified Government Board of Commissioners on Thursday, September 3, 2026, at 7:00 pm, in the Commission Chambers, lobby level of the Municipal Office Building, 701 N. 7th St., Kansas City, Kansas.

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

Section 1. Action to be taken. The statutory requirements set forth in K.S.A. 12-1796 and K.S.A. 12-17,101a, having been met, consideration of the establishment and renewal of the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District and on the advisability of said improvements and services for the District, as described in this Resolution and Exhibits attached thereto, shall be taken up at the public hearing on September 3, 2026, at 7:00 pm, in the Commission Chambers on the First Floor of City Hall.

Section 2. Notice of Public Hearing. The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publishing a copy of this Resolution, along with the date, time, and location of said public hearing, in the official city newspaper once each week for three consecutive weeks, beginning on August 6, 2026.

The Unified Government Clerk is further authorized, ordered and directed to mail a copy of this Resolution to the Unified Government Planning Commission. Pursuant to K.S.A. 12-1796(e), and prior to the September 3, 2026, public hearing, the Unified Government Planning Commission shall make a finding stating whether the District is consistent with the Unified Government of Wyandotte County/Kansas City, Kansas City-Wide Master Plan, and shall direct a copy of its finding to the Unified Government Board of Commissioners.

The Unified Government, through its officials and employees, is authorized, ordered and directed to mail a copy of this Resolution by certified mail to each owner of land within the District not less than 15 days prior to the September 3, 2026, public hearing.

Section 3. Further Action. The Mayor/CEO, County Administrator, Unified Government Clerk and other officials and employees of the Unified Government, including the County Attorney, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 4. Effective Date. This Resolution shall be effective upon adoption by the Governing Body of the Unified Government.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 16th DAY OF JULY, 2026.

_____

Christal E. Watson, Mayor/CEO

Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Chief Counsel

(Published: _____)

ORDINANCE NO. O-____-26

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ESTABLISHMENT OF THE DOWNTOWN KANSAS CITY, KANSAS SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT

WHEREAS, on October 2, 2008, the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas ("Unified Government") passed Ordinance 0-72-08, which authorized the establishment of the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District ("SSMID");

WHEREAS, the SSMID was initially given a term of existence of eight (8) years, until December 31, 2016;

WHEREAS, on July 28, 2016, the Board of Commissioners of the Unified Government passed Ordinance No. O-52-16, and the ordinance took effect upon publication on August 4, 2016, authorizing and providing for the establishment of the SSMID for a term of ten years, from January 1, 2017, through December 31, 2026;

WHEREAS, on June 4, 2026, the SSMID Advisory Board recommended that the Unified Government initiate proceedings to renew the SSMID for a term of ten (10) years, subject to certain boundary revisions as detailed in the official legal description;

WHEREAS, pursuant to K.S.A. 12-1796, the governing body of a city may, on its own motion, initiate proceedings to establish a self-supported municipal improvement district ("SSMID");

WHEREAS, on July 16, 2026, pursuant to K.S.A. 12-1796(b), the governing body of the Unified Government adopted Resolution R-___-26, stating that the governing body is considering establishing the proposed SSMID, as described in said resolution, and setting a public hearing date of September 3, 2026;

WHEREAS, pursuant to K.S.A. 12-1796(d), Resolution R-__-26 was published in the official city paper once each week for three consecutive weeks, on August 6, 2026; August 13, 2026; and August 20, 2026; the last date being not less than one week nor more than two weeks preceding the date fixed for public hearing;

WHEREAS, pursuant to K.S.A. 12-1796(d), Resolution R-___-26 was mailed by certified mail to each owner of land within the proposed SSMID not less than 15 days prior to the date fixed for the public hearing;

WHEREAS, pursuant to K.S.A. 12-1796(e), on August 10, 2026, the Unified Government Planning Commission found, upon consideration, that the proposed SSMID is consistent with the comprehensive plan for the development of Kansas City, Kansas. The Planning Commission's finding was forwarded to the governing body on _____, 2026;

WHEREAS, a public hearing to discuss consideration of the establishment of the SSMID was held as part of the regularly scheduled meeting of the Unified Government Board of Commissioners on September 3, 2026;

WHEREAS, pursuant to K.S.A. 12-l 796(e), more than thirty (30) days have passed since the September 3, 2026, public hearing;

WHEREAS, the governing body of the Unified Government, having considered and reviewed the proposed SSMID, finds that the establishment of the proposed SSMID is advisable and in the best interest of the city of Kansas City, Kansas.

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

Section 1. Establishment. The Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, having considered and reviewed the proposed SSMID, hereby approves and establishes the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District (the "SSMID") as provided by K.S.A. 12-1794, et seq.

Section 2. Boundaries. The boundaries of the SSMID are set forth in the legal description contained in Exhibit I attached to this Ordinance.

Section 3. Purpose. The purpose of the SSMID is to provide improvements and services as allowed by law, within and for the benefit of the SSMID, including, but not limited to, safety services, maintenance services, landscape enhancements, marketing and promotions, program management and reserve funds for the SSMID.

Section 4. Term. The term of the existence of the SSMID shall be from the January 1, 2027, and terminating on December 31, 2036, unless sooner dissolved pursuant to K.S.A. 12-1799.

Section 5. Taxes. The maximum combined rate of ad valorem tax for both services and operations which may be levied upon the property within the SSMID shall not exceed 11.000 mills per annum.

Section 6. Powers. The SSMID shall be a body corporate and politic and shall be vested with all the power and authority necessary to effectuate the purposes of the Self-Supported Municipal Improvement District Act, K.S.A 12-1794, et seq., including without limitation the

power to levy taxes, to order and authorize services and improvements for the SSMID, to issue bonds, and to acquire real and personal property.

Section 7. Governing Body. The governing body of the Unified Government shall be the governing body of the SSMID. The officers of the Unified Government shall be the officers of the SSMID as appropriate and shall have such duties and authority as provided by law and directed by the governing body of the SSMID.

Section 8. Advisory Board. The governing body of the Unified Government does hereby establish and create an Advisory Board for the SSMID. The Advisory Board shall consist of eleven (11) voting members, and shall be appointed and replaced pursuant to Division 1 of Article VIII of Chapter 2 of the Kansas City, Kansas Code of Ordinances (Section 2-381 *et seq*.) The terms of the current Advisory Board members shall carry over and continue at the start of the new SSMID term on January 1, 2027.

Section 9. Advisory Board Duties. The Advisory Board shall make recommendations to the governing body on assessments, budgets, and policies for the SSMID, the programs, improvements and services to be provided by or for the SSMID, and any amendment, modification, or addition to the Business Plan.

Not later than May 15 of each year, the Advisory Board shall submit to the governing body a report on the SSMlD's activities and a proposed budget to accomplish the objectives of the SSMID. Additionally, the Advisory Board shall submit an official recommendation to the governing body each year before the annual levy of taxes is made pursuant to K.S.A. 12-17,102(b).

No improvements or services for the SSMID shall be ordered or authorized by the governing body without compliance with the public hearing requirements of K.S.A. 12-17,101a. Prior to any such public hearing by the governing body and before authorizing or ordering any improvements or services that are to be paid for from the budget of the SSMID, the recommendation of the Advisory Board shall be obtained. Such recommendation shall specifically include the information required by K.S.A. 12-17,101a. To the extent permitted by law, if the information required by K.S.A. 12-17,101a is submitted for consideration during the public hearing on the SSMID's annual budget, such hearing shall be deemed to satisfy the public hearing requirements of K.S.A. 12-17,101a with respect to any improvements or services proposed to be paid for within the next budgetary year.

Section 10. Fiscal Agent for SSMID. The Unified Government shall issue a Request for Proposals ("RFP") for a consultant to serve as the fiscal agent and contracting entity for the SSMID. The fiscal agent shall be responsible for making all purchases of improvements and services necessary for the SSMID, and shall be responsible for providing statements of incomes and expenses for the SSMID. Such consultant shall be chosen pursuant to the RFP process set forth in the Unified Government's Procurement Code, 29-152, *et seq.*

Section 11. The Mayor/CEO, County Administrator and other officials and employees of the Unified Government are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 12. This ordinance shall be in full force and take effect from and after its passage, approval, and publication in *The Wyandotte Echo*.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 15th DAY OF OCTOBER, 2026.

_____
Christal E. Watson, Mayor/CEO

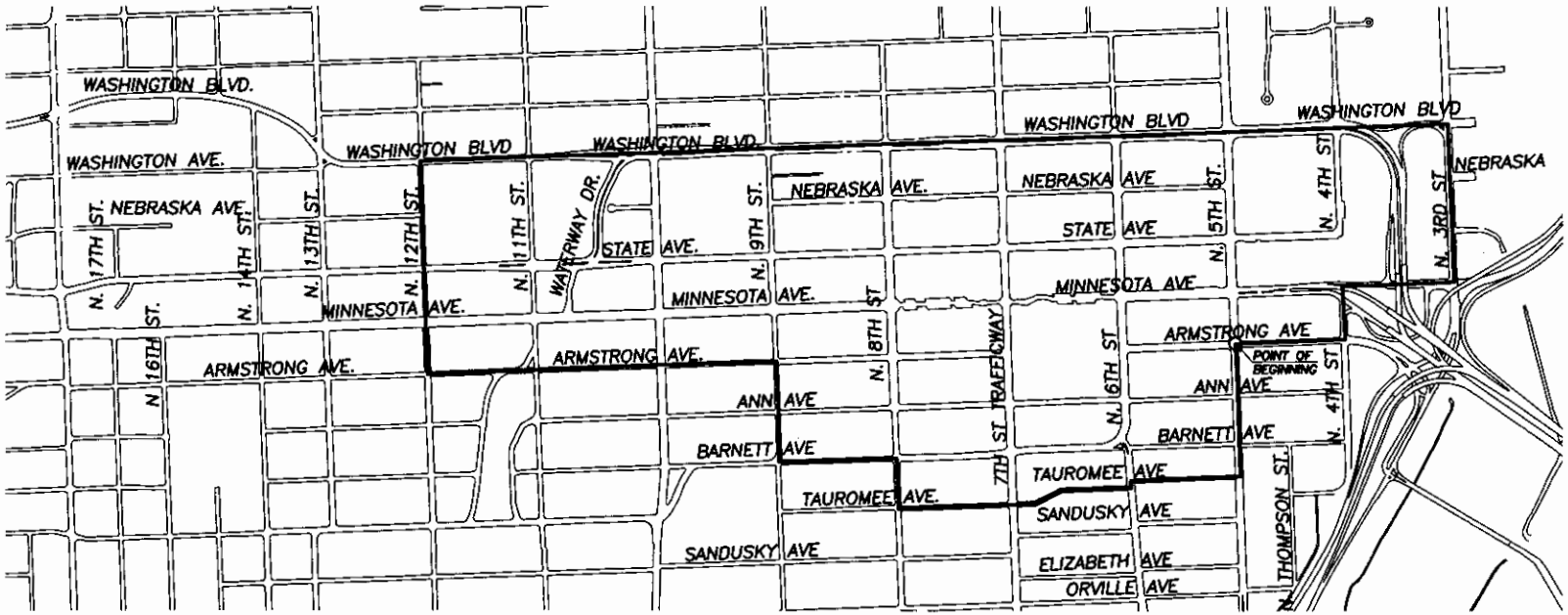
Attest:

_____
Monica Sparks, Unified Government Clerk

Approved as to Form:

_____
Angela J. Lawson, Chief Counsel

SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT (SSMID) BOUNDARY EXHIBIT



GRAPHIC SCALE
0 400' 800
1 inch = 800 feet

Rev	Date	Description
1	2016-07-22	REMOVE 12TH W-TAUROMEE S

BHC RHODES
Civil Engineering • Surveying • Utilities
901 N. 8th Street, Suite 100 Kansas City, KS 66101
P. (913) 371-5300 F. (913) 371-2677
BHC Rhodes is a professional of Burgess Hennessy & Company, P.A.

Client: DOWNTOWN SHAREHOLDERS OF KANSAS CITY, KANSAS
726 ARMSTRONG AVENUE SUITE 201
KANSAS CITY, KANSAS, 66101

Project: SSMID BOUNDARY EXHIBIT
SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT
KANSAS CITY, KANSAS

Drawn By: PJS
Project No: PR2014.00.36
Field Date: N/A
Issue Date: 2016-07-22
Sheet: 1 OF 1