



Unified Government of Wyandotte County and Kansas City, Kansas

Board of Commissioners

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

Mayor Christal E. Watson

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

AGENDA

**Thursday, August 27, 2026
5:30 PM**

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

6. CLERK’S-STATEMENT

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

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

7.1 Change of Zone Application(s)

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

Synopsis: A RECOMMENDATION and ORDINANCE for 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21764

7.2 Special Use Permit Application(s)

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

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 2651 Minnesota Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21680

7.2.B SP2026-041 - JESSICA WILKUS WITH RELIABLE RENTALS LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Short-Term Rental at 3131 South 47th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21766

7.2.C SP2026-052 - NOOSHIN AND SIMEON BOWMAN

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-040, expires October 9, 2026) for a Non-Owner Occupied Short-Term Rental at 4448 Rainbow Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21768

7.2.D SP2026-053 - ANGELO GORO WITH N&Z FAMILY FRIENDS LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for an auto glass repair business at 2810 South 44th Street, Suite B, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21769

7.2.E SP2026-058 - ARIN WOODSON

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-045, expires October 9, 2026) for a Non-Owner Occupied Short-Term Rental at 7917 Tauromee Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21773

7.2.F SP2026-059 - TRISTIN PERKINS

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-045, expires October 10, 2026) for a Non-Owner Occupied Short-Term Rental at 1945 West Lawrence Court, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21774

7.2.G SP2026-060 - CHARLA FORD WITH MOMENTS WITH CRAE LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 3237 Kimball Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21775

7.3 Miscellaneous

7.3.A 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, RECOMMENDED FOR APPROVAL BY A VOTE OF 6-0.

Tracking #: 21831

7.4 Minutes

7.4.A MINUTES

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on July 30, 2026.

Tracking #: MINUTES

8. PLANNING AND ZONING NON-CONSENT AGENDA

8.1 Special Use Permit Application(s)

8.1.A SP2026-035 - JOHN BADGLEY

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street, RECOMMENDED FOR DENIAL BY A VOTE OF 4-2.

Tracking #: 21578

REGULAR COMMISSION

9. MAYOR'S AGENDA

10. REGULAR CONSENT AGENDA

10.1 APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: **Law Enforcement Advisory Board (LEAB):**

Appointment of Don Ash-Term 08/20/2026 to 12/15/2029, submitted by Mayor Watson.

Tracking #: 21852

11. PUBLIC HEARING AGENDA

12. STANDING COMMITTEES' AGENDA

13. ADMINISTRATOR'S AGENDA

13.1 RESOLUTION: EXTENSION OF EMERGENCY DECLARATION

Synopsis: Adoption of a resolution to approve an extension of the emergency declaration.

Tracking #: 21864

13.2 BUDGET: BUDGET WORKSHOP

Synopsis: Budget Workshop

This item was heard before the Board of Commissioners on August 20, 2026, and continued to this meeting due to time constraints.

Tracking #: 21282

14. COMMISSIONERS' AGENDA

15. ADJOURN

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

Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/86971076459>

Webinar ID: 869 7107 6459

Phone one-tap:

+12532158782,,86971076459# US (Tacoma)

+13462487799,,86971076459# US (Houston)

Join via audio:

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 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, +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, 888 475 4499 US Toll Free, 877 853 5257 US Toll Free

International numbers available: <https://wycokck.zoom.us/j/86971076459>

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.



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

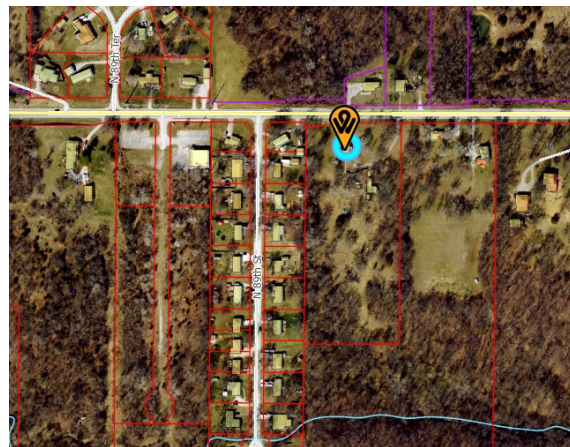
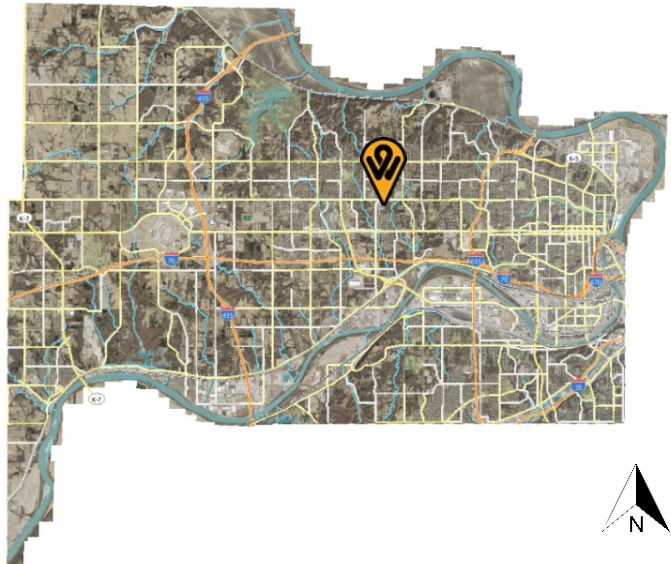
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Carlos Pacheco III

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 and August 27, 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 have 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **COZ2026-015**, subject to:

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.

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

August 10, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Conservation District Comments
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Survey

PUBLIC HEARING SCHEDULE

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

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-015** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

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

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 32:24:

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. 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.

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

Present in Support:

- Cindy Miranda, Applicant Representative, 8811 Leavenworth Road, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 35:15: Lead Planner Byron Toy stated that Staff would like the applicant to continually reach out to the Conservation District for guidance to figure out the number of animals that can be kept on the property. AG Agriculture District does not have a maximum number of animals that can be kept on the property, so it's important to discuss with the Conservation District to find out what amount would be suitable from a grazing standpoint.

The Planning Commission directed questions to Toy.

Motion starts at 39:30:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-015:**

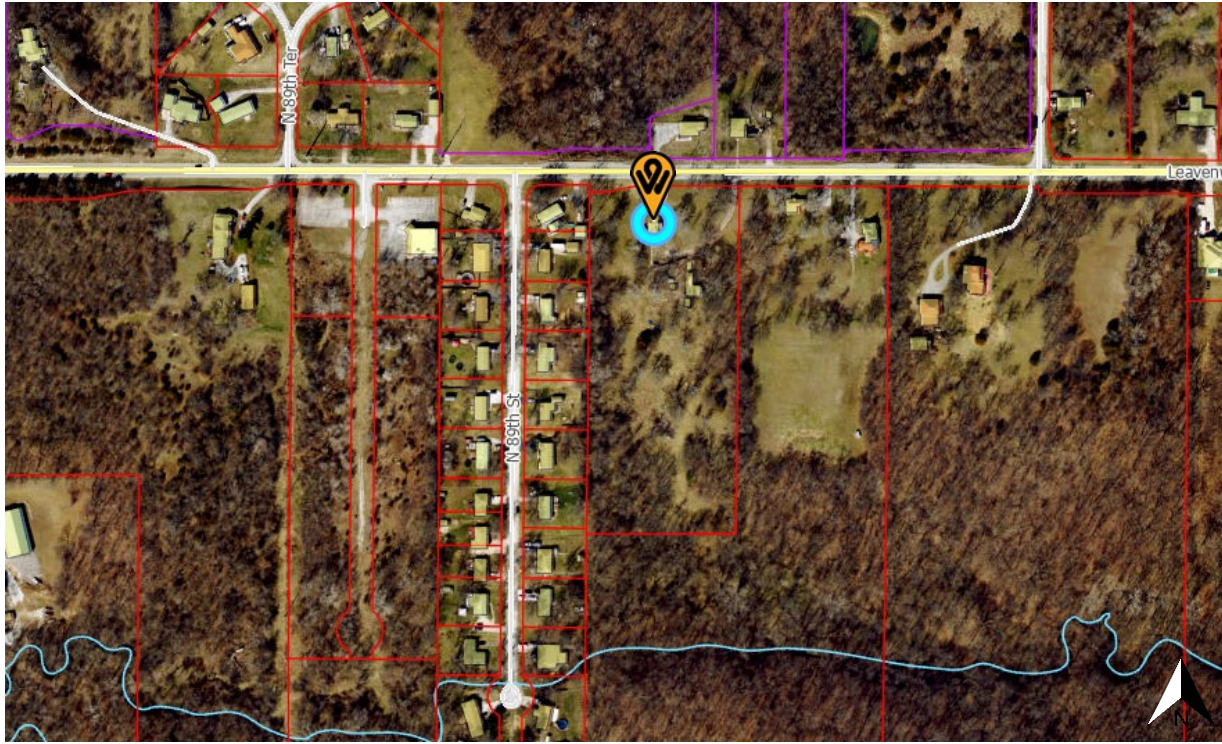
Carson	Chairman
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Ward	Aye
Easterwood	Aye
Miller	Not present
Straws	Not present
Foglesong	Not present

Motion to recommend APPROVAL passed: 6 to 0

Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS



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

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:

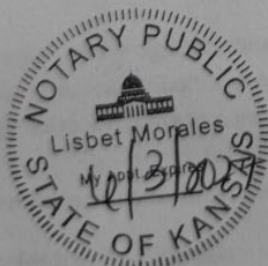
Comes now Gabriel Pardo Ruiz of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ 2026-015
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.

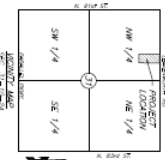
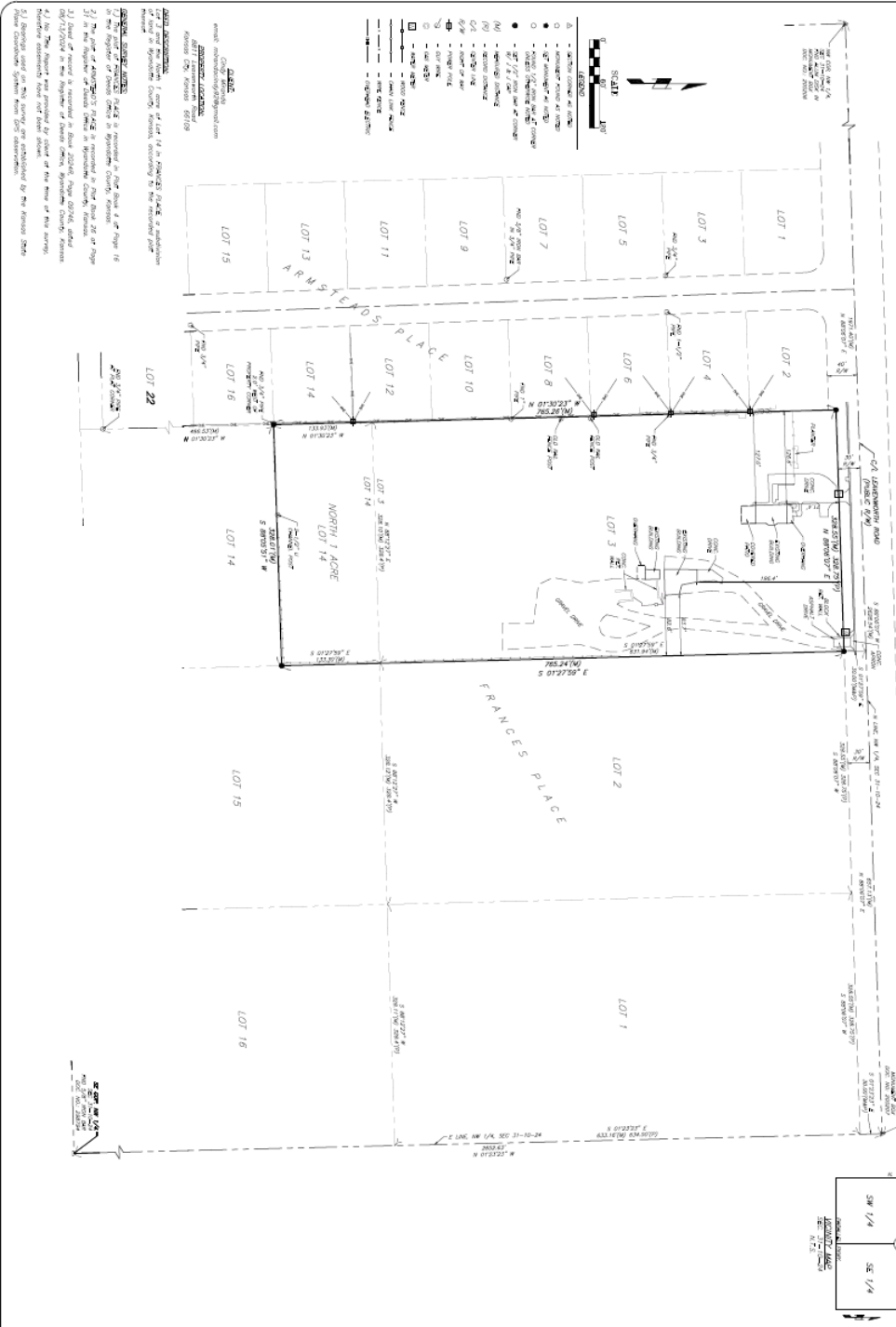
Gabriel Pardo Ruiz
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 28 day of July, 2026
My commission expires 28 of July, 2026



Lisbet Morales
Notary Public

BOUNDARY SURVEY NW 1/4, SECTION 31, TOWNSHIP 10 SOUTH, RANGE 24 EAST KANSAS CITY, WYANDOTTE COUNTY, KANSAS



Legend:

- Boundary Line
- Easement
- Right of Way
- Survey Station
- Iron Pin
- Iron Nail
- Iron Pipe
- Iron Rod
- Iron Stake
- Iron Nail
- Iron Pipe
- Iron Rod
- Iron Stake

Notes:

1. This survey was 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.

Surveyor: J & J SURVEY LLC
JAMES L. JOHNSON, Surveyor
JAMES L. JOHNSON, Surveyor

Professional Seal: JAMES L. JOHNSON, Surveyor, No. 151054



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





(First published _____)

COZ2026-015

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 8811 Leavenworth Road, in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

Section 1. It is hereby found and determined that a petition was filed on June 4, 2026, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture District.

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

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

Lot 3 and the North 1 acre lot 14 in Frances Place, located at 8811 Leavenworth Road, Kansas City, Kansas,

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

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

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

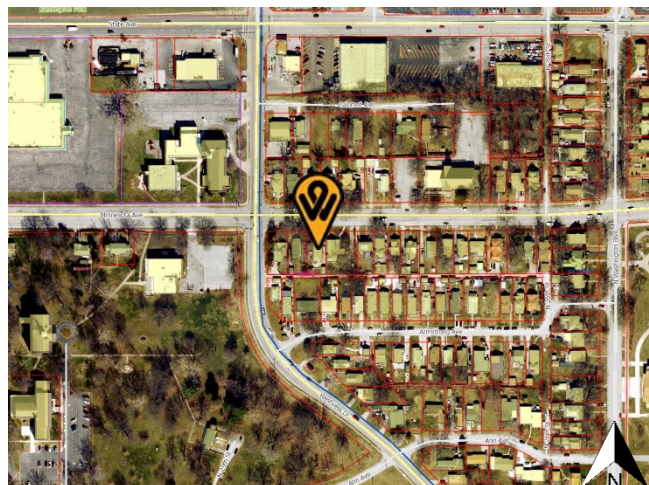
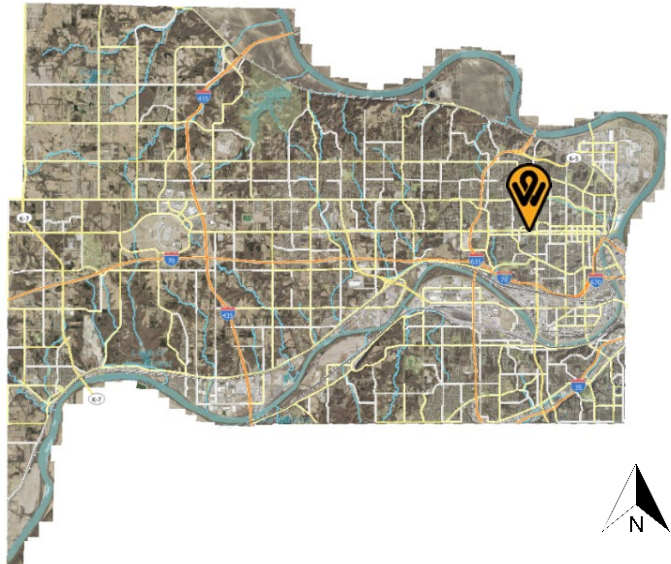
At-Large Commissioner, District #1:
Melissa Bynum
District #4 Commissioner:
Dr. Evelyn Hill

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, August 10, and August 27, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-029**, for one (1) year, subject to:

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

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

August 10, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Welcome Book
Site Plan
Floor Plan
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 Approval	August 27, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-029** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-029**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 40:13:

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:

- Terra Bellof, Applicant, 2651 Minnesota Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 41:32: Lead Planner Byron Toy stated that Staff recommends approval for one (1) year.

Motion starts at 41:49:

On motion by Commissioner Jones, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-029 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

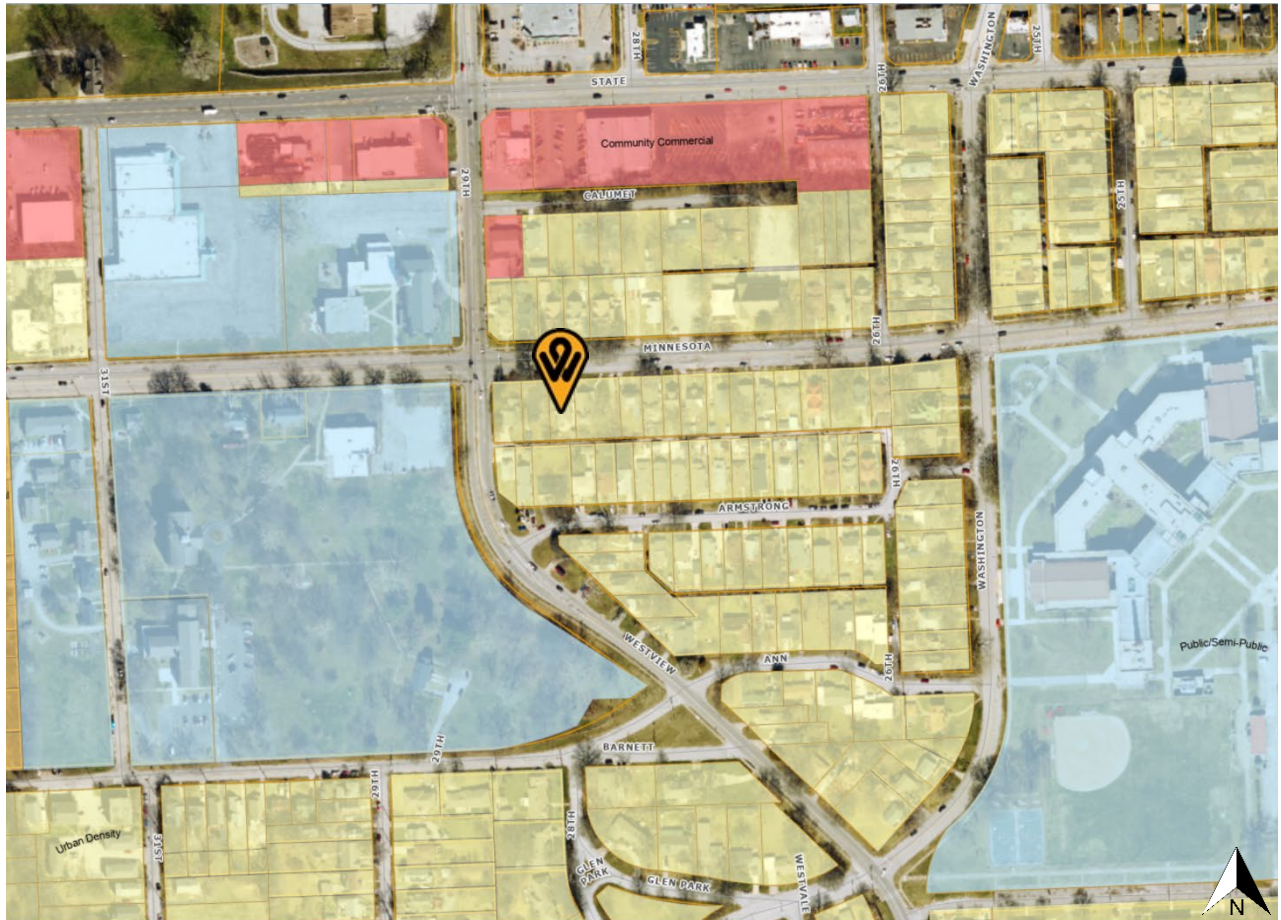
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



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.

Terra V Bellot
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 23 day of May, 2026.

My commission expires 02 of June, 2029.

Alexis M. Richling
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



Bellof Homes, LLC — Your Home Away From Home

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.



Bellof Homes, LLC — Your Home Away From Home

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.



Bellof Homes, LLC — Your Home Away From Home

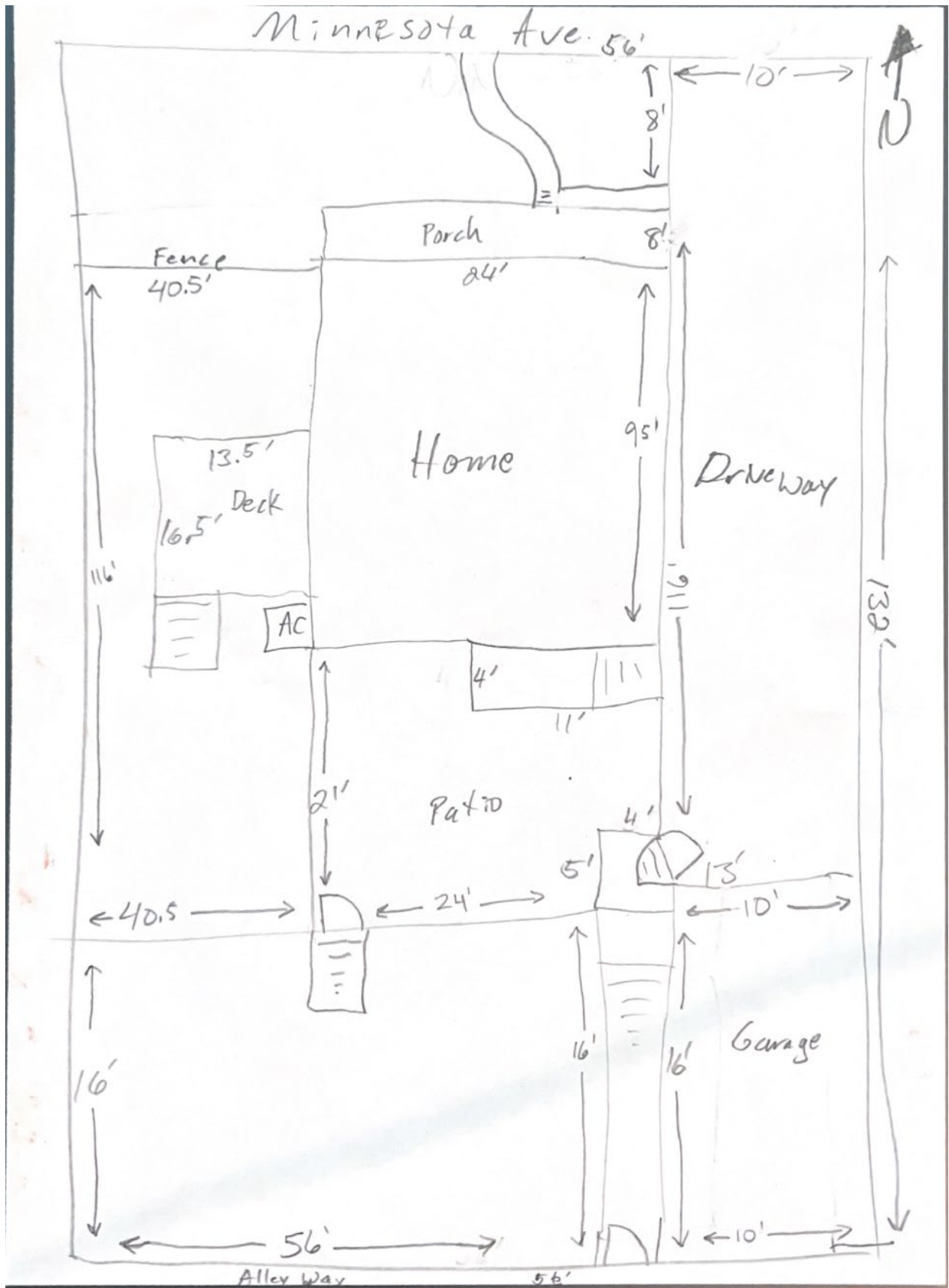
Appliances & Home Guide

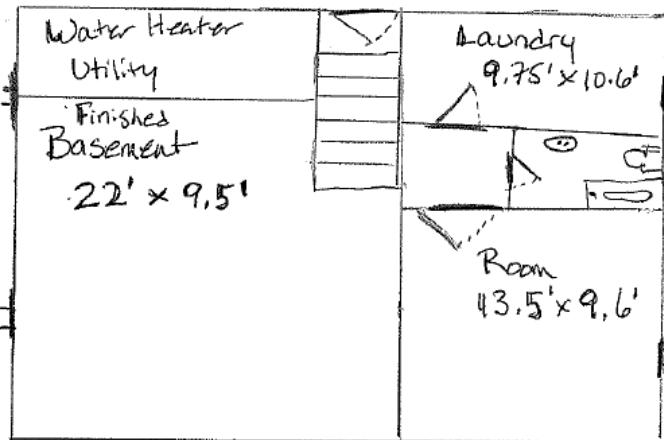
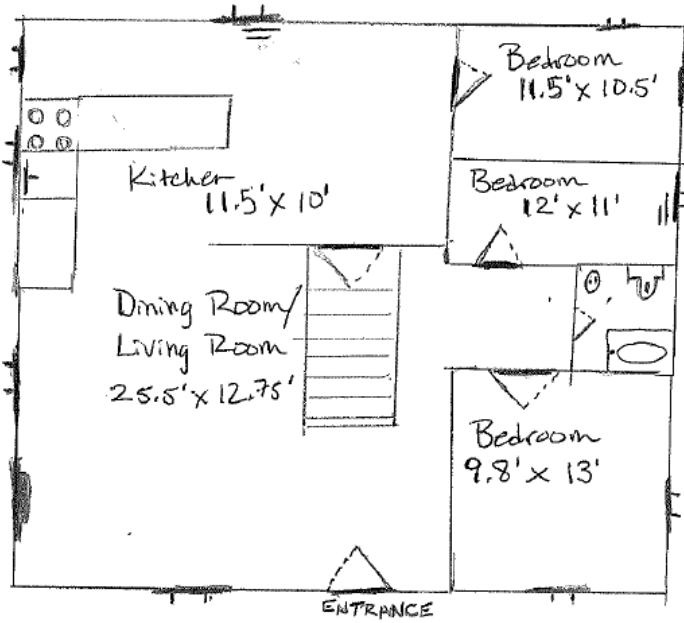
Here's a quick overview of how to use the major appliances and systems in the home. If you need more help, don't hesitate to reach out!

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.













(Published _____)

SP2026-029

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-029, commonly known as 2651 Minnesota Avenue, Kansas City, Kansas, legally described as:

CALUMET, S8, T11, R25, ACRES 0.140000, B3 W1/2 L24, L25 & E 13.5FT L26, located at approximately 2651 Minnesota Avenue, Kansas City, Kansas.

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

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

1. **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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

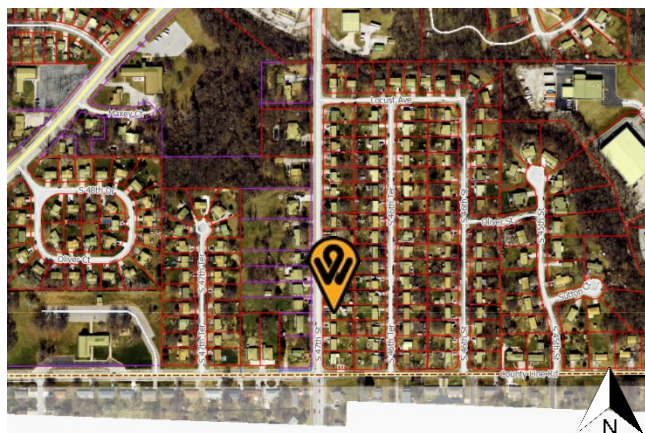
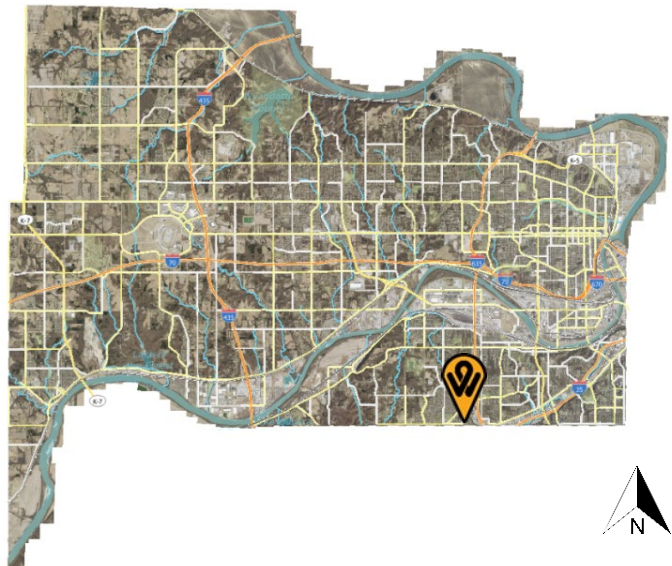
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

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 and August 27, 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

PLANNING COMMISSION RECOMMENDATION

1. The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-041**, for one (1) year, subject to:
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.

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

August 10, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Welcome Book
Site Plan
Floor Plan
Home Inspection Report

PUBLIC HEARING SCHEDULE

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

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-041** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-041**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 55:31:

SP2026-041 - JESSICA WILKUS WITH RELIABLE RENTALS LLC

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

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.

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

Present in Support:

- Jessica Wilkus, Applicant, 3131 South 47th Street, Kansas City, Kansas 66106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 56:30: Lead Planner Byron Toy stated that staff recommends approval with conditions.

Motion starts at 56:55:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-041 for one (1) year:**

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

Motion to recommend APPROVAL passed: 6 to 0

**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION.**

ATTACHMENTS

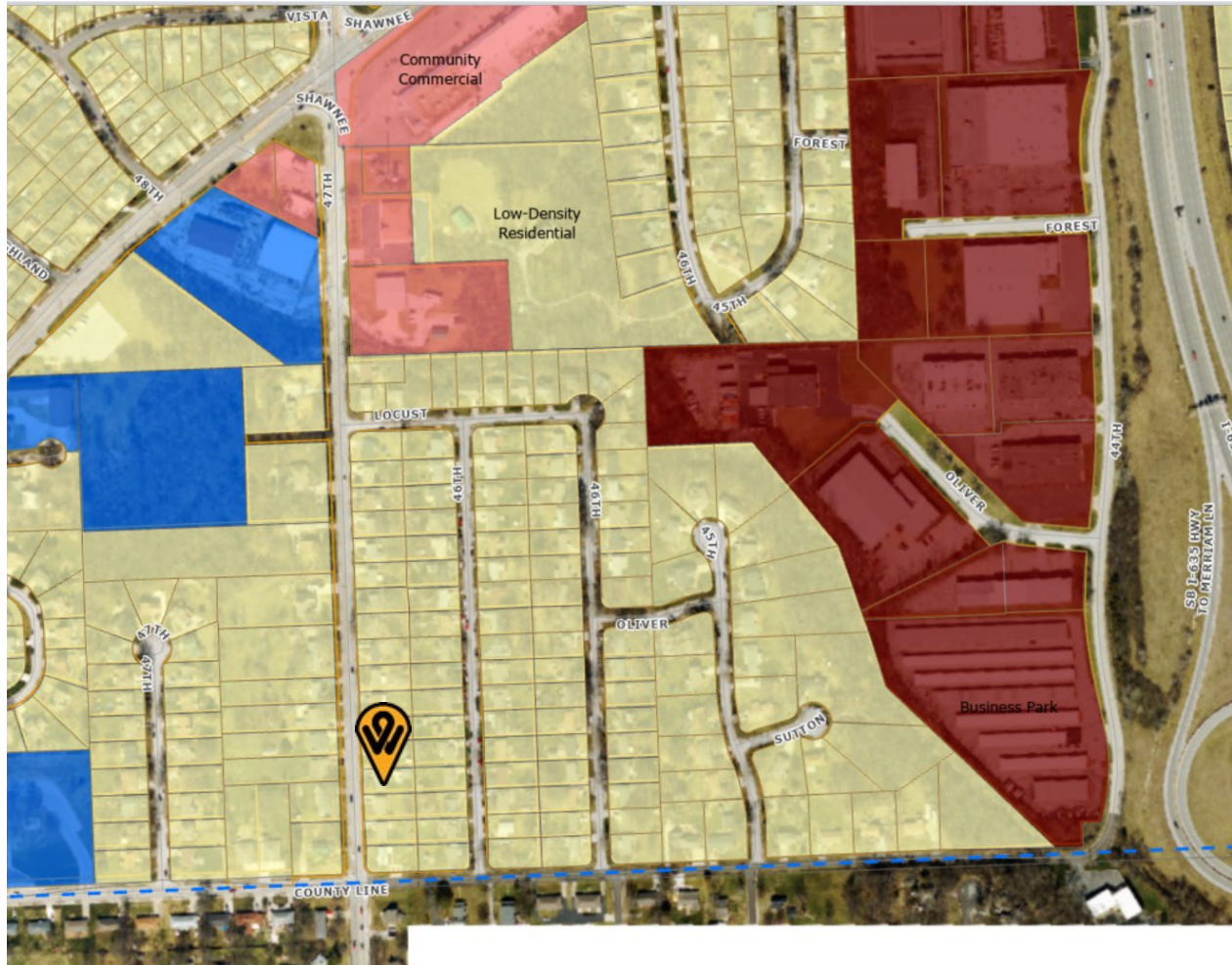
AERIAL IMAGERY



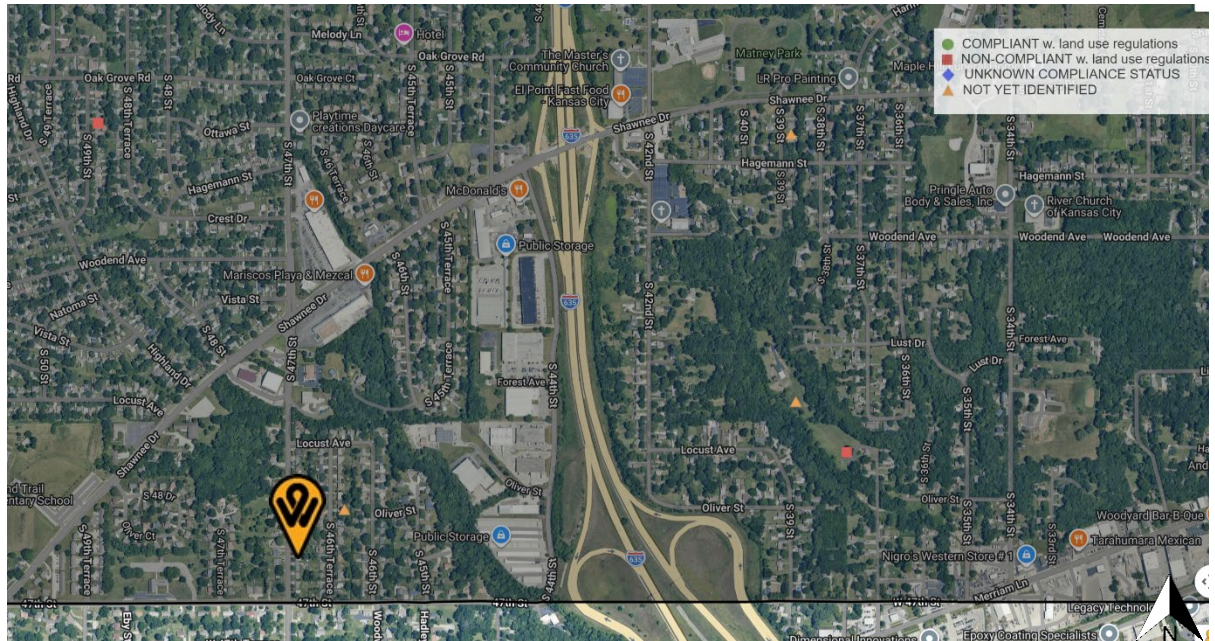
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

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.

SP2026-041 August 10, 2026 6

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.

SP2026-041 August 10, 2026 7

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:

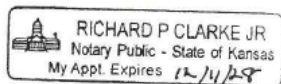
1. That I am the petitioner for Petition # SP2026-041.
2. That I conducted a neighborhood meeting on 07/26/2026.
3. The notice to nearby property owners was sent on 07/10/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Jessica Wilkus
Affiant

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

My commission expires 11th of December, 2028.



[Signature]
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

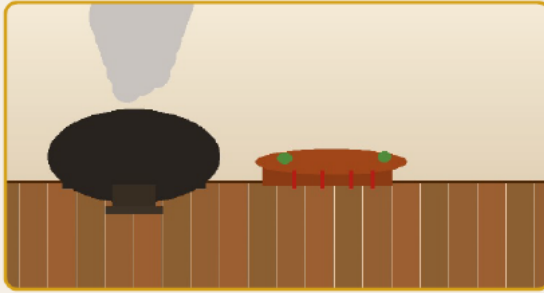
Please sign our guestbook before you go — your words
mean the world to us and future guests.

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

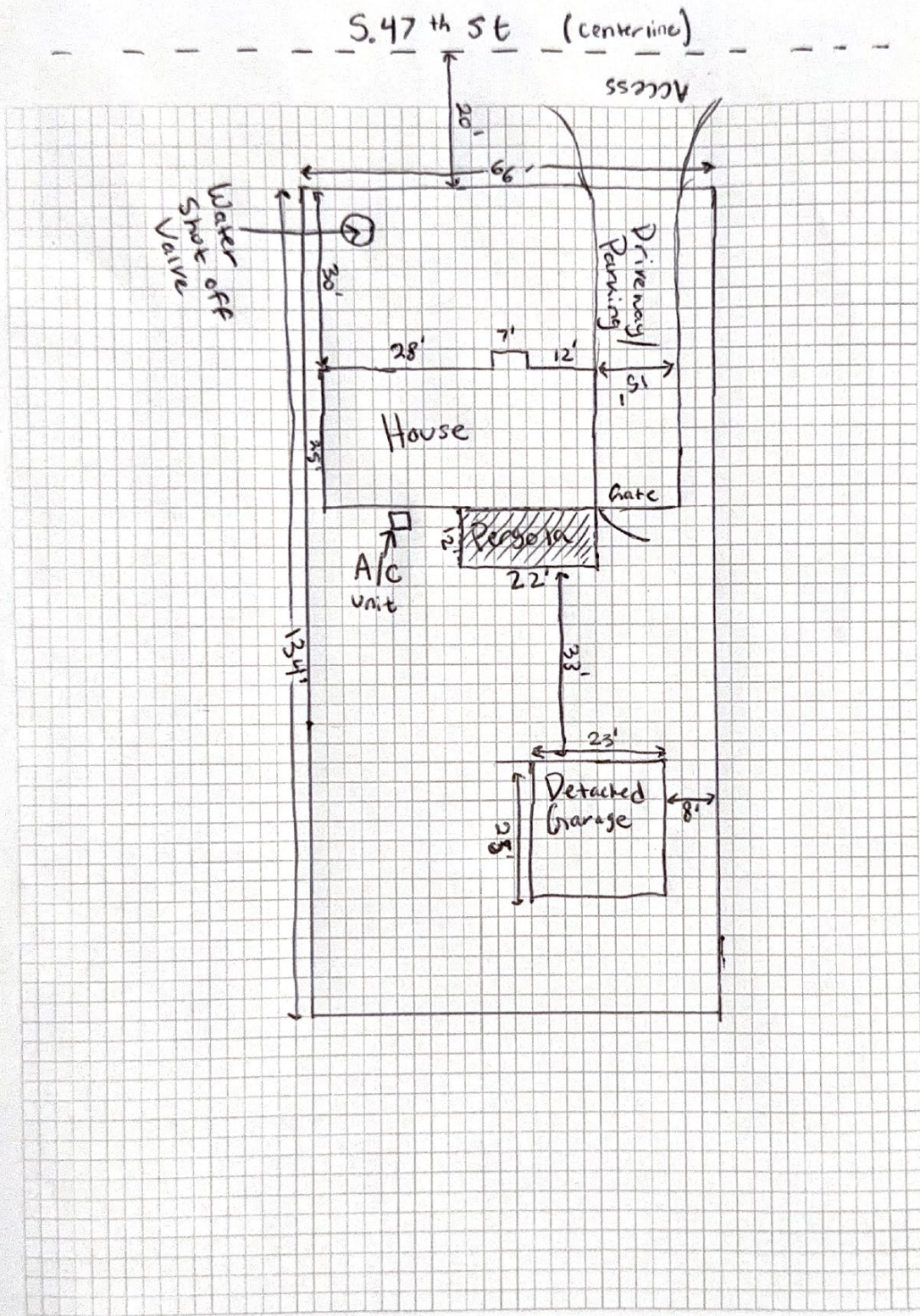
Maintenance Item.

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

3131 S 47th St.

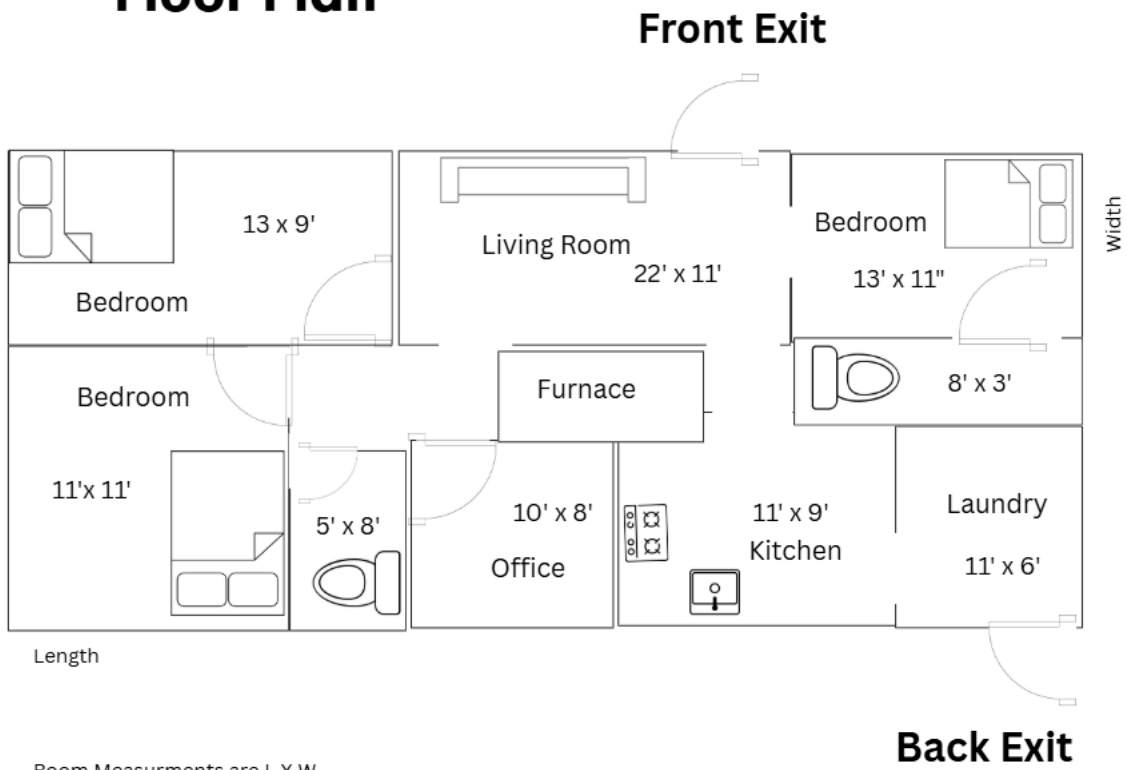
Page 5 of 26



Scale: 1 inch = 20 feet
 0 10 20

Jessica Williams
 3131 S. 47th St, Kansas City, KS 66106

Floor Plan









(Published _____)

SP2026-041

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-041, commonly known as 3131 South 47th Street, Kansas City, Kansas, legally described as:

ANTIOCH GARDENS, S31, T11, R25, ACRES 0.200000, L4, located at approximately 3131 South 47th Street, Kansas City, Kansas.

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

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

1. **Maximum number of guests shall be 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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 2026

Re: Special Use Permit Petition SP2026-052

GENERAL INFORMATION

Applicant Information:

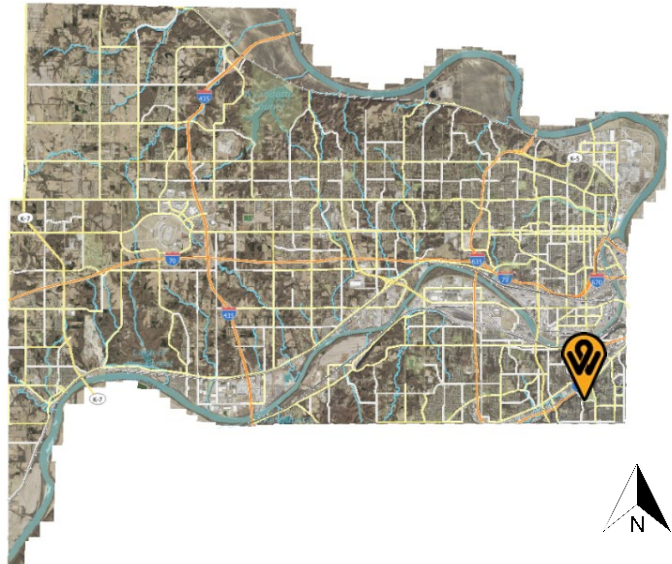
Nooshin and Simeon Bowman
185 Blackhawk Road
Highland Park, Illinois 60035

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:

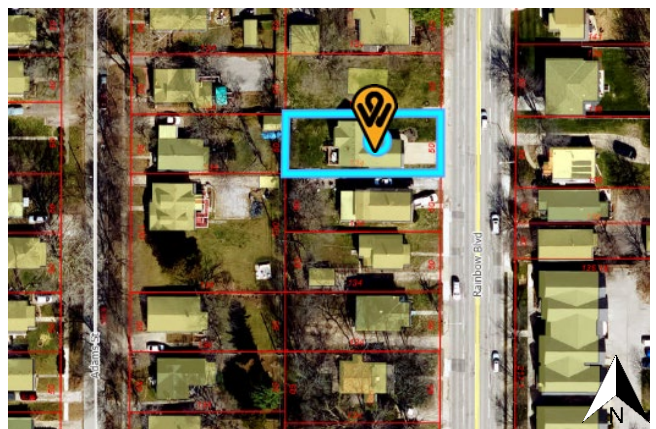
At-Large Commissioner, District 2:
Andrew Kump
District #3 Commissioner:
Christian Ramirez

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 and August 27, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-052, for one year**, subject to:

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.

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

August 10, 2026 City Planning Commission Minutes
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 Approval	August 27, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-052** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-052**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 55:31:

SP2026-041 - JESSICA WILKUS WITH RELIABLE RENTALS LLC

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

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.

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

Present in Support:

- Jessica Wilkus, Applicant, 3131 South 47th Street, Kansas City, Kansas 66106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 56:30: Lead Planner Byron Toy stated that staff recommends approval with conditions.

Motion starts at 56:55:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-041 for one (1) year:**

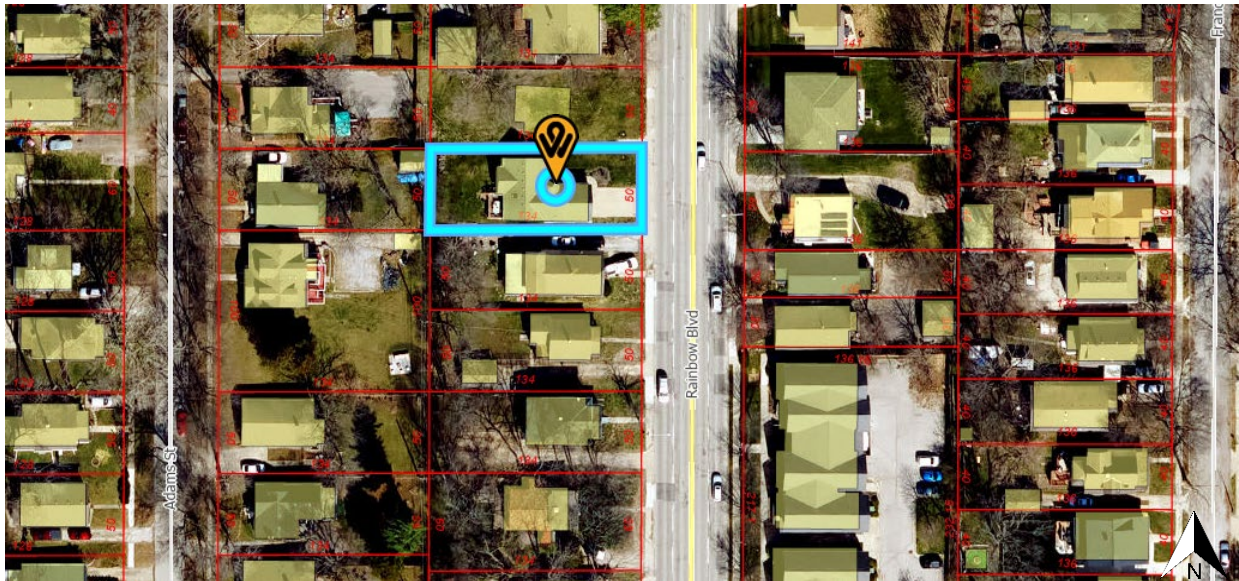
Carson	Chairman
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Ward	Aye
Easterwood	Aye
Miller	Not present
Straws	Not present
Foglesong	Not present

Motion to recommend APPROVAL passed: 6 to 0

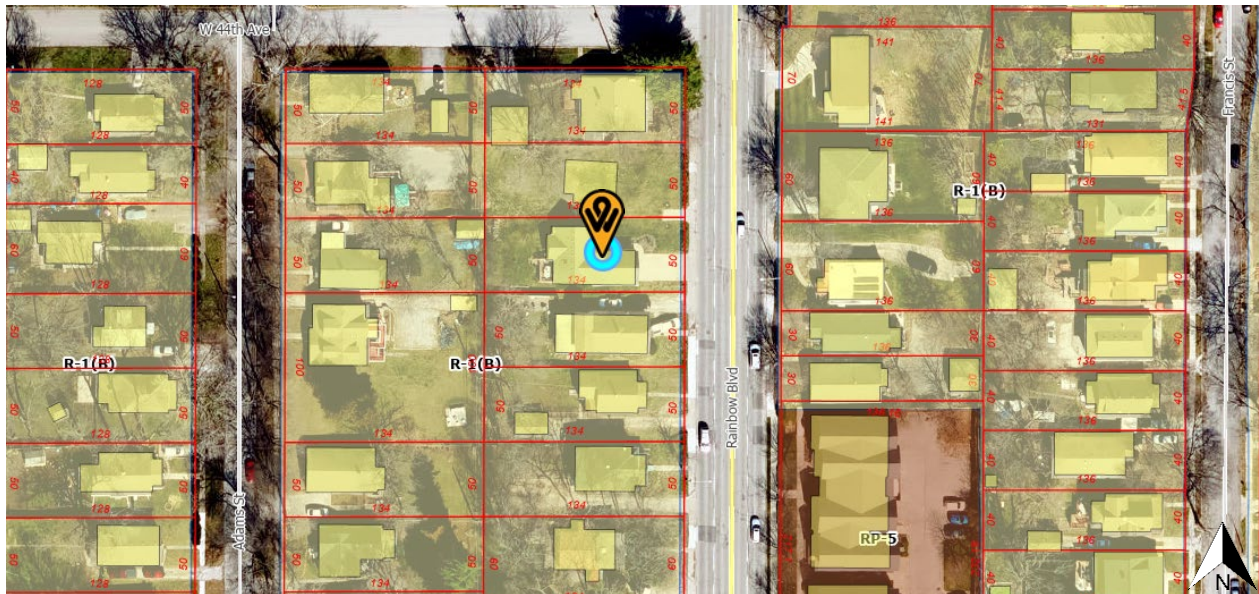
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

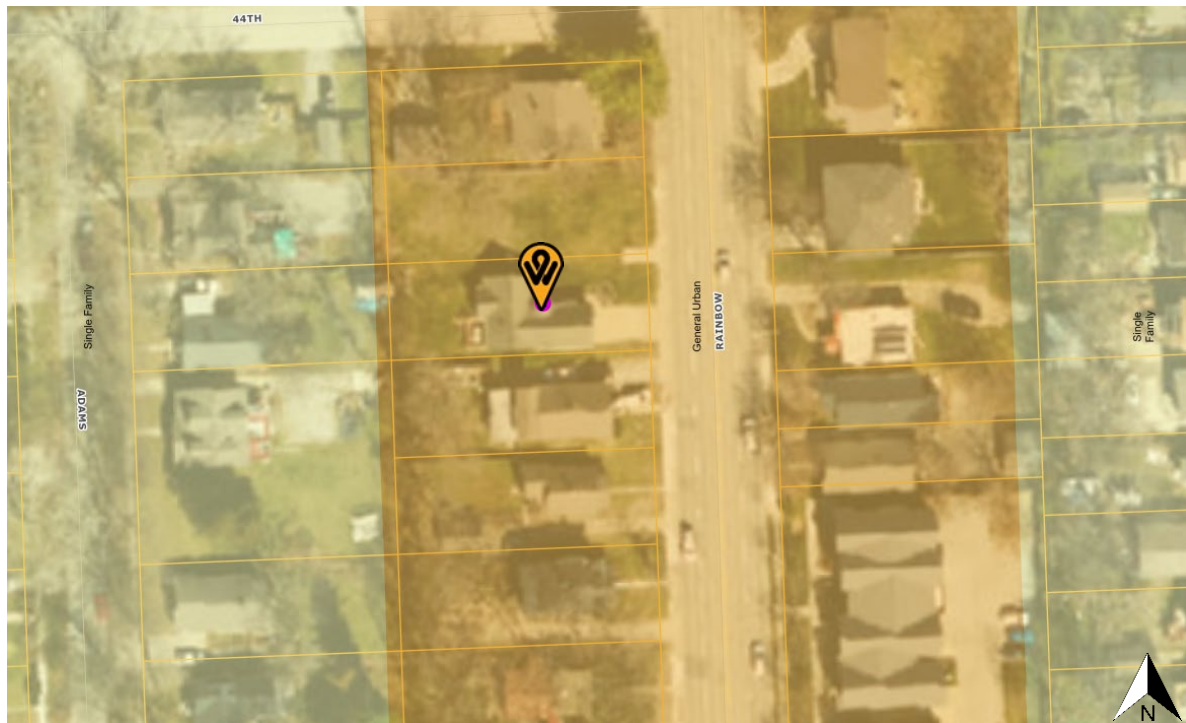
AERIAL IMAGERY



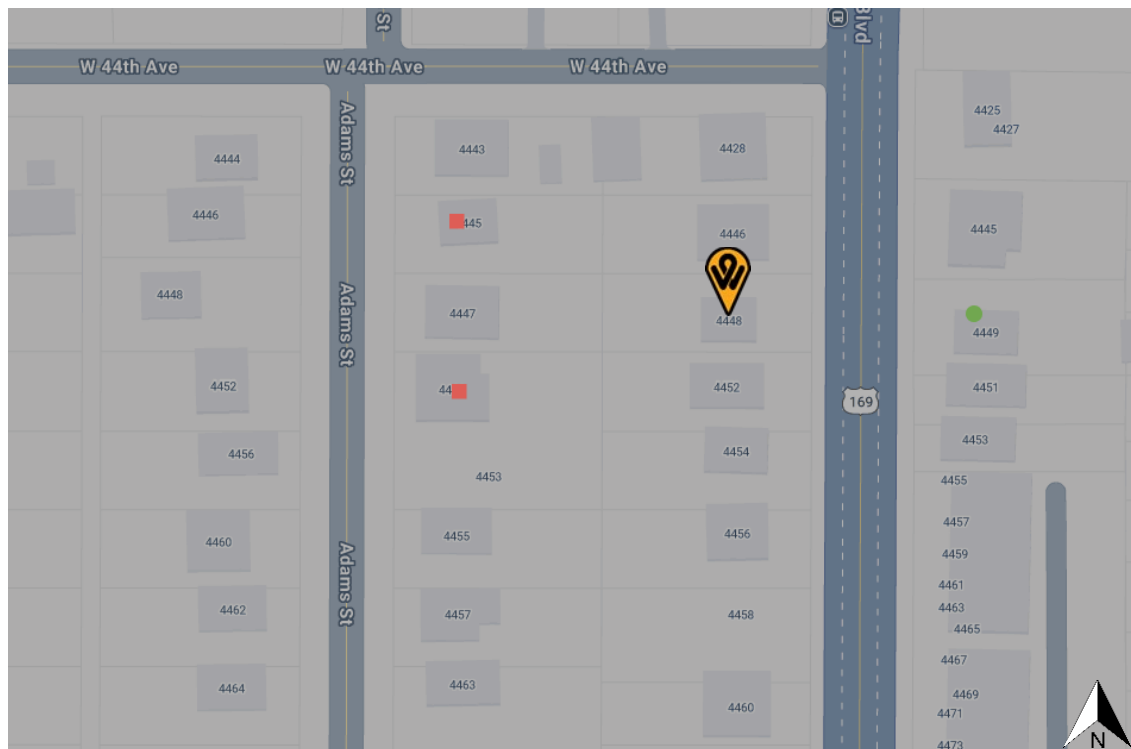
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

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=8OonIU82Zb7x3d3DWd5YiKp8cFfWBb.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)
COUNTY OF Cook) SS:

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

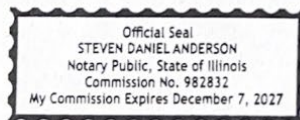
1. That I am the petitioner for Petition # SP2026-052.
2. That I conducted a neighborhood meeting on 7-20-26.
3. The notice to nearby property owners was sent on 7-6-2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

[Signature]
Affiant

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

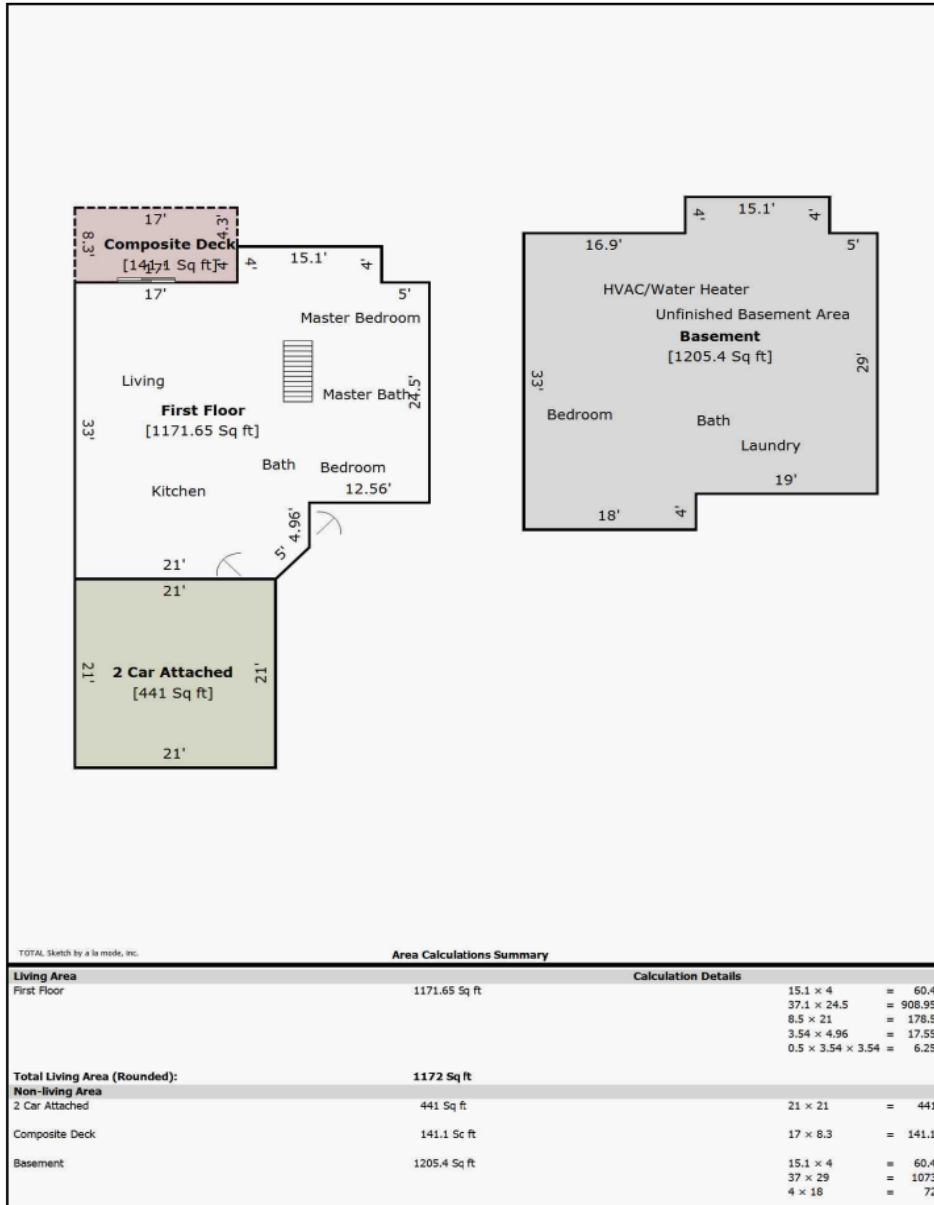
My commission expires 07 of October, 2027.



[Signature]
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						

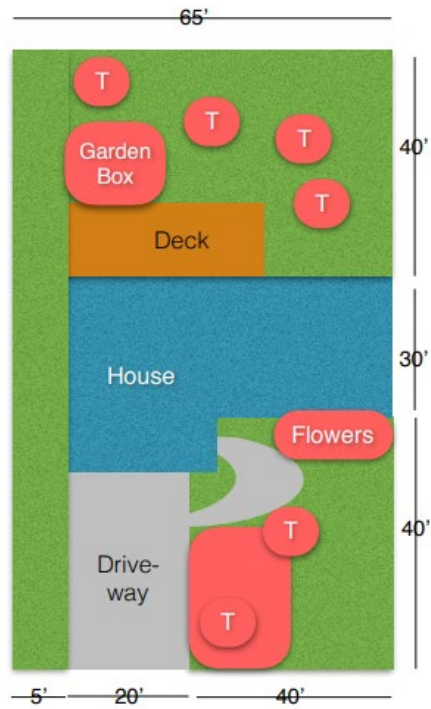


Form SKT.BLSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

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













(Published _____)

SP2026-052

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-052, commonly known as 4448 Rainbow Boulevard, Kansas City, Kansas, legally described as:

LANCASTER HEIGHTS, S34, T11, R25, ACRES 0.150000, B1 L3, located at approximately 4448 Rainbow Boulevard, Kansas City, Kansas.

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

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

1. 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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

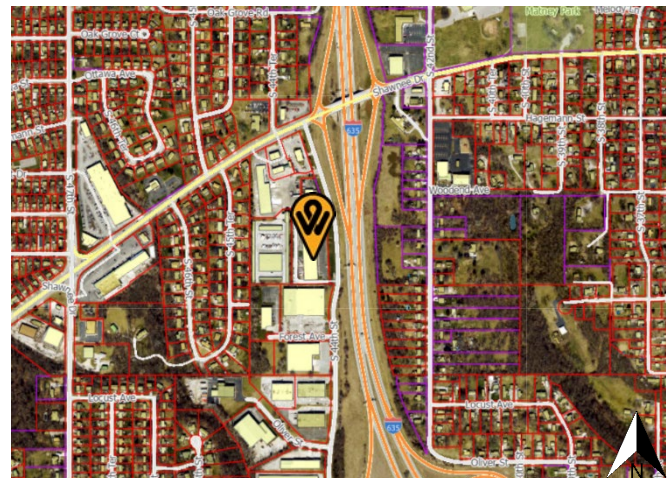
At-Large Commissioner, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

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 and August 27, 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)

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-053**, for two (2) years, subject to:

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.

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

August 10, 2026 City Planning Commission Minutes
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 Approval	August 27, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-053** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-053**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 57:33:

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. **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.

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

Present in Support:

- Angelo Goro, Applicant, 2810 South 44th Street, Suite B, Kansas City, Kansas 66106

Present in Opposition:

- No one appeared

Staff Recommendation starts at 58:49: Lead Planner Byron Toy stated that vehicles will need to be stored inside the building. The business is only for glass repair and replacement, no bodywork or paint. Staff recommends approval with conditions.

Motion starts at 59:08:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-053 for two (2) years:**

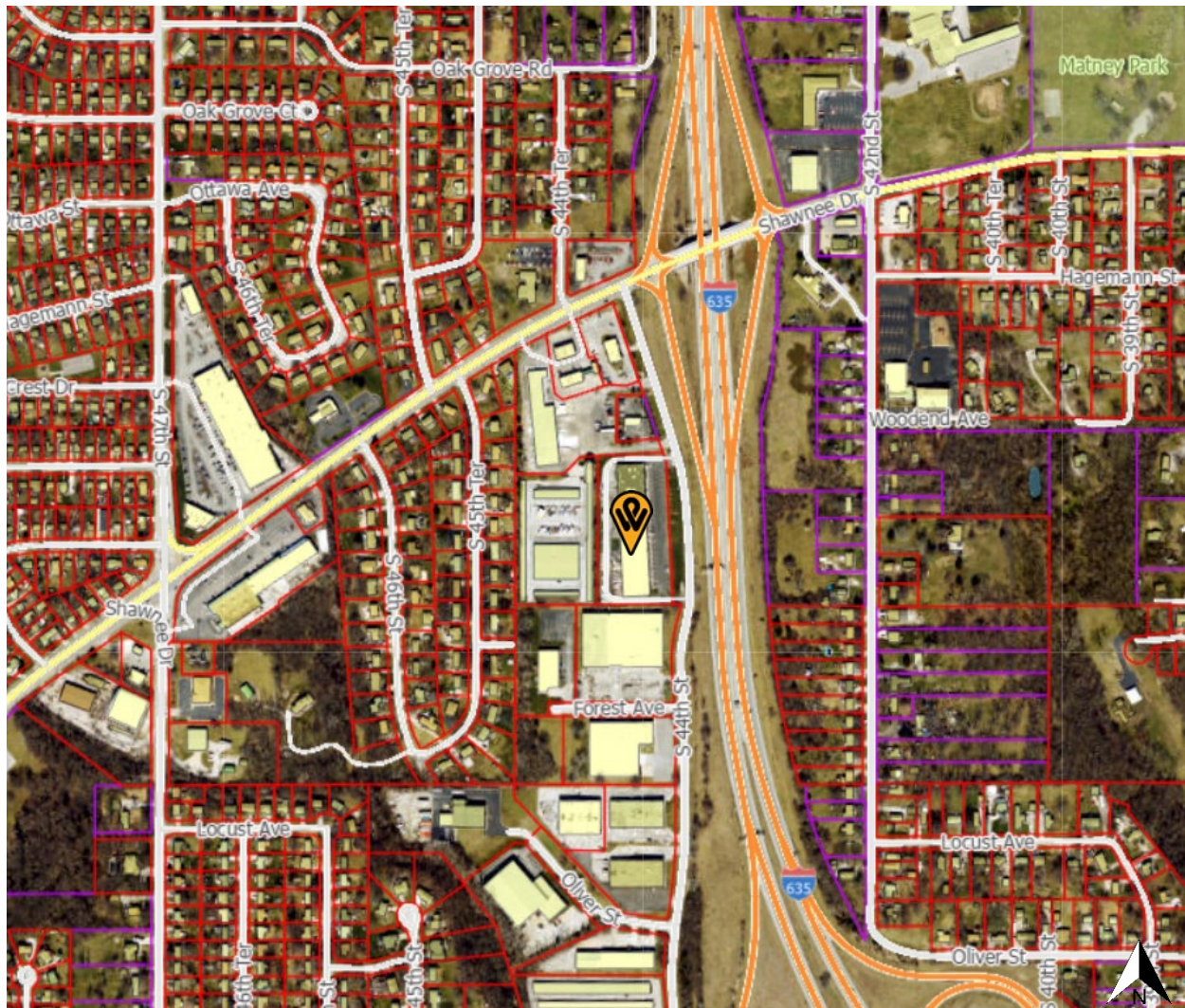
Carson	Chairman
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Ward	Aye
Easterwood	Aye
Miller	Not present
Straws	Not present
Foglesong	Not present

Motion to APPROVE passed: 6 to 0

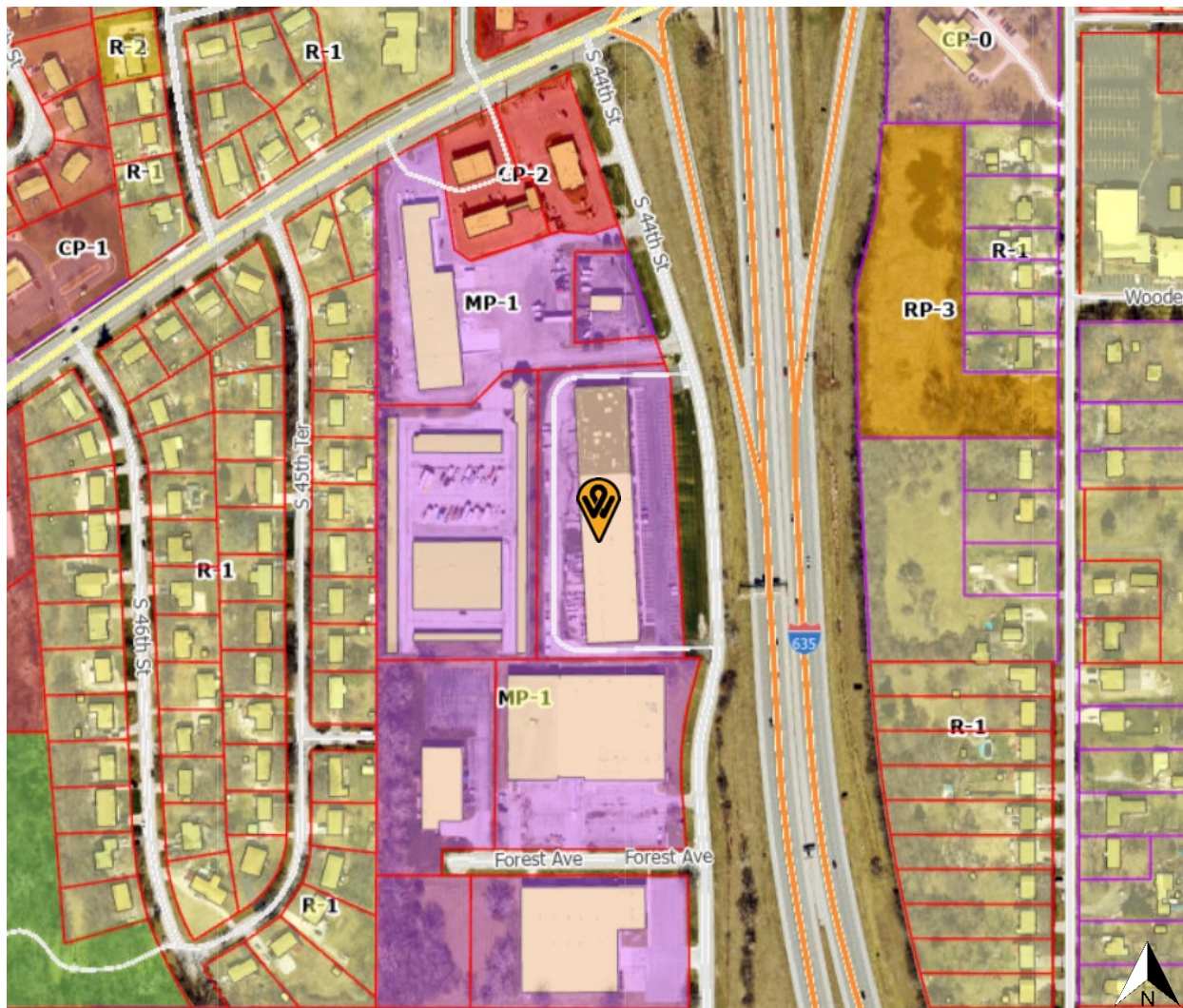
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION.

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



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: <u>SP2026-053</u>	Date: <u>7/23/26</u>
Location: <u>2810B S 44th Kansas City KS</u>	Facilitator/Host: <u>Amp Commercial</u>

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: Ø

Introductions: Matt Bleivins (Owner Rep), Angelo Goo & Ramer 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 Bleivins

No Attendance was Present at the Meeting
Other than the Applicant and the Landlord.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
COUNTY OF GREENE) SS:

Comes now Matthew Devine, 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 7/19/26.
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.

[Signature]
Affiant

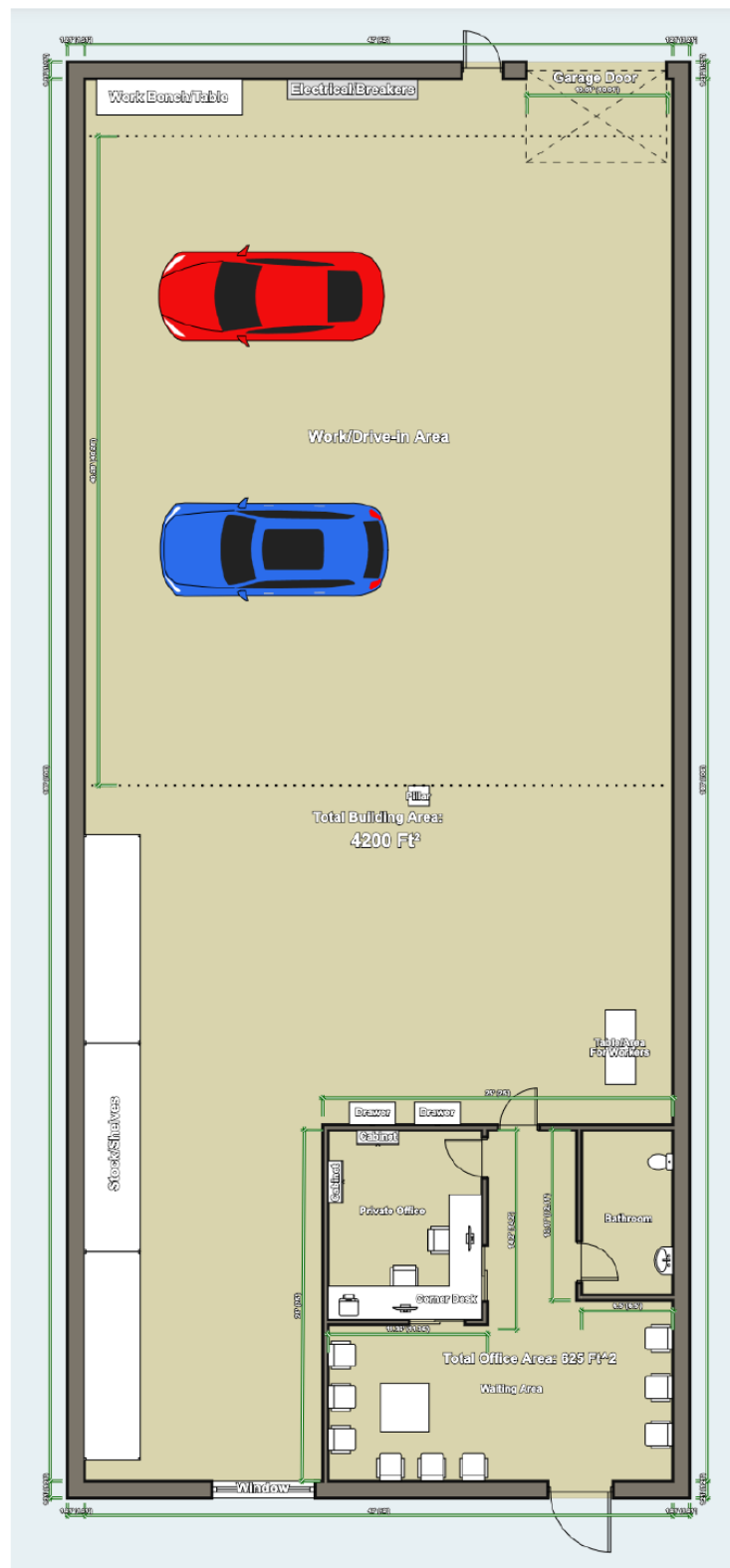
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 27 day of OCTOBER, 2026.

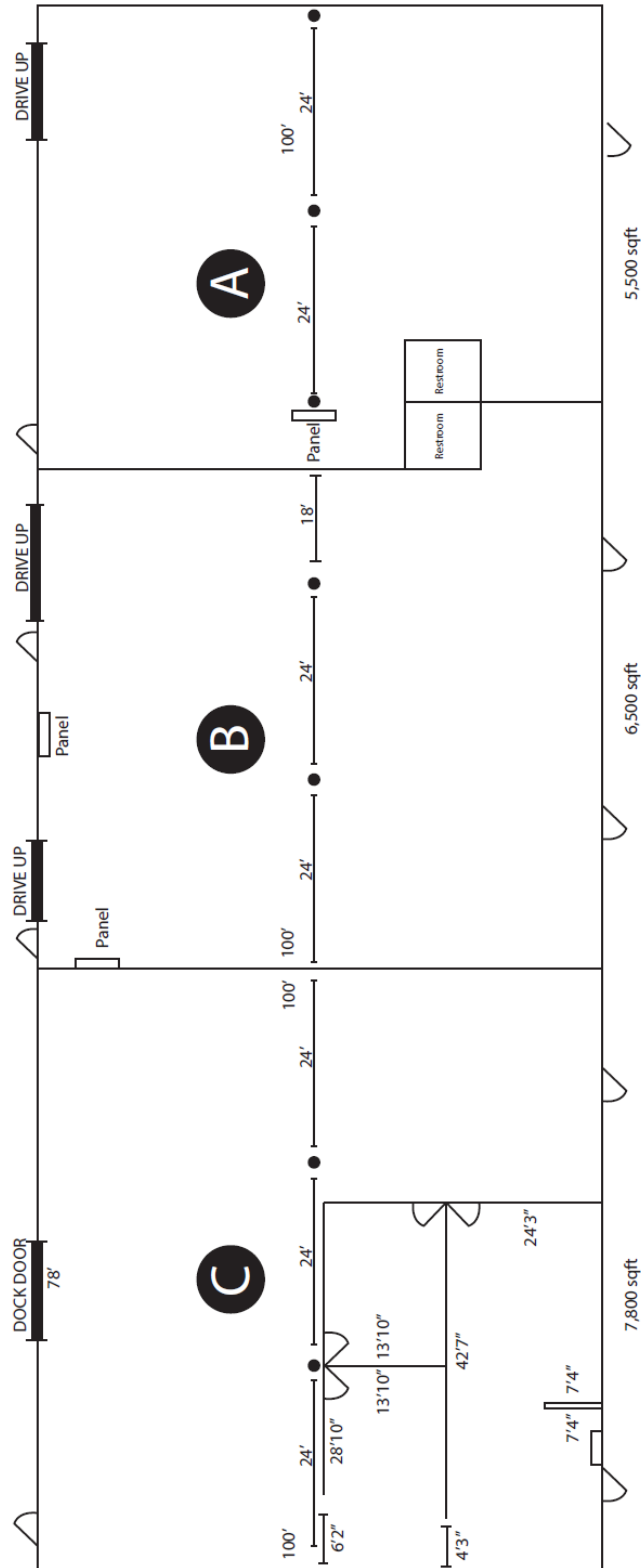
My commission expires OCT of 10, 2027.

[Signature]
Notary Public



[illegible]





“AMP Up Your Business”

2810 s 44th St
Kansas City, KS

Front of Building

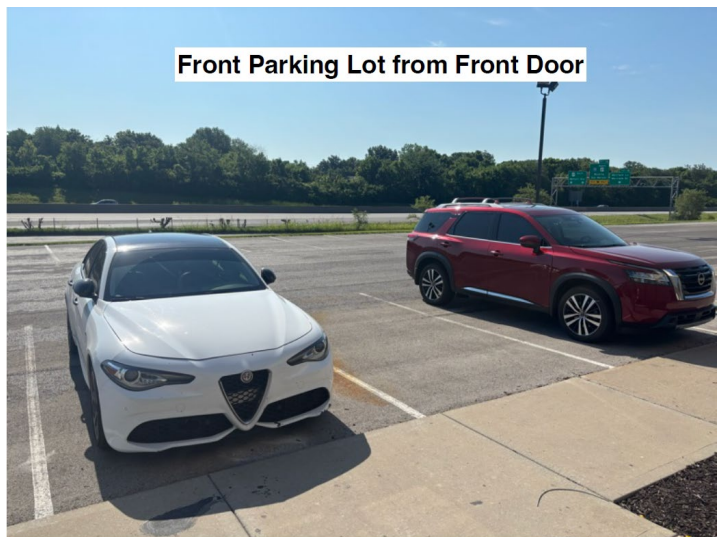
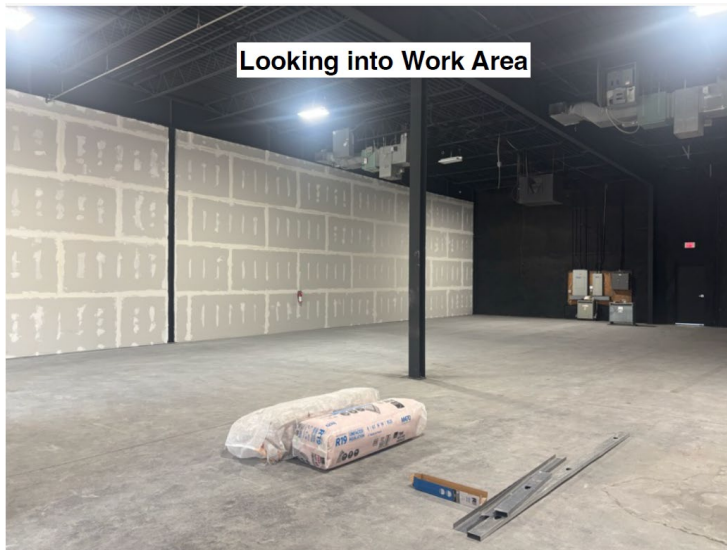


Entrance to Waiting Room



Looking out Private Office

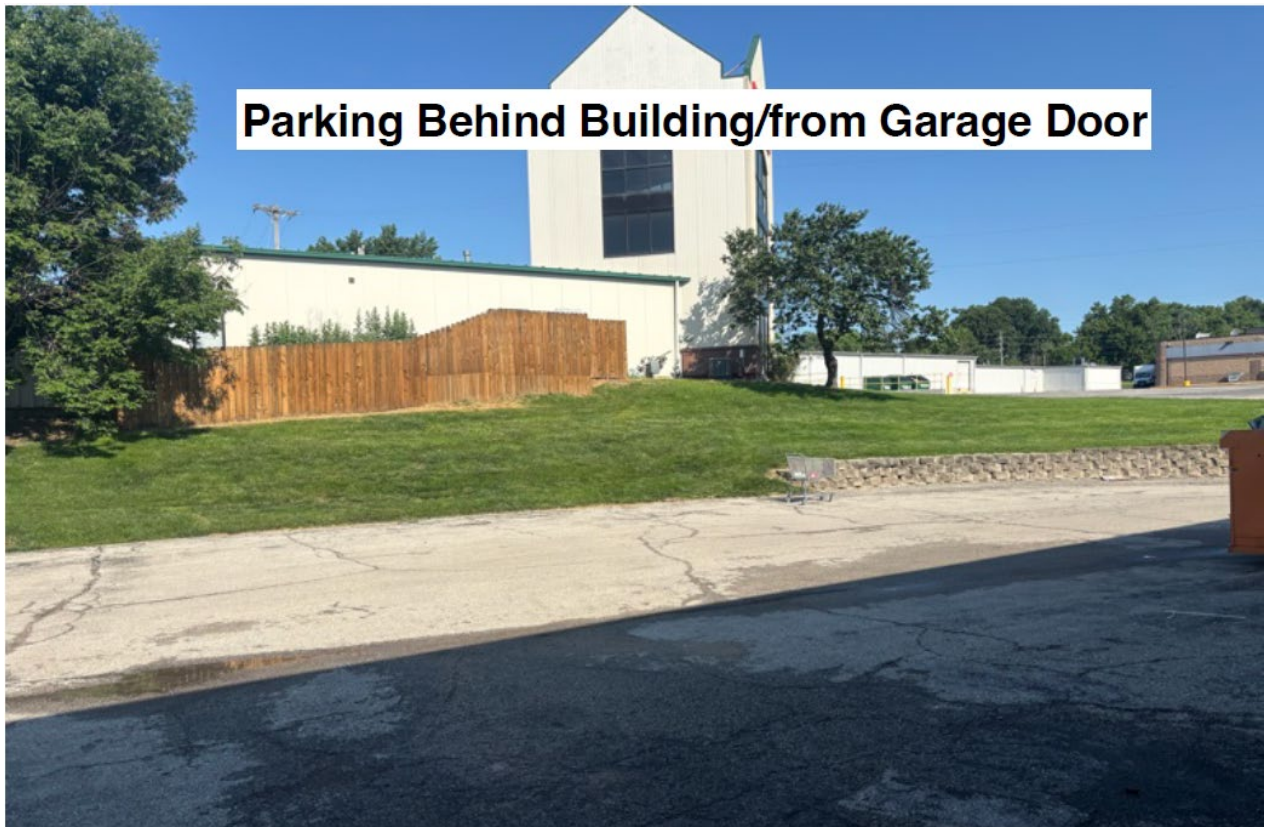




Parking Behind Building/from Garage Door



Parking Behind Building/from Garage Door



(Published _____)

SP2026-053

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-053, commonly known as 2810 South 44th Street, Suite B, Kansas City, Kansas, legally described as:

Lot 10, WESTSIDE COMMERCIAL CENTER, a subdivision of land in Kansas City, Wyandotte County, Kansas, more specifically described by metes and bounds as follows: Commencing at the Southeast corner of the Northwest Quarter of the Southwest quarter of Section 31, Township 11, Range 25, said point also being the Southeast corner of ROLLING RIDGE SOUTH SUBDIVISION; thence North 0 degrees 00 minutes 36 seconds East, along the East line of ROLLING RIDGE SOUTH, 660.00 Feet; thence North 89 degrees 52 minutes 48 seconds East, 307.50 feet, to the True Point of Beginning; thence North 0 degrees 00 Minutes 36 seconds East, parallel to said East line of ROLLING RIDGE SOUTH, 551.18 feet; thence North 85 degrees 08 minutes 30 seconds East, 243.22 feet to a point on the existing Westerly right-of-way line of Interstate 635; thence South 17 degrees 54 minutes 42 seconds East along said Westerly right-of-way line of Interstate 635, 43.47 feet; thence South 3 degrees 00 minutes 12 seconds East continuing along the Westerly right-of-way line of Interstate 635, 530.54 feet, thence South 89 degrees 52 minutes 48 seconds West 283.62 feet, to the Point of Beginning, located at approximately 2810 South 44th Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an auto glass repair business.

Section 3. Conditions and Stipulations. The Special Use Permit granted in Section 1 and 2 hereinabove, in addition to full compliance with any general provisions contained in Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby contingent upon the performance and observation of the following additional and supplementary regulations,

stipulations, conditions and restrictions, of which any violation of any hereafter enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

1. Hours of operation shall be from 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.**

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

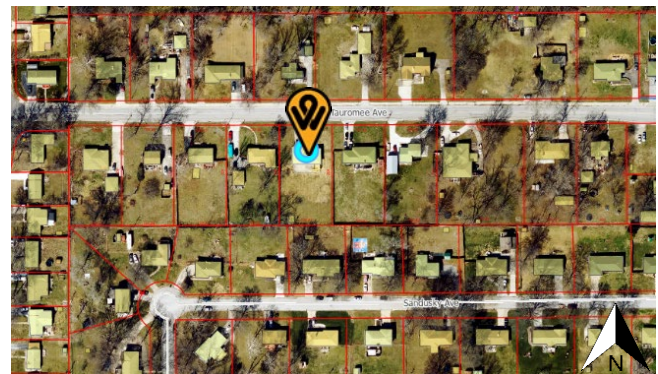
At-Large Commissioner, District #2:
Andrew Kump
District #7 Commissioner:
Chuck Stites

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 and August 27, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-058, for five (5) years**, subject to:

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

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

August 10, 2026 City Planning Commission Minutes
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 Approval	August 27, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-058** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-058**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

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. 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.

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 31:04:

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

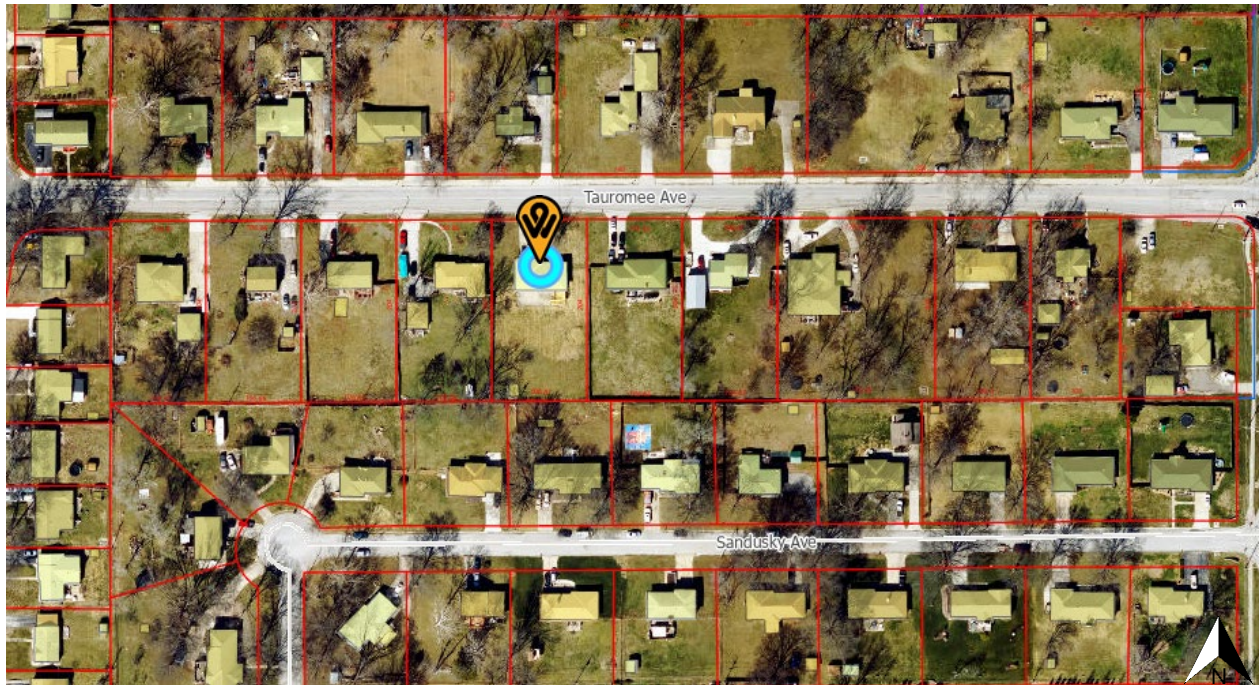
Carson	Chairman
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	Aye
Ward	Aye
Easterwood	Aye
Miller	Not present
Straws	Not present
Foglesong	Not present

Motion to APPROVE passed: 6 to 0

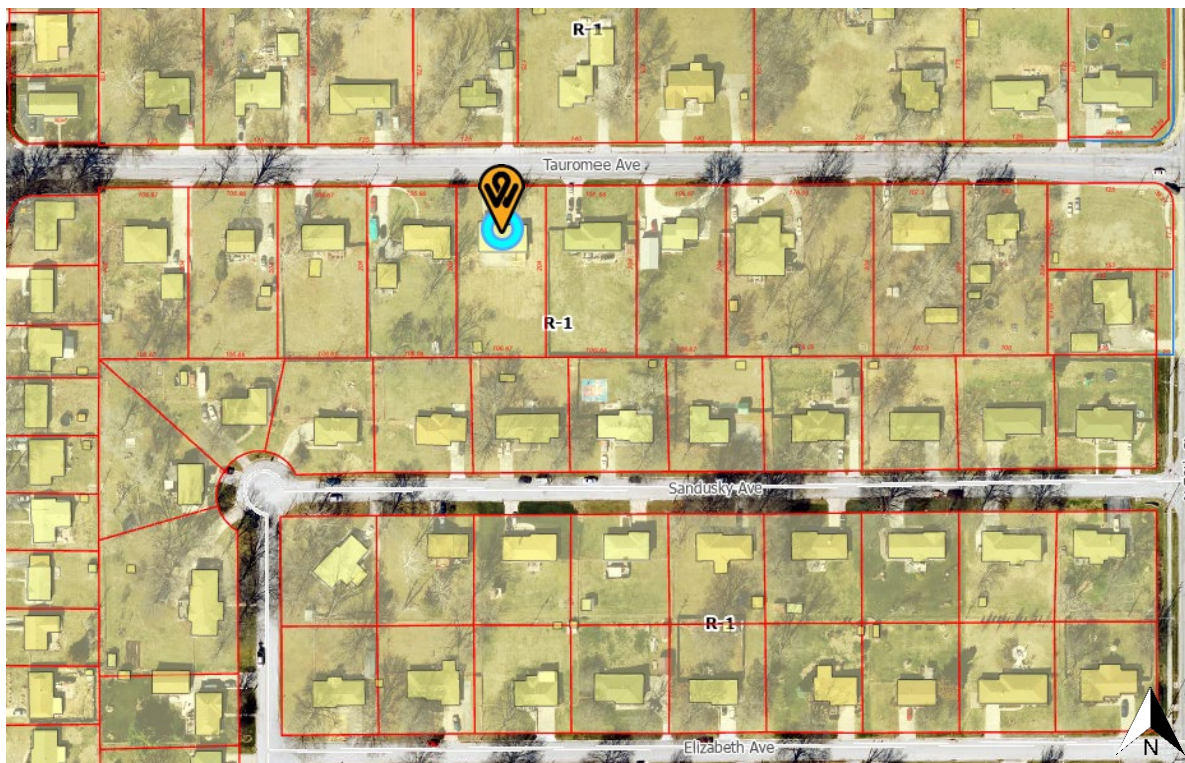
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION.**

ATTACHMENTS

AERIAL IMAGERY



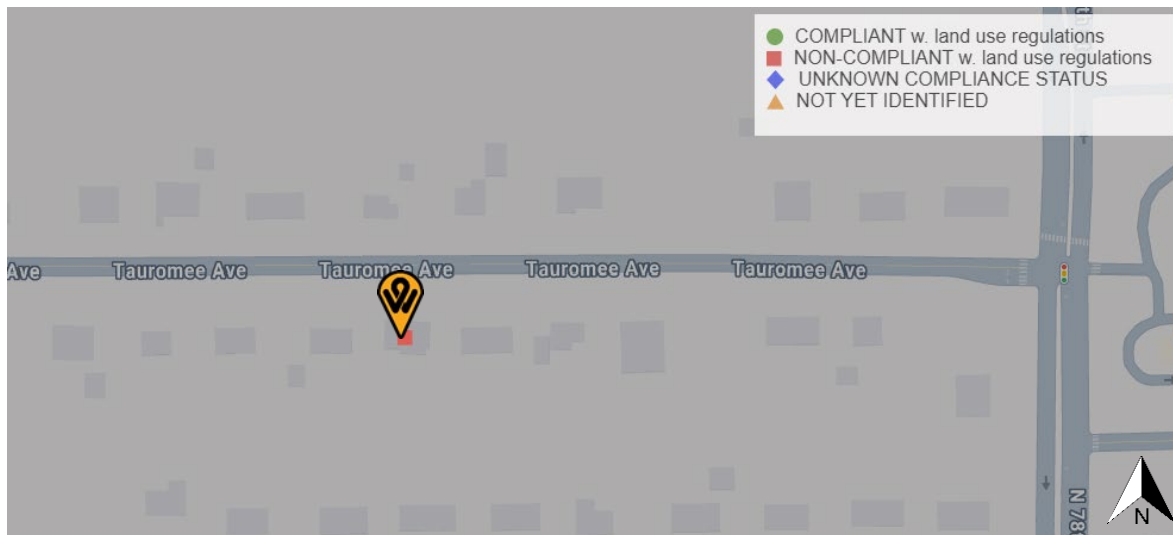
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

- 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

- 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 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

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)
COUNTY OF Wyandotte) SS:

Comes now Avin 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.

Avin 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

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

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 safety of these devices.

Recommendation

Contact a qualified electrical contractor.



Exterior (Deck)



Kitchen (Throughout)



Garage (Throughout)

7.7.1 Smoke Detectors

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

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

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

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

Page 1

15560 (01-14)

Issued 03-04-2026

Policyholder since 2026

DWELLING FIRE POLICY DECLARATIONS

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

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

Endorsement Effective 03-05-2026

INSURED ARIN J WOODSON

ADDRESS 118 TWIN CEDAR ST

TONGANOXIE KS 66086-4165

Company
Bill

POLICY TERM

12:01 a.m. 12:01 a.m.

to

03-05-2026 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.

TOTAL POLICY PREMIUM

TERM
\$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 Adjusted Value	\$54,315
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

Terrorism - Certified Acts Premium

\$21.51

CHANGE

TOTAL LOCATION PREMIUM

\$2,172.10

AUTO-OWNERS INS. CO.

15560 (01-14)

Issued 03-04-2026

Page 2

AGENCY

BRIARCLIFF INSURANCE GROUP INC

05-0207-00

Mkt Terr 037

Company

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)
---------------	---------------	---------------	---------------	---------------	---------------

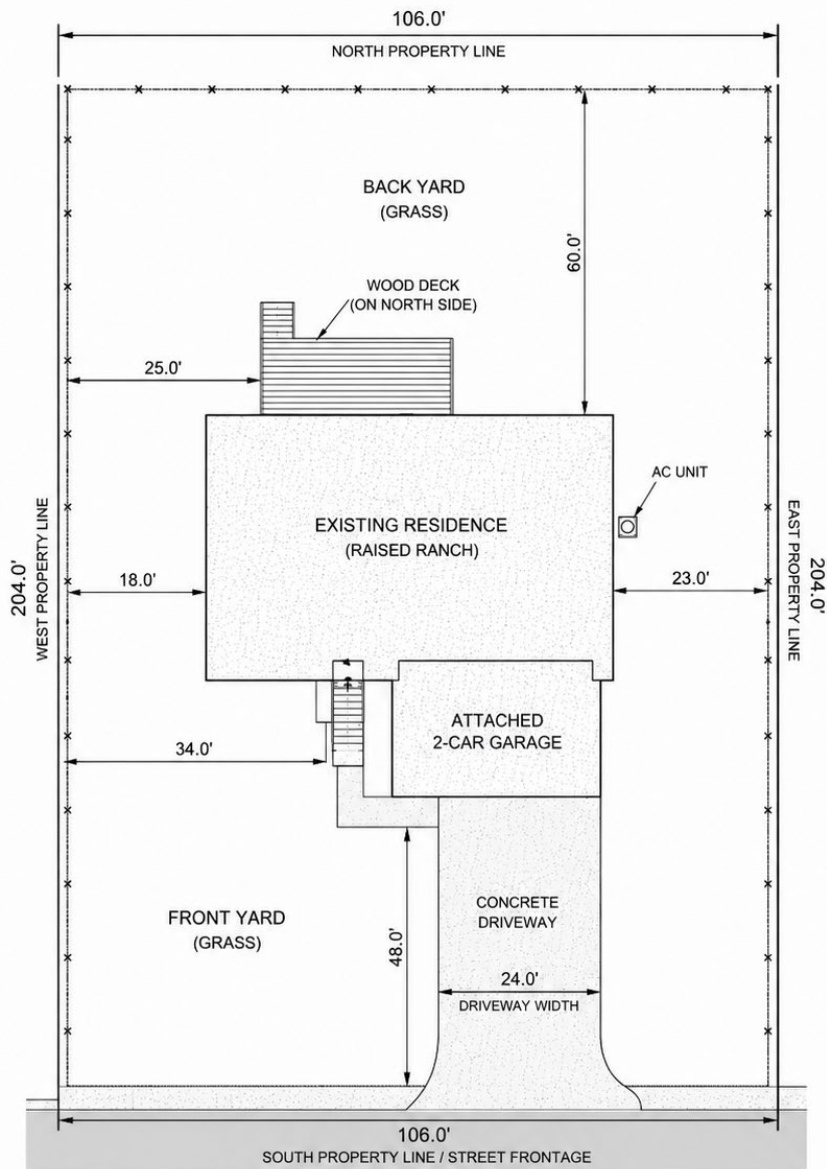
SECURED INTERESTED PARTIES AND/OR ADDITIONAL INTERESTED PARTIES AND/OR ADDITIONAL INSUREDS

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

SP2026-058

August 27, 2026

24



TAUROMEE AVE

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.

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"



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.):

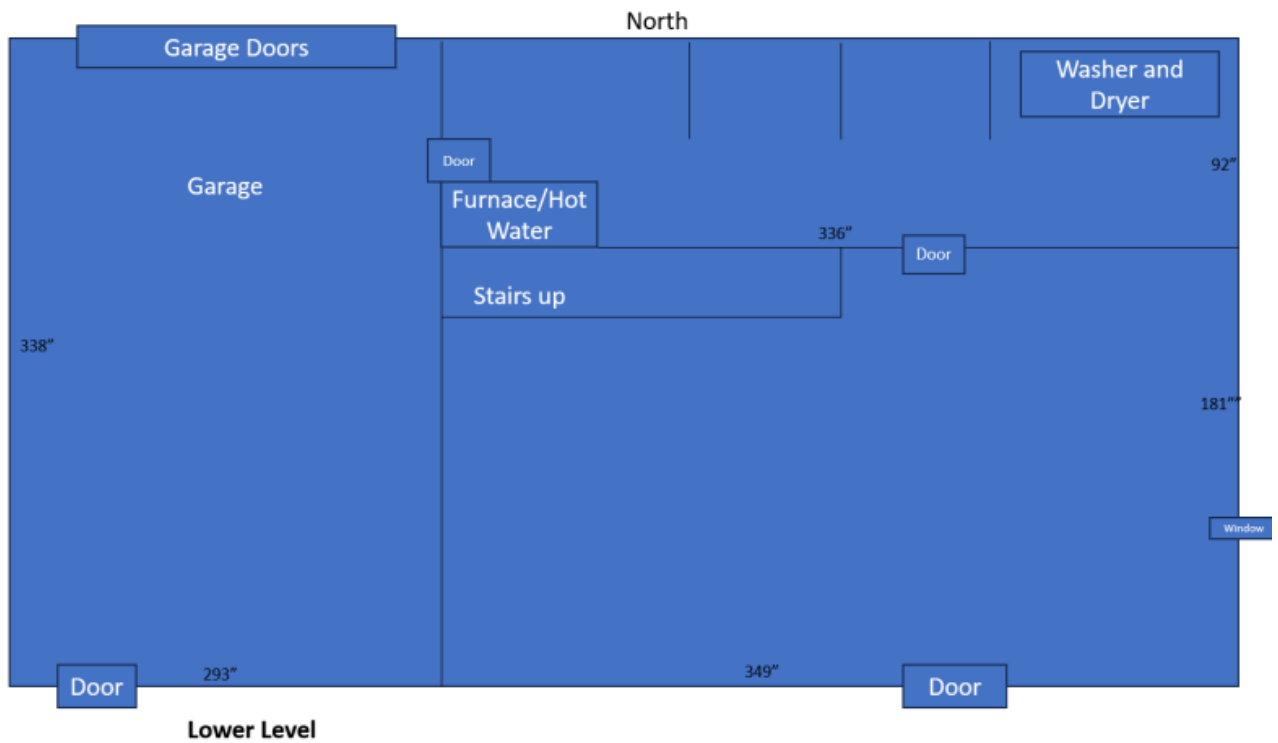
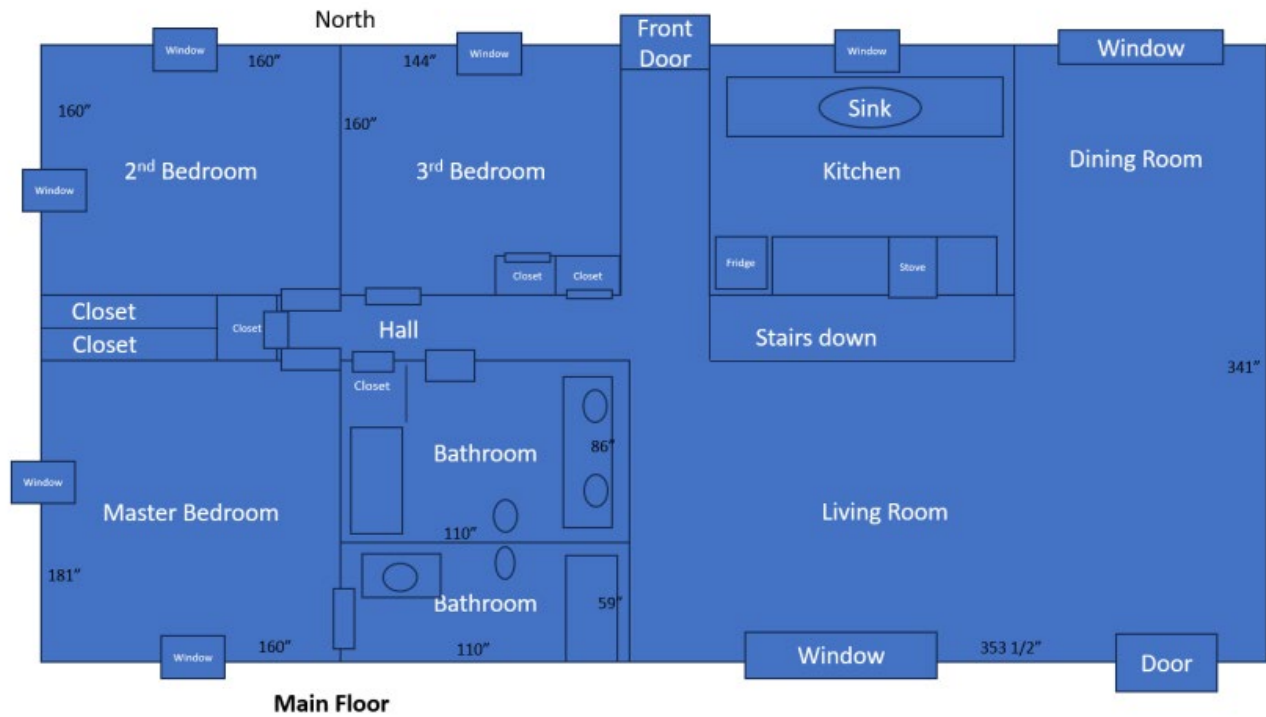
106.0' x 204.0'
(22,216 SQ FT / 0.51 AC)

PREPARED FOR:

Property Owner

DATE:

May 14, 2024



EMERGENCY Procedures

Smell Gas?

Exit the premises
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 sink

Fire/Police

Exit the premises
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

Head to the basement to an
interior part away from all
windows

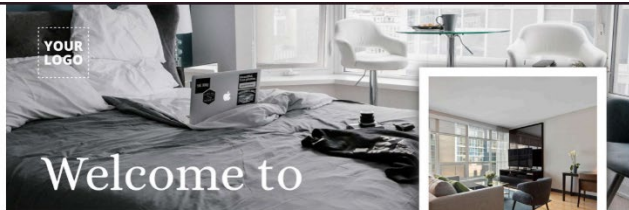
Please



DO NOT FLUSH

ANYTHING OTHER THAN TOILET PAPER

Thank you!



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!





Highlights

Address: 7917 Tauromee Ave.
Kansas City, KS 66112

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

UNIFI: 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

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

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



Things To Do & See

Food & Drink

Gard 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 years!

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!

Hunt 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

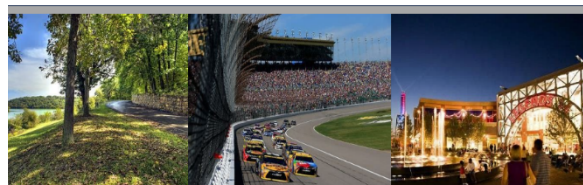
With multiple hot spots downtown, including Power and Light district, The Crossroads or The Plaza, you can't go wrong.

Boulevard Brewery

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

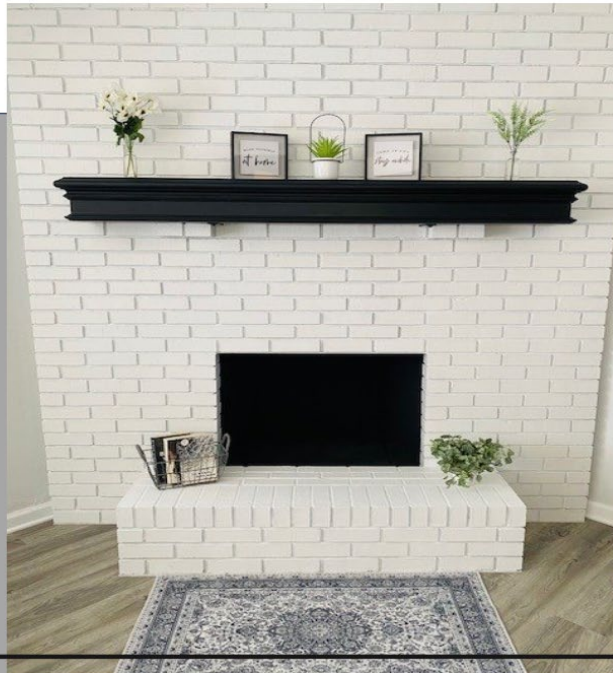
Union Station

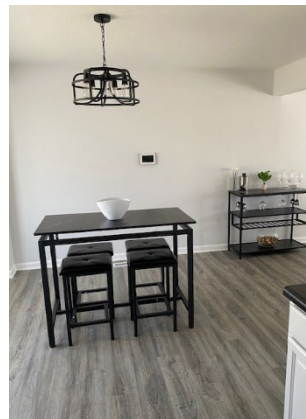
30 W Pershing Rd - 816-460-2000
Historical landmark filled with activities including LEGO exhibit, Science City, Planetarium theatre and more!



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!





(Published _____)

SP2026-058

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-058, commonly known as 7917 Tauromee Avenue, Kansas City, Kansas, legally described as:

THE WEST ½ OF LOT 8, MCCORD ADDITION, located at approximately 7917 Tauromee Avenue, Kansas City, Kansas.

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

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

1. **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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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 and August 27, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-059, for five (5) years**, subject to:

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.

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

August 10, 2026 City Planning Commission Minutes
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 Approval	August 27, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-059** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-059**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

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. *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.

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 31:04:

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

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

Motion to APPROVE passed: 6 to 0

**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION.**

ATTACHMENTS

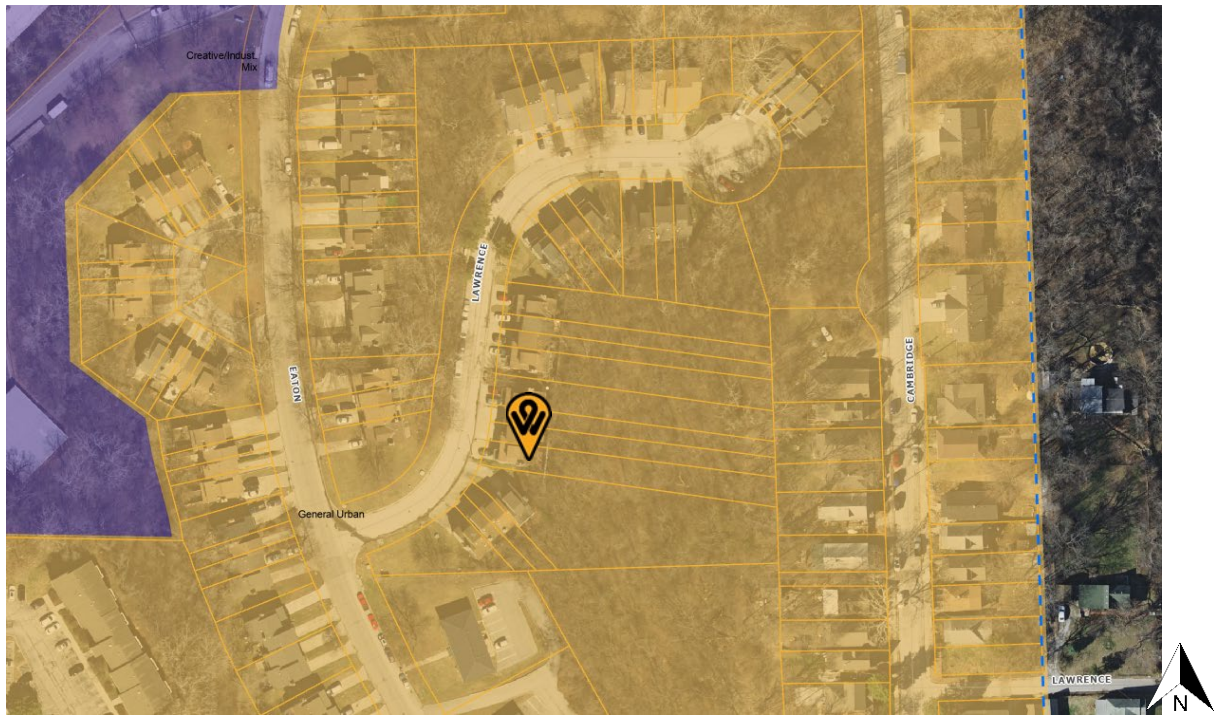
AERIAL IMAGERY



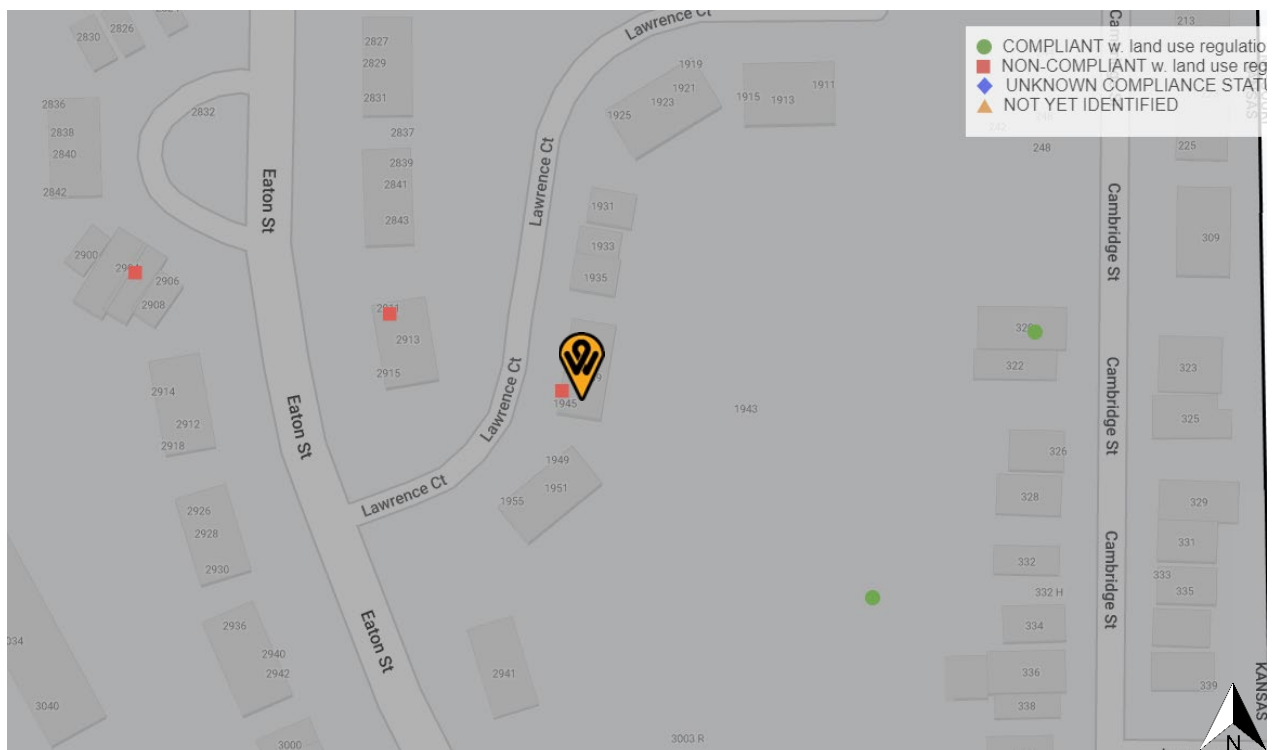
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

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

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.
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

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

- 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,

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

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)
COUNTY OF Mecklenburg) SS:

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.

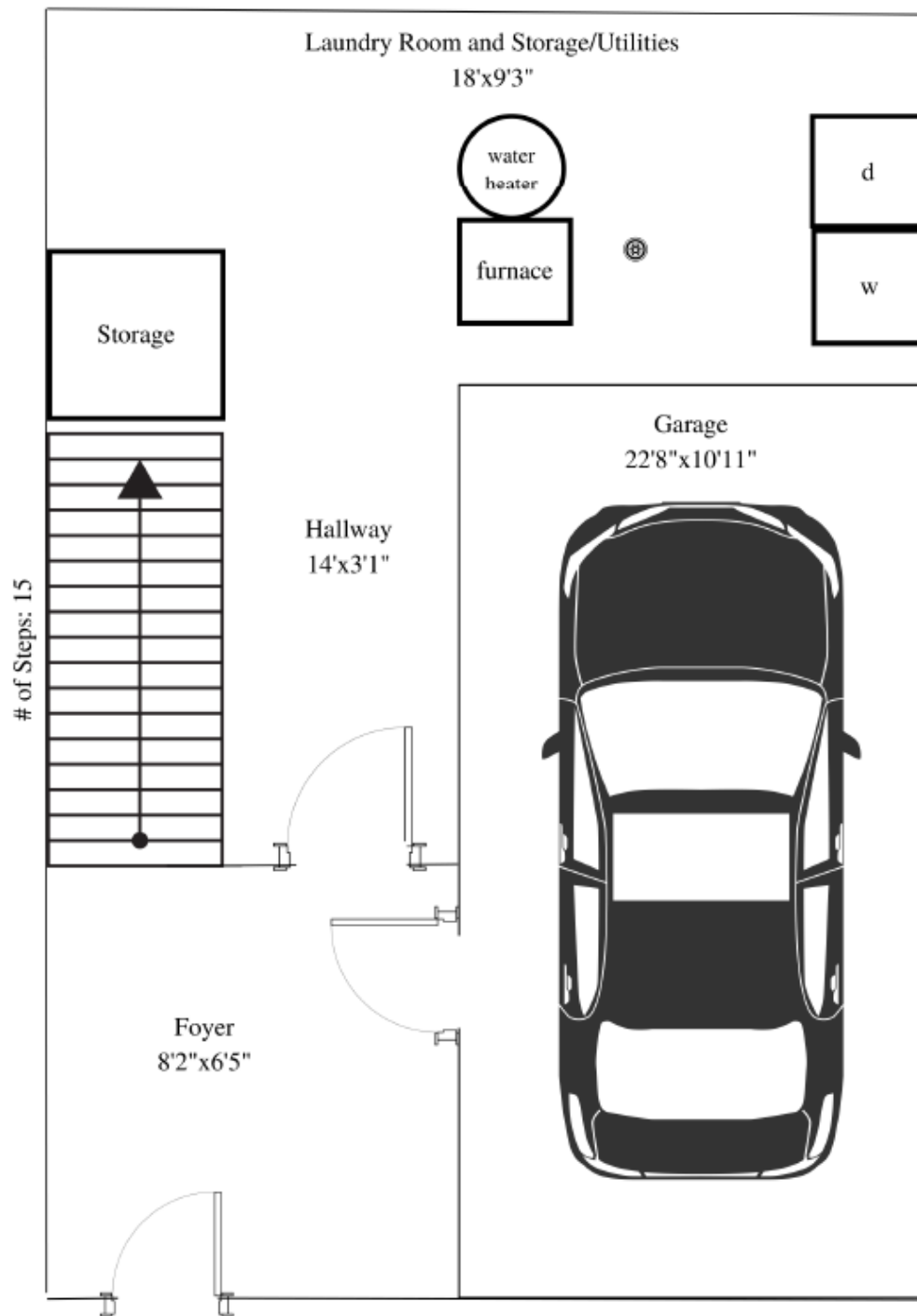
Tristan Perkins
Affiant

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

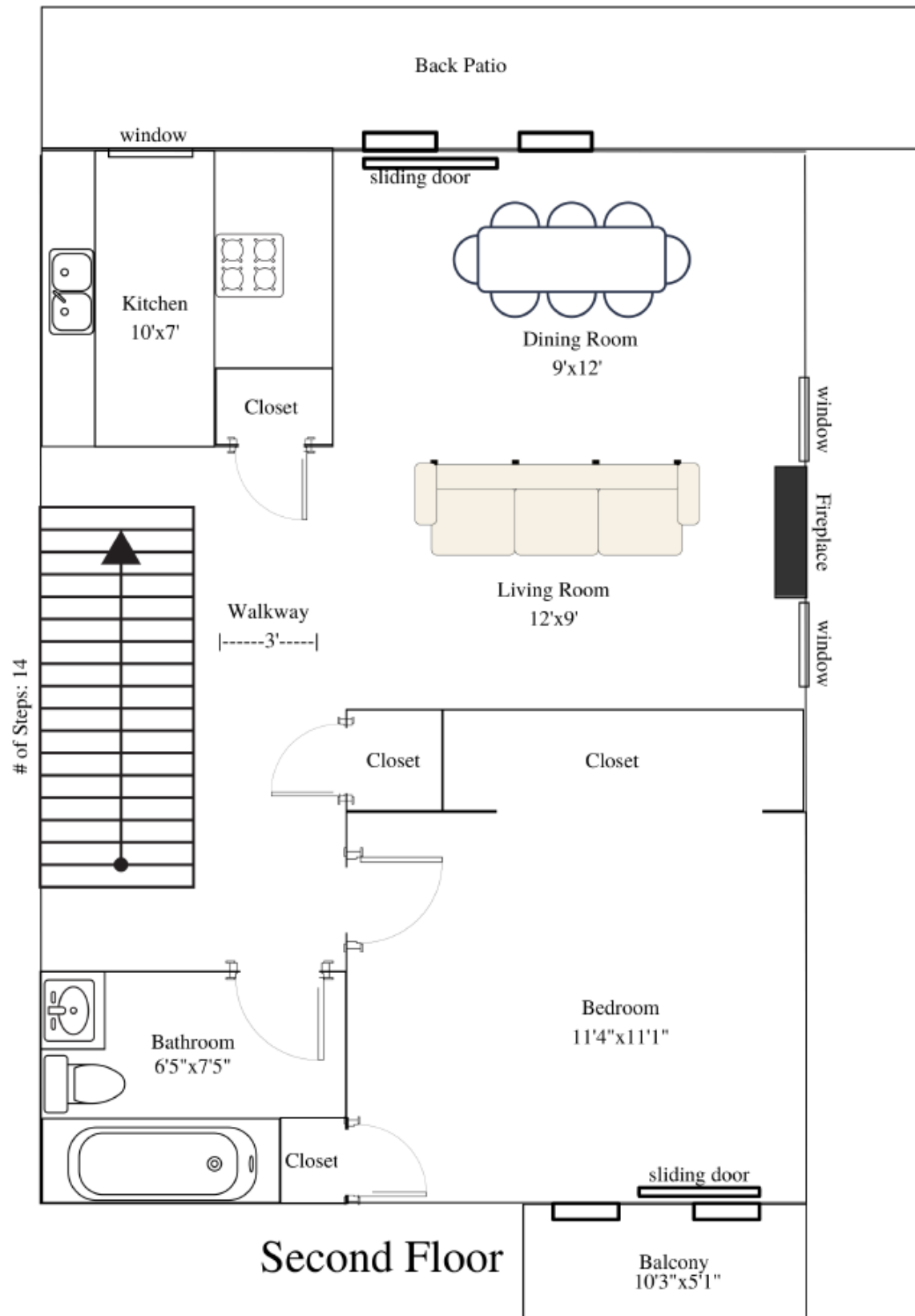
My commission expires 12 of 28, 2030.



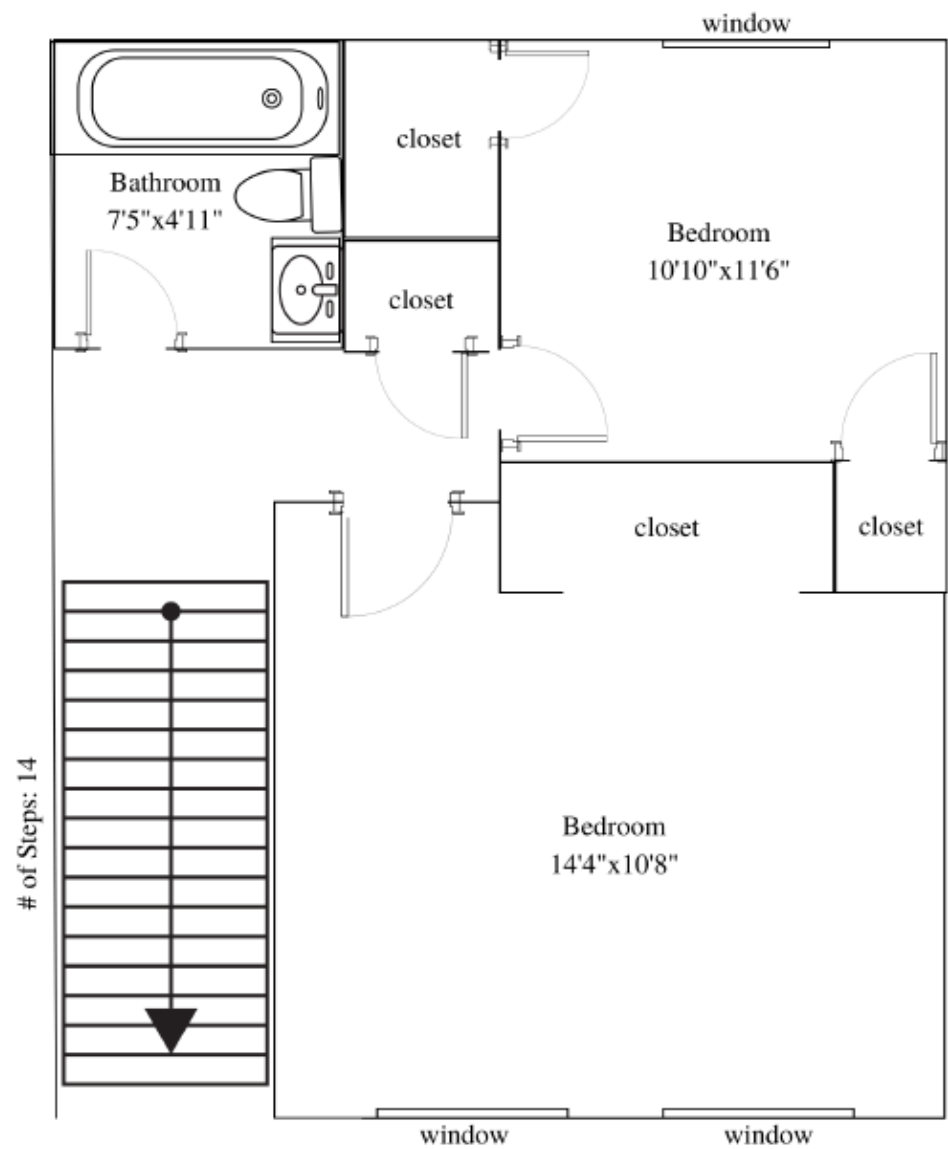
Danielle R Brown
Notary Public



First Floor



FLOOR PLAN



Third Floor

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



(Published _____)

SP2026-059

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-059, commonly known as 1945 West Lawrence Court, Kansas City, Kansas, legally described as:

All that part of Lot 11, UNIVERSITY-ROSEDALE 6TH REPLAT (a replat of all Lot 1, Block 3, University-Rosedale Addition less that part Replatted as Block 3, University-Rosedale 2nd Replat), a subdivision in Kansas City, Wyandotte County, Kansas, described as follows: Beginning at the Southwest corner of Lot 11, University-Rosedale 6th Replate; a subdivision of land in Kansas City, Wyandotte County, Kansas; thence Northeasterly 25.55 feet along the Westerly line of Lot 11 (Being a 135.43 feet radius curve to the left); thence South 80 degrees 48 minutes 39 seconds East 277.74 feet along the centerline of the common wall and the Easterly and Westerly extensions of said centerline to the East line of Lot 11; thence South 00 degrees 17 minutes 23 seconds West 29.35 feet to the Southeast corner of Lot 11; thence North 80 degrees 48 minutes 39 seconds West 269.07 feet along the South line of Lot 11; thence North 68 degrees 21 minutes 30 seconds West 17.72 feet to the point of beginning, located at approximately 1945 West Lawrence Court, Kansas City, Kansas.

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

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

1. Maximum number of guests shall be 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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 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:

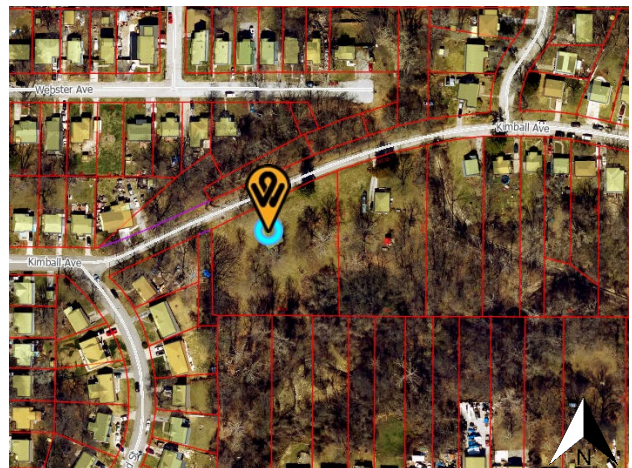
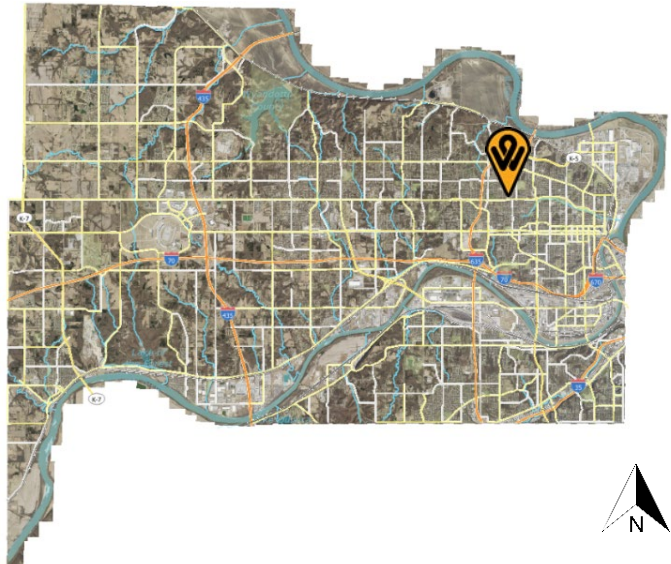
At-Large Commissioner, District #1:
Melissa Bynum
District #1 Commissioner:
Jermaine Howard

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 and August 27, 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

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of application **SP2026-060**, for one (1) year, subject to:

1. Maximum number of guests shall be six (6);
2. All parking must be off-street, maximum number of vehicles is 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.hostcomplainece.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.

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

August 10, 2026 City Planning Commission Minutes
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 Approval	August 27, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-060** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition **SP2026-060**, 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.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 59:53:

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. *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.

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

Present in Support:

- Charla Ford, Applicant, 3237 Kimball Avenue, Kansas City, Kansas 66104

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:01:02: Lead Planner Byron Toy stated that staff recommends approval with conditions for one (1) year.

Motion starts at 1:01:14:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-060 for**

one (1) year:

Carson Chairman

Beth Aye

Ernst Aye

Jones Aye

Mohler Aye

Ward Aye

Easterwood Aye

Miller Not present

Straws Not present

Foglesong Not present

Motion to APPROVE passed: 6 to 0

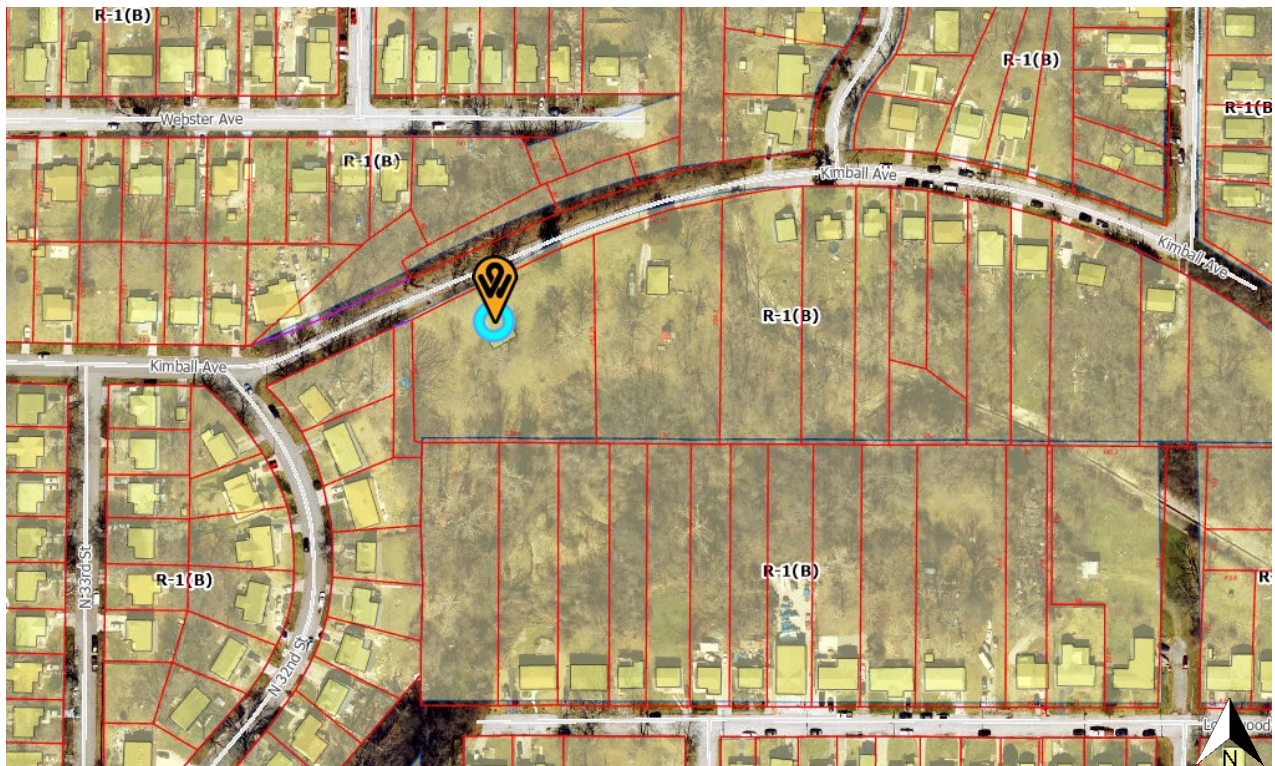
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION.**

ADDITIONAL ATTACHMENTS

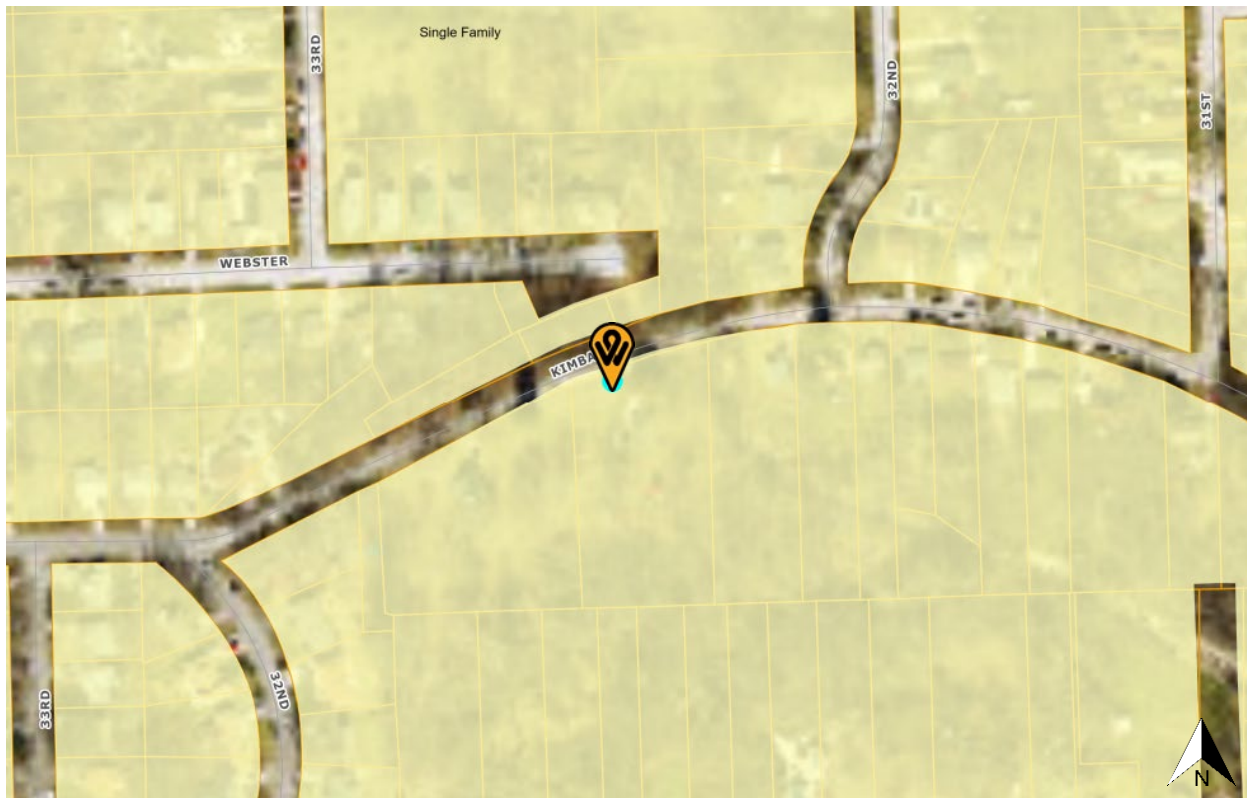
AERIAL IMAGERY



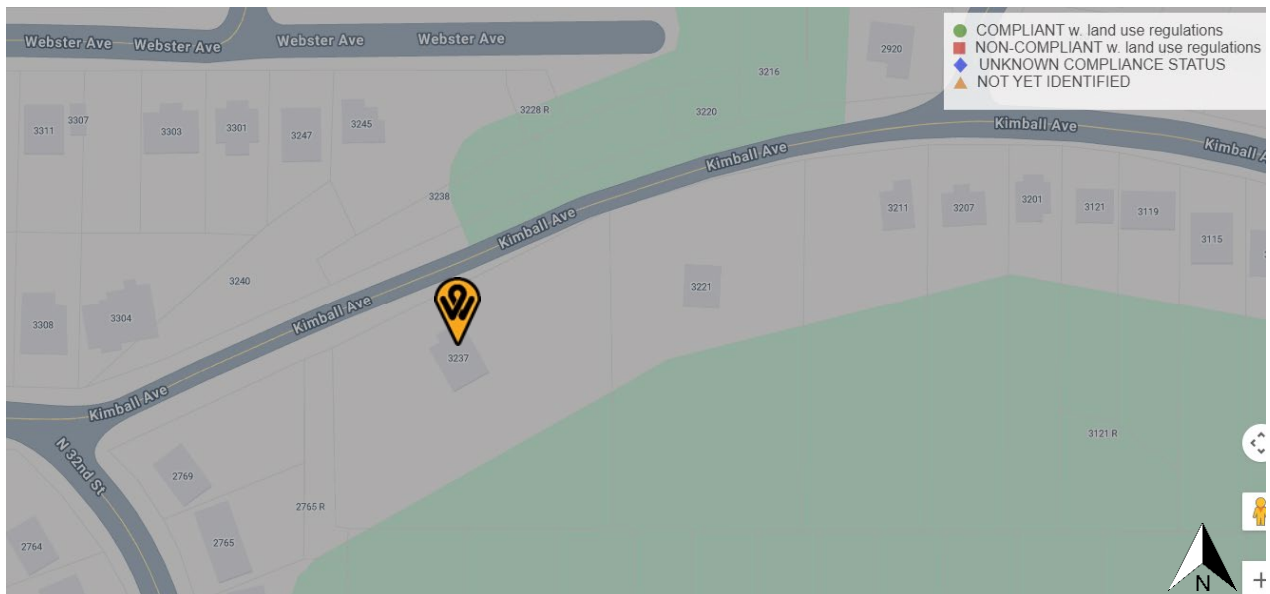
ZONING MAP



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:

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:
cwell0523@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.

Charla Ford – 913-530-4288
3237 Kimball Ave. KCKS 66104
SP2026-060

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:

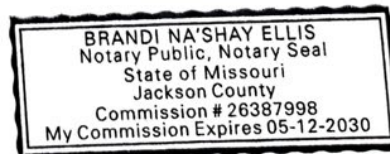
1. That I am the petitioner for Petition #SP2026-060.
2. That I conducted a neighborhood meeting on 07/27/2026.
3. The notice to nearby property owners was sent on 07/13/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

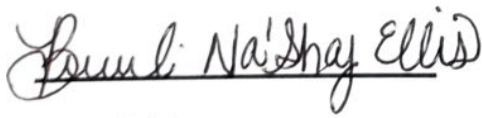
Further affiant saith not.


Affiant Charla Rae 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.




Notary Public

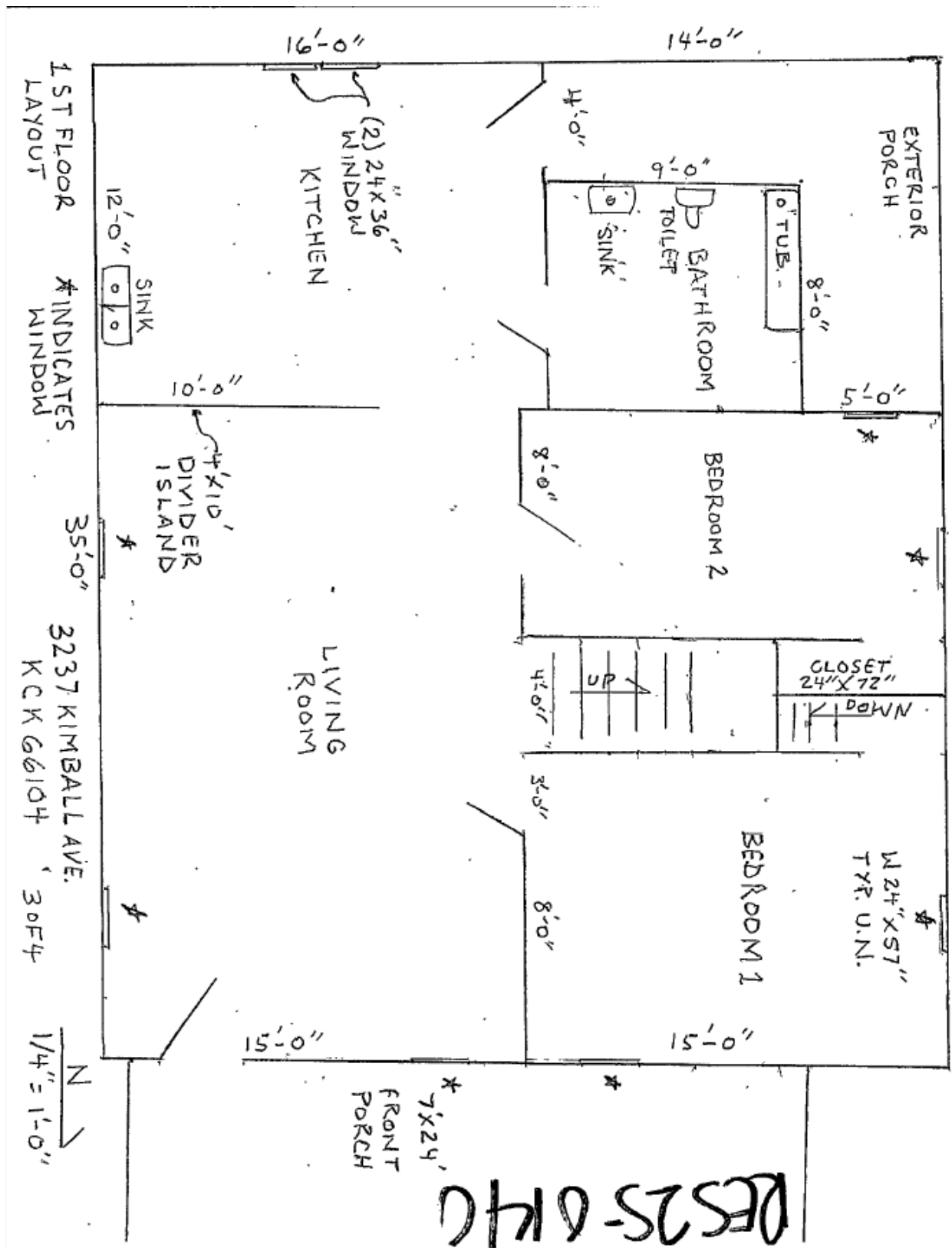


3237 KIMBALL AVE.
KCK66104

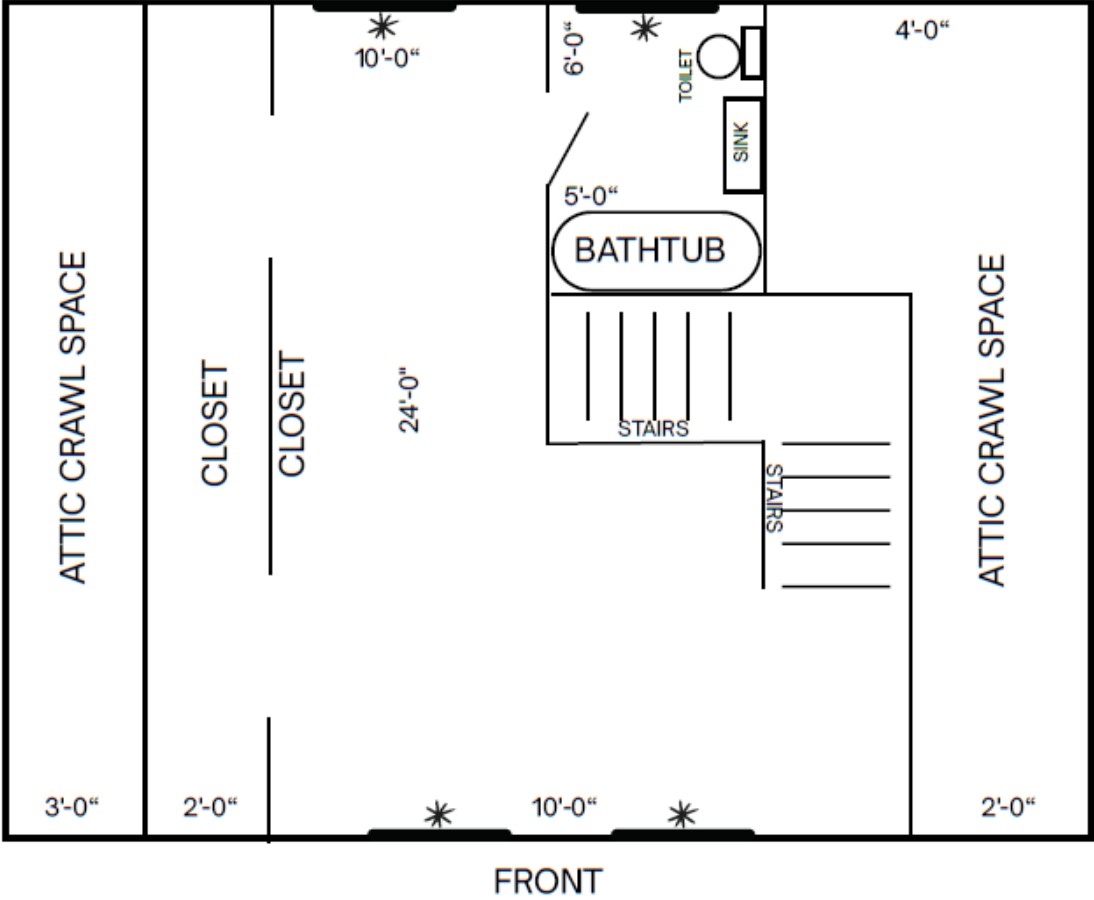
1"=50'

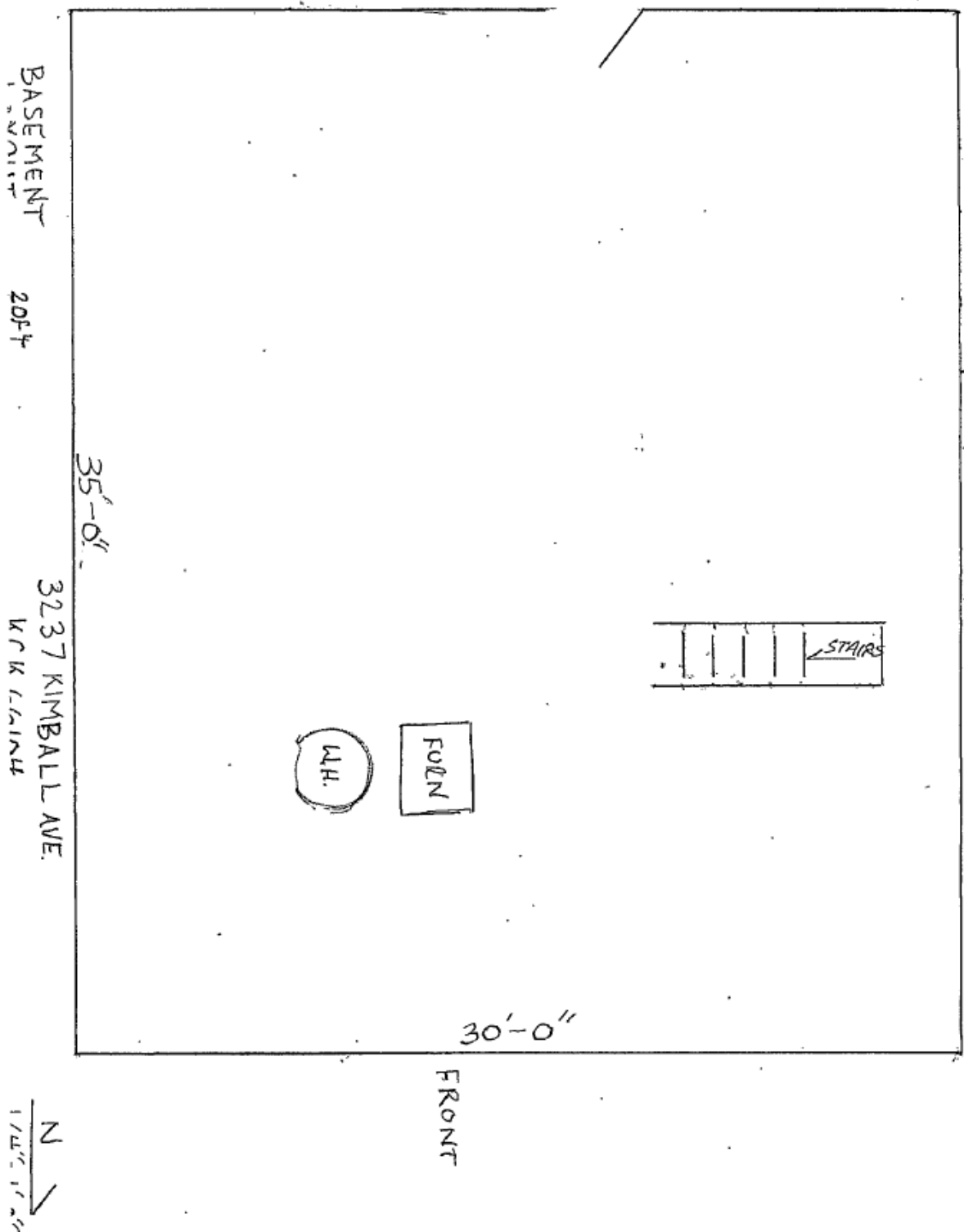
SITE
LAYOUT
1/24

21



3237 KIMBALL AVE KCK 66104
SECOND FLOOR LAYOUT





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.

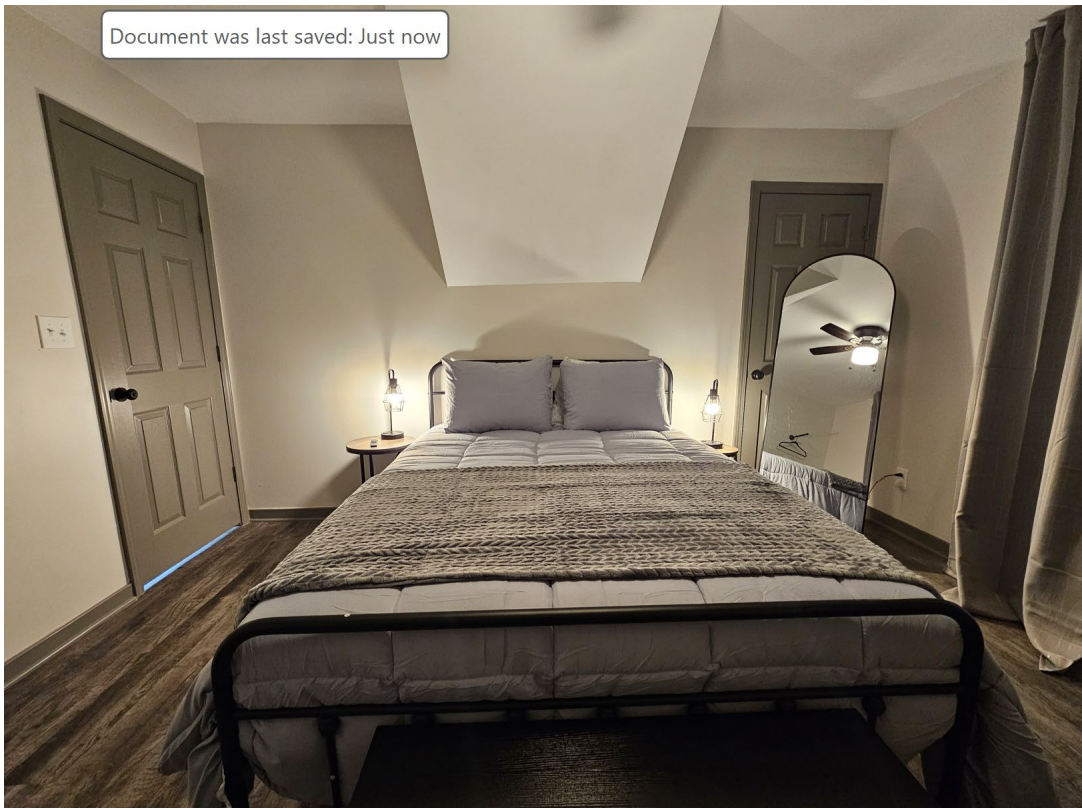
Whether you're here to relax, reconnect, celebrate, or simply unwind, I hope this space feels warm, welcoming, and inspiring throughout your stay.



Charla and Brothers on Kimball Ave. as Children.

Charla and Sister











(Published _____)

SP2026-060

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-060, commonly known as 3237 Kimball Avenue, Kansas City, Kansas, legally described as:

LELAND PLACE ANNEX, S31, T10, R25, ACRES 1.02, L1 TO L2 LESS STREET, located at approximately 3237 Kimball Avenue, Kansas City, Kansas.

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

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

1. **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.hostcomplaine.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.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

(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. 12-1796(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 SSMID'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.**

Attest:

Christal E. Watson, Mayor/CEO

Monica Sparks, Unified Government Clerk

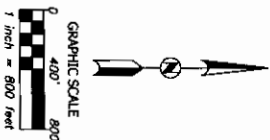
Approved as to Form:

Angela J. Lawson, Chief Counsel

This is a detailed street map of a section of Lincoln, Nebraska. The map shows a grid of streets with the following labels:

- Vertical Streets (from left to right):**
 - THOMPSON ST.
 - ORVILLE AVE.
 - ELIZABETH AVE.
 - SANDUSKY AVE.
 - TAUROMEE AVE.
 - BARNETT AVE.
 - ANN AVE.
 - ARMSTRONG AVE.
 - MINNESOTA AVE.
 - STATE AVE.
 - NEBRASKA AVE.
 - WASHINGTON BLVD.
- Horizontal Streets (from top to bottom):**
 - N. 17TH ST.
 - N. 16TH ST.
 - N. 14TH ST.
 - N. 13TH ST.
 - N. 12TH ST.
 - N. 11TH ST.
 - WATERWAY DR.
 - N. 9TH ST.
 - N. 8TH ST.
 - 7TH ST. TRAFFICWAY
 - N. 6TH ST.
 - N. 5TH ST.
 - N. 4TH ST.
 - N. 3RD ST.

A thick black line highlights a specific area, starting from the intersection of N. 12th St. and Armstrong Ave., running south along Armstrong Ave. to N. 4th St., then east along N. 4th St. to Nebraska Ave., and finally south along Nebraska Ave. to N. 3rd St. A point on N. 4th St. is marked with a circle and labeled "POINT OF BEGINNING".



Project: SSMID BOUNDARY EXHIBIT SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT KANSAS CITY, KANSAS	Client: DOWNTOWN SHAREHOLDERS OF KANSAS CITY, KANSAS 726 ARMSTRONG AVENUE SUITE 201 KANSAS CITY, KANSAS, 66101	 Civil Engineering • Surveying • Utilities 901 N. 9th Street, Suite 100 Kansas City, KS 66101 P: (913) 371-5300 F: (913) 371-2677 BHC Rhodes is a subsidiary of Burroughs, Hornum & Company, P.A.
--	--	--

DOWNTOWN KCK

SSMID + Downtown Shareholders

Clean. Safe. Activated. Growing.

As we prepare for the renewal of the Self-Supporting Municipal Improvement District (SSMID), Downtown Shareholders continues to make measurable progress in strengthening downtown through placemaking, business engagement, safety initiatives, and long-term planning.





WHY WE'RE
HERE

SSMID Overview

SSMID Performance update

DTS results

Progress toward
revitalization

2026 priorities

SSMID

A PROVEN PARTNERSHIP

- Public-private model
- Funded by property assessments
- Active since 2008
- Primary focus: Cleaning, Security, Marketing
- Renewed every 10 years
- Managed by DTS



ADVISORY BOARD

Edwin Birch, Chair
Tim Ryan
Robert Hughes Jr.
Jason Glasrud
Clayton Hunter
Frank Aguilar
Jerrell Royal
William Hutton
Mike Simmons
Jen O'Brien

Transitioned to monthly meetings
Increased engagement
Passionate about downtown revitalization
Consistent attendance ranges from 66% - 88%



CLEANING

The Cleaning Ambassador program continued uninterrupted through 2024–2025, maintaining consistent service levels Monday through Saturday from 7:30 a.m. to 5:30 p.m.

Services include:

- Daily trash and debris removal from public properties.
- Limited snow removal at the crosswalk
- Graffiti reporting and code enforcement referrals
- Reporting to 311 and coordinating with UG departments



2026 Increasing Biohazard Cleaning

SECURITY

Transition to Kansas City, Kansas Police Department (KCKPD):

In July 2025, the SSMID implemented a significant improvement to its safety strategy by transitioning from contracted private security services to a formalized partnership with the Kansas City, Kansas Police Department (KCKPD).

This shift reflects a strategic investment in:

Increased accountability and transparency

Improved response coordination

Enhanced credibility and visibility for Downtown safety

***Increased safety and
public confidence***



Financial Stewardship

The proposed SSMID renewal maintains a revenue-neutral mill levy for both this year and next year while continuing essential downtown services and initiatives.

Reduced maximum mill levy in proposed resolution



BY THE NUMBERS

Year	Cleaning Hours	Trash Bags Collected
2024	5782.25	1137
2025	5724.99	1130

Year	Security Hours	Calls	Reports	Arrests
2024	9309.5	15735	298	2
2025 (1/1-6/30)	4513.75	7880	103	0
2025 (KCPD 7/1 -12/31)	1219	1890	133	123

Year	Total Revenue	Total Expenditures	Net Revenue
2024	\$ 383,836.00	\$ 383,836.00	0
2025	\$ 516,227.00	\$ 503,528.00	\$12,699.00

DTS

- **Mike Simmons – The Shop (Chair)**
- **Fran Sutton – Fran Sutton Homes**
- **Mike Sutton – UG, Economic Development**
- **Ashley Dugan – KU SH**
- **Aaron Ward - Security Bank**
- **Nick Moreno -- BPU**
- **Gabe Munoz – The Toolbox**
- **Laura Pelligrino -- KCK Public Library**
- **Randy Callstrom – WBHN**
- **Raul Villegas – Padrinos/Soccer Nation**
- **Matt Watkins – Reece Commercial**
- **Rose Eilts – Strawberry Hill Neighborhood Assc.**
- **Devin Stroman -- KCKCC**
- **Edwin Birch -- KCKPS/SSMID**

Founded 2005

(BOUND BY 4TH STREET ON THE EAST, 18TH STREET ON THE WEST,
WASHINGTON BOULEVARD ON THE NORTH, AND SANDUSKY AVENUE ON
THE SOUTH)

Mission of Downtown Shareholders of Kansas City, Kansas is to
bring together energetic leaders and diverse partners that:

Provide support and resources connecting engaged
businesses, property owners, and residents

Facilitate inclusive economic growth and housing development

Revitalize a safe, welcoming, and historic Downtown KCK



- Intentional rebuild of board with strong ties to downtown
- Use Main Street 4 Point Approach to create Action Plan(Organization, Promotion, Design, Economic Vitality)
- Every board member is connected to one of the 4 Points
- Embed prospective or committed collaborators into the plan
- Meet with people interested in Downtown to build relationships
- Share our wins/downtown wins
- Improve the performance of the SSMID
- Creation of the Downtown Evolution Triangle



REESTABLISHMENT & RECOVERY

- **\$160K in Grants in 2025**
- **Standing room only mayoral candidate forum**
- **Downtown business crawls - Visit KCK collaboration 2026**
- **Book signing with Commissioner Hill**
- **Safety improvements with KCKPD**
- **Creating partnerships with NBRs**
- **Logo rebrand**
- **Presented at National Mainstreet Conference 2026**
- **Facade improvement launch**
- **KCDC Partnership**

REESTABLISHMENT & RECOVERY

- **Open Space tour**
- **Downtown banners**
- **Refreshed visual assets for Downtown**
- **Kicked off Large Employer Coalition**
- **SWOT Analysis with stakeholders**
- **Biohazard Cleaning to enhance regular cleaning**
- **Opportunity Walk with Mayor Watson and Community**
- **10 Summer interns - connection to future WyCo leaders**
- **Newly elected Mayor prioritizing downtown revitalization**
- **Generating positive buzz & engagement!**

Finalizing the Downtown KCK Crosswalk & KCK Letter Project, creating highly visible placemaking features that celebrate our community's diverse cultures and strengthen downtown's identity.

Continued development of the Downtown Business Incubator Prototype. Our grant was denied but we are working on an alternative plan. The incubator is designed to help entrepreneurs launch and grow businesses in Downtown KCK while activating a vacant storefront.



- Biohazard cleaning services are now underway, improving cleanliness and addressing quality-of-life concerns raised by businesses.



Strengths

- Momentum and renewed energy
- Strong community partnerships
- Historic buildings and development opportunities
- Increased public safety presence
- Diversity and authentic culture

SWOT

Key Challenges

- Vacancies and underutilized properties
- Downtown perception and cleanliness
- Lack of a current redevelopment/master plan
- Housing and dining shortages
- Coordination among stakeholders
- Concerns surrounding unhoused populations

SWOT – DTS/SSMID/LARGE EMPLOYERS

- **Priority Opportunities**

- Develop a comprehensive Downtown Master/Redevelopment Plan
- Aggressively recruit targeted businesses, housing, and entertainment
- Celebrate KCK's unique cultures through branding and placemaking
- Reduce vacancies through strategic redevelopment
- Improve collaboration among public, private, and nonprofit partners
- Continue investments in safety, cleanliness, and beautification

Business Survey: What We Heard

- Most support continuing the SSMB
- Businesses recognize positive momentum downtown.
- Police presence has improved perceptions of safety.
- Top concerns remain homelessness, cleanliness, and safety.
- Strong support for biohazard cleaning and beautification.
- Future investments should focus on security, redevelopment, marketing, events, and attracting new businesses.
- When asked what single improvement would make the biggest difference, responses focused on:
 - Addressing homelessness and loitering
 - Continued economic development and redevelopment
 - Attracting more businesses and tenants
 - Improving public safety
 - Increasing marketing and foot traffic
 - Redeveloping key properties such as the Reardon Center

MAIN STREET FRAMEWORK

- Organization
- Promotion
- Design
- Economic Vitality





Downtown Evolution

RETURN ON INVESTMENT IN DOWNTOWN

- Safer environment
 - Increased business activity
 - Stronger community engagement
 - The hottest place to live in the metro
- Activate vacant or underutilized storefronts
 - Reduce barriers for business owners
 - Provide ongoing support and education to entrepreneurs
 - Increase visits and dwell time downtown



RETURN ON INVESTMENT IN DOWNTOWN - Continued

- Offer enjoyable activities and community gathering spaces for downtown workers and residents
- Create a pipeline to becoming a permanent business.
- Create an authentic experience that cannot be replicated by generic retail.
- Build wealth and economic self determination in historically underinvested communities
- Strengthen the downtown corridor's identity as a destination for authentic, unique, locally rooted experiences
- Rewrite the story on the reputation of KCK. We become the cool place in the metro to hang out!



2026 PRIORITIES TO SUSTAIN MOMENTUM

- **Renew SSMID**
- **Open space tour #2**
- **Christmas Parade and Holiday Park**
- **Renew Downtown Redevelopment Plan**
- **Continue cleaning and safety improvements**
- **Support & advocate for small businesses**
- **Create a signature Downtown Car Show & other events**
- **Expand Façade Fix-Up for business owners**
- **Grow a Downtown Business Incubator**
- **Fundraiser & Downtown Champion**



2026 PRIORITIES TO SUSTAIN MOMENTUM



- **Seek out collaborative projects**
- **Increase volunteers, partners, and investors**
- **Increase visits and engagement at Downtown events**
- **Tell our story**

NEEDS



- **Prioritize the Downtown District**
- **Safety & cleanliness support**
- **Attract arts**
- **Support for a master/redevelopment plan**
- **Support for a small business Incubator**
- **Strengthen public–private partnership support**
- **Intentional, deliberate advocacy for Downtown at every level**
- **Create a UG business startup “Concierge Service”**
- **Quarterly DTS updates to Commissioners**
- **Support SSMID Renewal**

CONCLUSION

By 2031

From Forgotten to Unforgettable
From Vacancies to Vibrance

With a clear strategy
to sustain momentum
and make an impact



Downtown KCK makes a comeback

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

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

Mayor Christal E. Watson

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

MINUTES

Thursday, July 30, 2026

5:30 PM – 8:17 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Chuck Stites
- Commissioner Andrew Davis
- Commissioner Phil Lopez
- Commissioner Melissa Bynum
- Commissioner Christian Ramirez

Commissioners Absent:

- Commissioner Evelyn Hill

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- Alan Howze, Interim County Administrator
- Angela Lawson, Chief Legal Counsel
- Osiris Espinoza, Planning
- Alyssa Marcy, Long Range Planner
- Mike Farley, Legal Counsel
- Aaron Morris, Legal Counsel

Call to Order

Mayor Watson called the meeting to order at 5:30 P.M. The invocation was led by Commissioner Davis, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Public Announcements: (Discussion Begins 03:24)

Mayor Watson made several community announcements:

1. Interim County Administrator Recognition

Mayor Watson acknowledged Interim County Administrator Alan Howze, noting that the meeting was his second meeting in that role. Mayor Watson stated that she had requested Mr. Howze provide the Commission board with updates, and that he had been doing so faithfully since he started. Mayor Watson asked commissioners if they were happy with the reports and received unanimous agreement.

2. 2026 Night Out Against Crime

The 2026 Night Out Against Crime is scheduled for Tuesday, August 4th, from 5:00 PM to 8:00 PM at the National Guard Armory, 100 South 20th Street, Kansas City, Kansas. Mayor Watson described the event as enhancing the relationship between neighbors and law enforcement and bringing back a sense of community. The free community event would connect public safety professionals with community members to share resources. Highlights included free hot dogs, chips, and drinks; free T-shirts for the first 200 people; and door prizes including a 55-inch TV raffle.

3. Christal Clear Conversation

The next Christal Clear Conversation is scheduled for Tuesday, August 4, at 6:00 PM at the Eisenhower Recreation Center, 2901 North 72nd Street, Kansas City, Kansas. The public was invited to connect with their elected officials.

4. Joe Delaney Learn to Swim Program

Mayor Watson extended congratulations to the UG Parks and Recreation Department and their partners — the YMCA, GEHA, and the Hunt Family Foundation — on another successful summer completion of the Joe Delaney Learn to Swim Program.

5. Camp Fury KC — KCK Fire Department

The Kansas City, Kansas, Fire Department welcomed over 28 female youth campers for Camp Fury. Camp Fury KC is a week-long camp introducing girls in grades/ages nine through twelve to careers in public safety, in partnership with local police and fire departments. The camp is led by female KCK Fire Department police officers and firefighters. Mayor Watson commended the KCK Fire Department and Police for their work encouraging youth and demonstrating the benefits of public service.

6. Public Works Department News

The Public Works Department hosted a friendly softball competition and community support event on Friday, July 17th, at 6:00 PM at City Parks Field, 2601 Park Drive, with teams led by captains Tony Fisher and Corey Kraft. A 50/50 raffle raised \$350 donated to the Police Athletic League. Mayor Watson noted that only one injury occurred.

Mayor Watson further reported that Public Works staff volunteered at the Wyandotte County Fair by helping park vehicles and assisting with operations throughout the event. Their efforts raised money for Joy in the Box, a local toy drive founded by Public Works employees Dwayne Smith and Russ Owens in 2019. Mayor Watson asked the founders to stand and acknowledged their work. The Wyandotte County Fair volunteering event raised \$1,500 in support of the toy drive.

7. Public Works Department — APWA National Accreditation

Mayor Watson announced that the American Public Works Association awarded national accreditation to the Public Works Department. A Public Works Expo production team visited Public Works on Wednesday, July 22nd, to film a feature highlighting the department's people, services, and national accreditation. The completed video will be presented during the National American Public Works Association Expo in Texas and shared online. Mayor Watson described it as a six-minute documentary-style video focusing on leadership at all levels, organizational culture, strategic planning, and teamwork.

Clerk's Statement (Statement Read 13:10)

Planning and Zoning Consent Agenda (Discussion Begins 16:24)

Clerk, Monica L. Sparks, read all items on the Planning and Zoning consent agenda, including:

7.1. CHANGE OF ZONE APPLICATIONS

7.1.A: COZ2025-034 - TOM DISIDORE WITH TOKEDEDO LLC

7.1.B: COZ2026-009 - JONNY RICHARDSON

7.1.C: COZ2026-013 - JOHN STONER

7.2. SPECIAL USE PERMIT APPLICATIONS

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

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

7.2.C: SP2026-039 - LESLEE DUMMERMUTH

7.2.D: SP2026-040 - MEGAN PAINTER

7.2.E: SP2026-043 - DOUG TREE

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

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

7.2.H: SP2026-047 - TODD GEARHEART

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

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

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

7.3. PLAN REVIEW APPLICATIONS

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

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

7.4. MISCELLANEOUS

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

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

7.5. MINUTES

7.5.A: MINUTES

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

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Bynum, Davis, Burns
- Nays: None
- Absent: Hill

Planning and Zoning Non-Consent Agenda

8.1. SPECIAL USE PERMIT APPLICATION (Discussion Begins 31:37)

8.1.A: SP2026-035 - JOHN BADGLEY

Mayor Watson noted this item was previously heard by the Board of Commissioners on June 24, 2026, at which time no action was voted upon.

Legal Counsel Angela Lawson presented the options available to the Commission:

1. Approve the special use permit (adopting the Planning and Zoning Commission's recommendation) — requires six votes.
2. Deny the special use permit (overriding the Planning and Zoning Commission's decision) — requires eight votes.
3. Return the matter to Planning and Zoning for further analysis — requires six votes.

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the item. The motion died due to lack of a second.

Commissioner Davis made a motion to approve the SUP with the condition that all conditions be fulfilled within seven months of approval. The motion was seconded by Commissioner Pacheco. Commissioner Davis withdrew his motion.

Commissioner Kump stated for the record “I just wanted to make a larger point that I think, if any of our short-term rentals anywhere in the city are getting complaints or police reports, I think, with the planning director being notified, the Commission should also be notified, just as a as a rule going forward, regardless of what we do tonight. Just so we're aware of how these may or may not be impacting the neighborhoods there, and I just wanted to make that point and get it on the record.”

Commissioner Pacheco made a motion to approve. The motion was seconded by Commissioner Howard.

Vote: Motion fails 4/5

- Ayes: Pacheco, Howard, Ramirez, Davis
- Nays: Lopez, Stites, Kump, Bynum, Burns
- Absent: Hill

Commissioner Bynum stated for the record, “I had been notified by a neighbor who said that he emailed the general Commission email. We never saw that. That didn't come to our email inboxes. So, I asked our admin [staff], could she please look for it? And she did find it . It did come. So, we, for the record, we have a nearby neighbor requesting we decline, which is why I'm inclined to ask this to go back to Planning for more review, it just seems like not your usual short-term rental request here. Given its history, given the fact that we don't really have any unusual or unique conditions of approval for this, even though we have a history of struggling to bring it to something that can pass in front of this Commission, including anecdotal stories, both from nearby neighbors and on social media, of what has occurred in the past on this property, whether it did or did not have a valid short-term rental license at that time. So, my motion would be to return it for clarity.”

Commissioner Bynum made a motion to return the matter to Planning and Zoning for further review and clarity regarding conditions of approval. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 6/3

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Bynum
- Nays: Burns, Ramirez, Davis
- Absent: Hill

Mayor Watson directed Mr. Badgley to connect with Planning staff to clarify next steps. Planning staff, Alyssa Marcy, confirmed that staff would work internally to determine what additional conditions could be added for the next review.

8.2. MISCELLANEOUS – LANDMARKS COMMISSION

8.2.A: CA2026-004 - 625 MINNESOTA AVENUE (Discussion Begins 1:25:12)

Legal Counsel Angela Lawson explained that there were two votes to be taken. She noted the Landmarks Commission's finding that it was not appropriate to demolish the building, and that for the Board of Commissioners to make a different determination, the Commission would need to find:

- (1) the project included all possible planning to minimize harm to the project; and
- (2) there is no feasible and prudent alternative to demolishing the library building. She requested the applicant present their plans so the Commission could review whether these standards were met.

Staff and the Applicant presented opening comments.

Commissioner Davis stated for the record, “One, I want to address the letter from Chief Billy Friend, right, neighbor of ours, whose letter I think there's concern regarding the demolition and it having a negative impact on here in Park and on the cemetery. So, can you all just speak to kind of will there be or what's the analysis of the demolition and its impact, if any, on the cemetery?”

Applicant representative Brad McKenzie, SAP Design Architects, responded “So Chief Friend actually came to the landmarks meeting, and we had an opportunity to talk to him before and after the landmarks meeting, and once he learned what the plan was, he said he was actually in full support of the library. And I believe he sent an email to the mayor and commissioners expressing that support. And like I said, we actually had he was he was recently working on a project where he had a bunch of information that he was going to share with me that we could use in the library design, and then we were supposed to meet with him this week. Unfortunately, his father passed away, so that got postponed. But we're definitely engaging with him, and he is now in support. I think he said what his concern was is he felt like the building was going to be demolished and something else go in its place besides a library, and when he learned that the plan was to rebuild a library, then he was in full support of.”

Commissioner Davis replied for his record statement “Gotcha, that's what I have heard, and so I just wanted to get somebody on record saying that, but I didn't want folks to watch this meeting and just think that we did not address that because it is a very important concern. The other thing I would just kind of like to point out, and I think there's a lot of exciting momentum happening in downtown, and when this was kind of bubbling up. It's been kind of, you know, there's been kind of secrets and rumors, and now it's like, oh, this is real. They're actually coming before us. They're spending some money, all that stuff. I think for us to consider, you know, what Build Wyco was doing, what you know, us getting the grocery store, and now library. I mean, and then of course

the college. There's just a lot of momentum that I see downtown having, not just to preserve our history as a community, but to think through who we want to be in the future, and how we want to attract families and folks to live here, work here, start businesses here, and so this is really really cool. When I met with the executive director, Lor Pellegrino. I believe I'm seeing her last name correctly. We had a very exciting conversation about what this space could be, and for us to have these conversations about dreaming again about this area is really really exciting. I do think that this location is ideal in part because of the transit access and the amount of investment that we have made, and so I'm glad that y'all are staying here. We're still here, and we want to see you all thrive. Y'all want to see us thrive, and so I'm really, really excited for this, and I'm glad that the concerns of Chief Friend was addressed. Thank you.”

Commissioner Bynum made a motion that the Commission override the decision of the Landmarks Commission and make the determination that the project does include all possible planning to minimize harm to the property and that there is no feasible and prudent alternative to demolishing the library building located at 625 Minnesota Avenue, and therefore a Certificate of Appropriateness for the project be issued. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Bynum, Davis, Burns
- Nays: None
- Absent: Hill

8.2.B: STATEREV26 - 0009 - 625 MINNESOTA AVENUE **(Discussion Begins 1:25:12)**

Staff and the Applicant presented opening comments.

Commissioner Bynum made a motion that the Commission override the decision of the Landmarks Commission and make a determination under State Law Review that the project does include all possible planning to minimize harm to the property and that there is no feasible and prudent alternative to demolishing the library building located at 625 Minnesota Avenue. The motion was seconded by Commissioner Davis.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Bynum, Davis, Burns
- Nays: None
- Absent: Hill

Adjournment: (Discussion Begins 2:46:21)

Commissioner Stites moved to adjourn the meeting. The motion was seconded by Commissioner Kump.

Vote: Motion carries 9/0

- Ayes: Lopez, Pacheco, Stites, Kump, Howard, Ramirez, Bynum, Davis, Burns
- Nays: None
- Absent: Hill

MAYOR WATSON

ADJOURNED THE MEETING AT 8:17 P.M.

July 30, 2026

Monica L. Sparks, CMC

Unified Government Clerk

ML



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: August 27, 2026

Re: **Special Use Permit Petition SP2026-035**

GENERAL INFORMATION

Applicant Information:

John Tanur Badgley
1710 North 90th Street
Kansas City, Kansas 66112

Subject Property:

1710 North 90th Street
Kansas City, Kansas 66112

Requested Action and Purpose:

Approval of Special Use Permit to
operate an Investor Short-Term
Rental (Non-Owner Occupied).

Commission Districts:

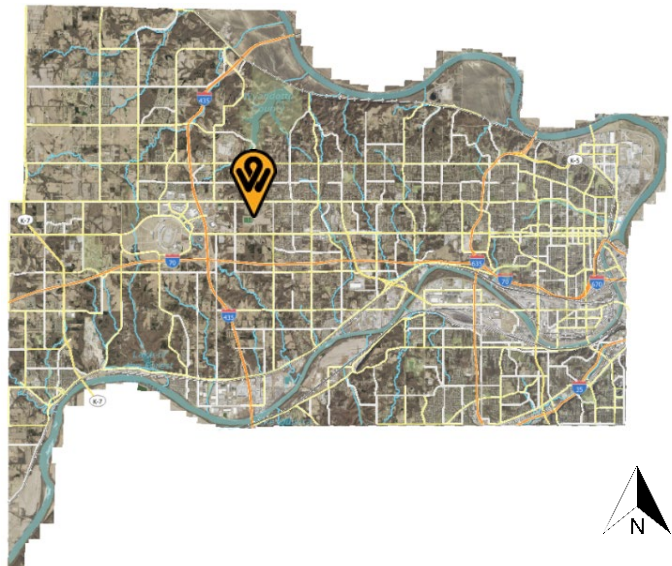
At-Large Commissioner, District #2:
Andrew Kump
District #7 Commissioner:
Chuck Stites

Existing Zoning District(s):

RP-2 Planned Two Family District

Plan Area:

Prairie Delaware Piper Area Plan



	Adjacent Zoning	Adjacent Uses
North	RP-2 Planned Two Family District	Single-family home
South	A-G Agriculture District	Compass Minerals Soccer Complex
East	CP-0 Planned Nonretail Business District	Providence Medical Center
West	R-1 Single Family District	Single-family homes

Total Tract Size: 4.68 Acres

Comprehensive Plan Designation: The Prairie Delaware Piper Area Plan designates the subject property as Mixed Residential, which allows patio (zero lot line) homes, townhouses, condominiums, garden apartments, housing for seniors, and other multi-family uses, schools, libraries, community recreation facilities (both indoor and outdoor) and places for worship.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 90th Street as a Minor Arterial.

Parking Requirement: Section 27-456(d) states that two (2) off-street parking spaces shall be provided on the premises for each dwelling unit, at least one of which shall be in a garage or carport. When no more than two off-street parking spaces are provided for each dwelling unit on the premises, and when the lot has less than 20 feet of continuous street curb length for each dwelling unit, and where visitor and guest parking spaces are not provided elsewhere, the front yard setback measured from the front lot line to the garage door shall be not less than 36 feet, and space shall be provided in the drive for the parking of two (2) passenger cars for each dwelling unit. The structure is used as a single-family home, so two (2) parking spaces are required. The Applicant is providing two (2) parking spaces.

Landscaping Requirement:	Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard. There are multiple trees in the front yard thereby complying with the requirement.
Advertisement:	<u>The Wyandotte Echo</u> – May 14, 2026 <u>Letters to Property Owners</u> – May 15, 2026
Public Hearing(s):	June 8, June 24, July 30, August 10, August 27, 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 2 to recommend **DENIAL** of Special Use Permit Application **SP2026-035** as the property is not in compliance with the code and does not fit the character of the neighborhood.

ATTACHMENTS

August 10, 2026 City Planning Commission Minutes
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 Denial	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 Unified Government Board of Commissioners **DENY** Petition **SP2026-035**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-035** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

August 10, 2026, City Planning Commission Minutes:

Hearing starts at 42:39:

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.

August 10, 2026, City Planning Commission Minutes:

Present in Support:

- No one appeared

Present in Opposition:

- No one appeared

Staff Recommendation starts at 43:47: Lead Planner Byron Toy stated that this case was remanded back from the Board of Commissioners meeting to discuss options with the applicant to further secure the property to prevent guests crossing into neighboring yards.

The Planning Commission directed questions to Toy.

Motion starts at 53:18:

On motion by Commissioner Beth, seconded by Commissioner Ernst, the Planning Commission voted as follows to **recommend DENIAL of SP2026-035:**

Carson	Chairman
Beth	Aye
Ernst	Aye
Jones	Aye
Mohler	No
Ward	No
Easterwood	Aye
Miller	Not present
Straws	Not present
Foglesong	Not present

Motion to recommend DENIAL passed: 4 to 2

June 8, 2026, City Planning Commission Minutes:

Hearing starts at 1:02:15:

SP2026-035 - JOHN BADGLEY

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1710 North 90th Street. Detailed Outline of Requested Action: The applicant, John Tanur Badgley, is requesting a Special Use Permit to operate a non-owner occupied short-term rental. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 1700 block of North 90th Street between State Avenue and Parallel Parkway.

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

Present in Support:

- John Badgley, Applicant, 1710 North 90th Street, Kansas City, Kansas 66112

Present in Opposition:

- Lawrence Harvey Jr, 1723 North 91st Street, Kansas City, Kansas 66112
- James Nesvold, 1740 North 90th Street, Kansas City, Kansas 66112

Staff Recommendation starts at 1:28:54: Lead Planner Byron Toy stated that even though the testimony makes it hard to discern between the Special Use Permit for a Short-Term Rental and the previous actions of the property owner, staff still recommends approval for one (1) year. Added fencing of the property lines or other conditions can be added by the commission.

Commissioner Easterwood asked if the Special Use Permit can be revoked if there are issues, Toy replied that it can, upon receiving a complaint, staff will check if any of the conditions of approval have been violated, and the case would be heard by the Board of

Commissioners. Commissioner Foglesong asked what would happen if a perspective renter showed up with horses, Toy replied that that would not be allowed as the property is not a minimum of five (5) acres.

Motion starts at 1:33:54:

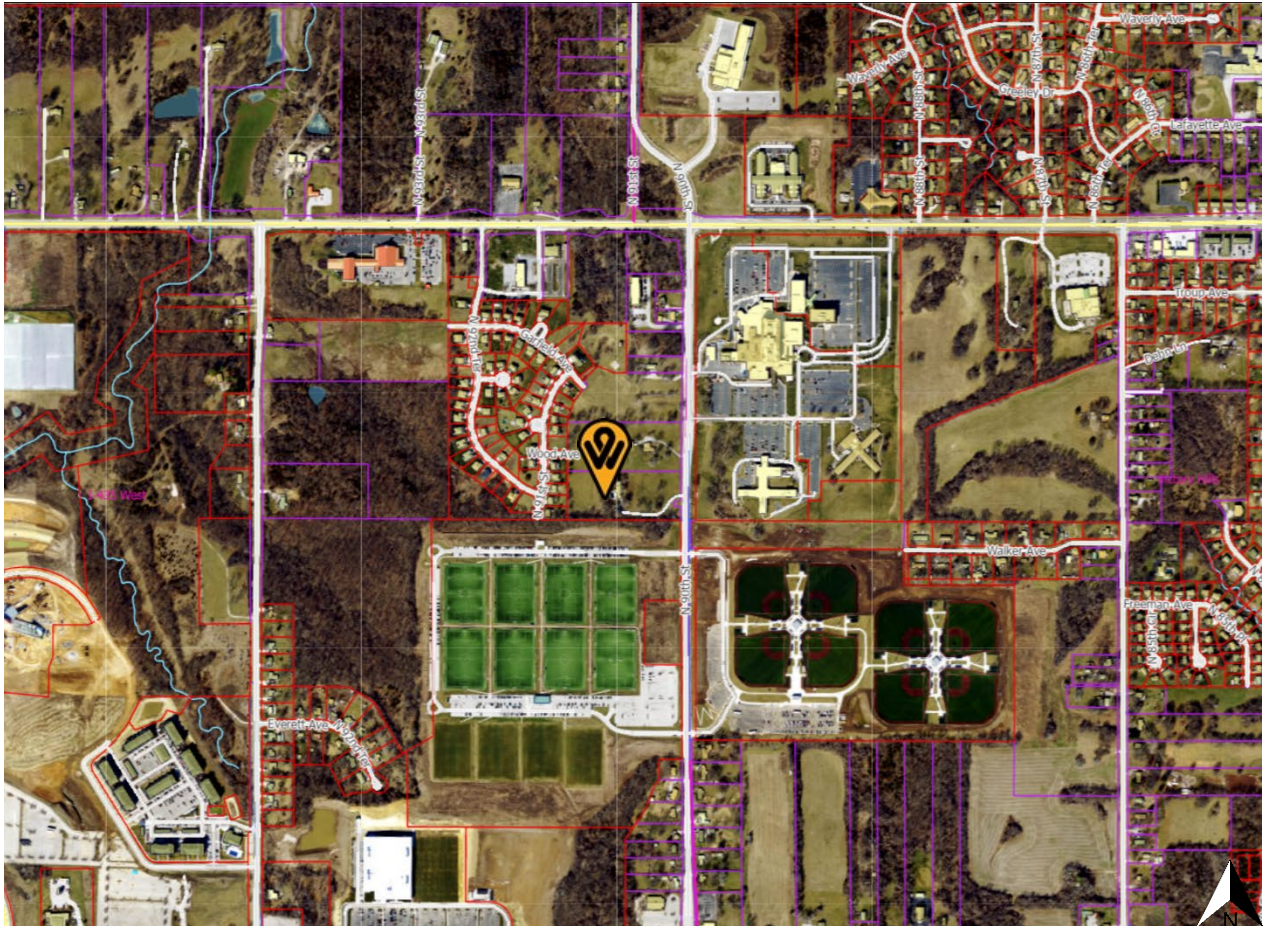
On motion by Commissioner Foglesong, seconded by Commissioner Ward, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-035 for one (1) year:**

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

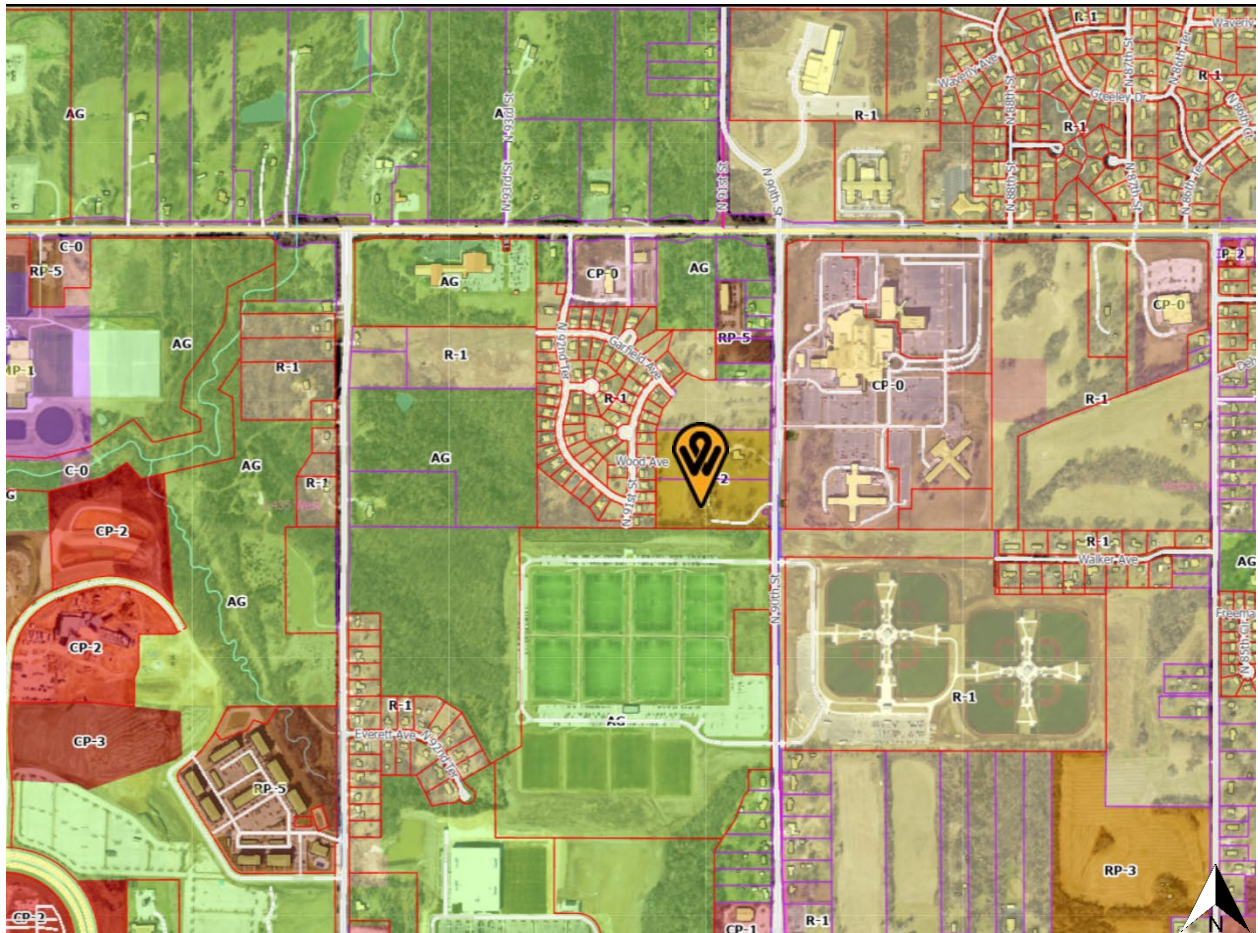
Motion to recommend APPROVAL passed: 4 to 3

ATTACHMENTS

AERIAL IMAGERY



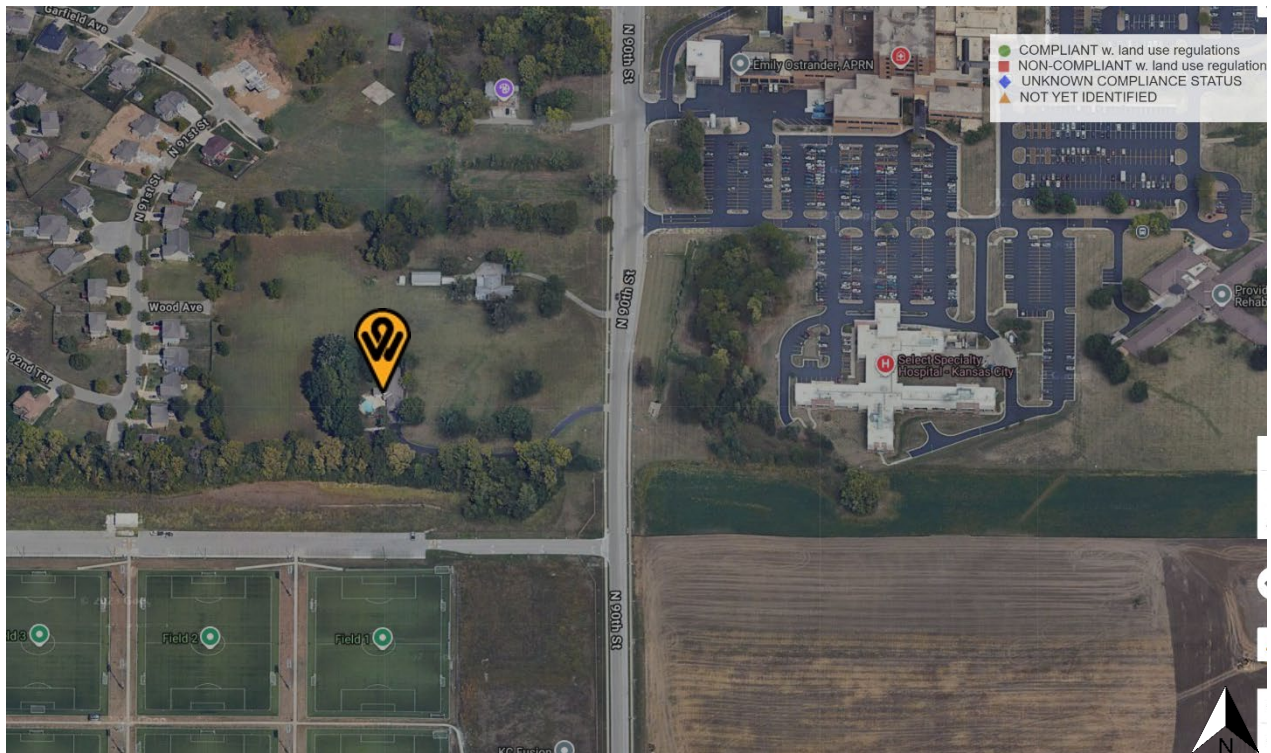
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

Toy, Byron

From: Tanur Badgley <tanur@homegurukc.com>
Sent: Tuesday, May 19, 2026 2:51 PM
To: PlanningInfo; Morris, Rose
Cc: Toy, Byron
Subject: Draft Staff Report Answers - Special Use Permit Petition SP2026-035
Attachments: SP2026-035.DRAFT.pdf; Signed_short-term-inspection-safety-certification (2).pdf; short-term-rental-guest-book (1).docx; Lodging Inspection Report.pdf

You don't often get email from tanur@homegurukc.com. [Learn why this is important](#)

Hello,

Here are our answers for our short-term rental request with additional information/requested plans submitted electronically to planninginfo@wycokck.org (with a copy to Rose Morris).

1. The home inspection denotes three (3) defect that need to be fixed. What is the timeline to make these repairs? Staff cannot proceed with a recommendation until the major defect and safety issues are completed.

Applicant Response: All three issues detected have been fixed. We raised the overhead electrical service conductor lines to greater than 10 feet working with BPU. We also installed the anti-tip bracket on the range. And we adjusted the hot water temperature to be within the recommended range. All have been reinspected and signed off on from the inspector. According to the checklist you guys provided for becoming a short term rental for the World Cup. It is attached below.

2. An application for the World Cup and Special Use Permit have both been received by Business Licensing and Planning Staff. Do you intend to rent beyond the duration of the World Cup, July 31, 2026?

Applicant Response: Yes. That's what the purpose of this application is.

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

Applicant Response: Yes we have conducted and passed that. It is included in the Draft Staff Report you just shared and attached below..

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

Applicant Response: This is a whole property rental. It includes 4 bedrooms, 3.5 baths, the kitchen, sunroom, living room, basement, pool, and yard. We have a giant private driveway that can safely park 10+ vehicles.

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 LeTham
James Nesvold - james.nesvold@gmail.com
Crystal Sutter
Bubba & Stacey Hawley - nasrur3@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 fence), understand need to make more fence)
Bubba - had taste in past from past parties at the house, need to keep eyes on property, "when the cats among 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? we're coming to the public hearing (Bubba + Stacy)
 - 5) Can we get a number to reach out to in case we have a problem? (Bubba + Stacy)
- Who answered the question/comment

John Tanner answered all questions

□ What was the answer given

- 1) Line camera over pool, loud manager, ^{guest} ~~discreet~~ over renters
 - 2) we have photos of the property line included in the listing, they are told to stay inside fence line of the pool
 - 3) We have max occupancy on the listing, the guests cannot bring over other guests, the line camera over the pool, rules for no parties, awareness of
 - 4) Yes, of course
 - 5) Yes I will email after the meeting - Sunday
- Meeting adjourned at: 5:21 pm. CJL
our house manager Nikki Butler
816 213-9537

Minutes taken by: John Tanner Badgley

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Warrant)

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

1. That I am the petitioner for Petition # SP2026-035.
2. That I conducted a neighborhood meeting on 03/25/2026.
3. The notice to nearby property owners was sent on 05/11/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

John Tarver Badgley
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 26th day of May, 2026.

My commission expires 16th of December, 2026.

GAVIN LANGE
Notary Public-State of Kansas
My Appt. Expires 12/16/29

Gavin Lange
Notary Public

Lodging Establishment Inspection Report - 239899

Kansas Department of Agriculture Food Safety and Lodging Program 1320 Research Park Drive Manhattan, KS 66502		Date: 4/28/2026 Time In: 4:45 PM Time Out: 5:15 PM Inspector Badge ID: KDA 145 Follow Up Required: No			
Establishment: 42244 JOHN TANUR BADGLEY -SHORT TERM RENTAL	Address: 1710 N 90TH ST	City/State: Kansas City, KS	Zip: 66112	Telephone: 9132027980	
License #: 42244	Permit Holder: JOHN TANUR BADGLEY, PHILLIP MICHAEL LOUDEN	Inspection Reason: Licensing-Operational	Est. Type: Lodging Establishment	Risk Category: Lodging	

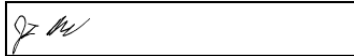
IN = In compliance OUT = Not in compliance N/O = Not observed N/A = Not applicable * = Corrected on site during inspection (COS) R = Repeat Violation

LICENSURE		GUEST AND PUBLIC SAFETY	
1 Application and fees submitted	IN	15 Facility structurally sound with repairs and maintenance to ensure safety	IN
2 Complete plans submitted	IN	16 Evacuation, fire, and carbon monoxide safety measures maintained	IN
3 Variance request requirements met	IN	GUEST ROOMS	
FOOD SERVICE AND FOOD SAFETY		17 Guest rooms maintained clean and in good repair; toilet room and hand sink requirements met	IN
4 Food service for the general public licensed	N/A	18 Guest rooms properly serviced and cleaned, cribs clean	IN
5 Commercially prepared and prepackaged food meets requirements	N/A	19 Coffeemakers and appliances approved, located, maintained clean and in good repair	IN
6 Food service for overnight guests in compliance	N/A	20 Guestroom free of insects, rodents, and pests	IN
IMMINENT HEALTH HAZARD		21 Pet requirements met	IN
7 Operations discontinued and regulatory authority notified	IN	22 Door lock requirements met	IN
GENERAL REQUIREMENTS		DISHWARE AND UTENSILS	
8 License posted and regulations in compliance	IN	23 Dishware and utensils cleaned, sanitized, handled and stored	IN
9 Hot water capacity sufficient to meet demand	IN	24 Cleaning and sanitizing requirements met	IN
10 Adequate hand washing facilities supplied and accessible	IN	HOUSEKEEPING AND LAUNDRY FACILITIES	
11 Toilet facilities: properly constructed, supplied and clean	IN	25 Carts properly designed, maintained and operated to prevent contamination	IN
PERSONNEL		26 Laundry facilities provided, maintained clean and in good repair	IN
12 Employees excluded for health problems	IN	27 Single use gloves available; storage areas maintained	IN
13 Employee hands clean and properly washed	IN	POISONOUS OR TOXIC MATERIALS	
14 Employee clothing clean and in good repair	IN	28 Toxic substances allowed, stored, located, labeled and used	IN
		PUBLIC INDOOR AREAS	
		29 Public indoor areas; equipment and furnishing maintained, clean and in good repair	IN
		30 Fitness rooms bathhouse and spa maintained clean and in good repair	N/A
		ICE AND ICE DISPENSING	
		31 Ice from approved source dispensed by sanitary methods	IN
		32 Ice machines/buckets properly cleaned, sanitized, maintained and used	N/A
		EXTERIOR PREMISES	
		33 Exterior areas including playgrounds and storage areas clean and in good repair	IN
		34 Refuse containers maintained; vector control measures implemented, pets	IN
		SWIMMING POOLS, RWF'S AND HOT TUBS	
		35 Facility properly designed, maintained sanitary and safe	N/O
		36 Water quality, clarity requirements met	N/O
		37 Fecal, vomit, and body fluid response requirements met	N/O
		38 Operation and maintenance procedures met	N/O
		WATER SUPPLY SYSTEM	
		39 Potable water supply used	IN
		40 Boil water advisories properly addressed	IN
		SEWAGE SYSTEMS	
		41 Sewage and waste water properly disposed	IN
		ELECTRICAL SYSTEMS	
		42 Electrical properly installed and maintained	IN
		PLUMBING SYSTEMS	
		43 Plumbing properly installed, supplied and maintained	IN
		44 Proper use of backflow devices and testing requirements	IN
		HVAC SYSTEMS	
		45 Approved equipment installed and maintained in good repair	IN
		46 Safety issues for gas, electric and ventilation met	IN

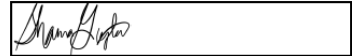
Non Violation Comments	
Item Number	Comment
35	Pool was closed and covered at time of inspection. Discussed regulation requirements. Provided educational guides and logs.
46	Licensing Inspection Passed

Violation Comments		
Item Number	Violation of Code	Comment
Inspection Published Comment:		

Person In Charge
Tanur Badgley



Inspector
Shana Guyton





VERIFICATION PHOTOS



DEFECTS



SAFETY HAZARD

- 🔧 2.1.1 Exterior - Exterior Photos: Exterior Photos
- 🔧 2.2.1 Exterior - Exterior Door Condition: Exterior Door Photos
- 🔧 2.3.1 Exterior - Exterior Condition : Exterior Siding Photos
- ⚠️ 2.3.2 Exterior - Exterior Condition : Missing House Numbers
- 🔧 2.4.1 Exterior - Porch / Patio / Deck / Driveway Condition: Porch / Patio / Deck / Driveway Photos
- ⚠️ 2.5.1 Exterior - Grounds: Lawn Care / Landscaping Needed
- 🔧 3.1.1 Roof - Roof Condition: Roof Photos
- 🔧 3.2.1 Roof - Gutters / Downspouts Condition : Gutters / Downspouts Photos
- 🔧 4.2.1 Utilities - Electric Meter: Electric Meter Photo
- ⚠️ 4.2.2 Utilities - Electric Meter: Electric Service – Inadequate Clearance
- 🔧 5.1.1 Common Areas - Common Room: Common Room Photos
- ⚠️ 5.1.2 Common Areas - Common Room: Loose Outlet
- ⚠️ 5.1.3 Common Areas - Common Room: Damaged/Deteriorated Flooring
- ⚠️ 5.1.4 Common Areas - Common Room: Missing Cover Plate
- 🔧 5.2.1 Common Areas - Common Room 2: Common Room Photos
- ⚠️ 5.2.2 Common Areas - Common Room 2: Damaged Window Trim
- 🔧 5.3.1 Common Areas - Stairway: Stairway Photos
- ⚠️ 5.3.2 Common Areas - Stairway: Loose Handrail/Railing
- ⚠️ 5.3.3 Common Areas - Stairway: Damaged/Deteriorated Flooring
- 🔧 5.4.1 Common Areas - Hallway: Hallway Photo
- ⚠️ 5.4.2 Common Areas - Hallway: Damaged/Deteriorated Flooring
- 🔧 5.5.1 Common Areas - Fireplace: Fireplace Photo
- 🔧 6.1.1 Kitchen - Kitchen Condition: Kitchen Photos
- 🔧 6.1.2 Kitchen - Kitchen Condition: Sink Photo
- 🔧 6.2.1 Kitchen - Appliances : Refrigerator Photo
- 🔧 6.2.2 Kitchen - Appliances : Range Photo
- 🔧 6.2.3 Kitchen - Appliances : Dishwasher Photo
- 🔧 6.2.4 Kitchen - Appliances : Microwave Photo
- ⚠️ 6.2.5 Kitchen - Appliances : Range Missing Anti-Tip Bracket
- 🔧 7.1.1 Bedrooms - Primary Bedroom: Primary Bedroom Photos

- 🔑 7.2.1 Bedrooms - Bedroom 2: Bedroom 2 Photos
- 🔑 7.3.1 Bedrooms - Bedroom 3: Bedroom 3 Photos
- 🔑 7.4.1 Bedrooms - Bedroom 4: Bedroom 4 Photos
- 🔑 8.1.1 Bathrooms - Primary Bathroom: Primary Bathroom Photos
- 🔑 8.2.1 Bathrooms - Bathroom 2: Bathroom 2 Photos
- 🔑 8.3.1 Bathrooms - Bathroom 3: Bathroom 3 Photos
- 🔑 8.4.1 Bathrooms - Bathroom 4: Bathroom 4 Photos
- ⚠️ 8.4.2 Bathrooms - Bathroom 4: Loose Toilet
- 🔑 9.1.1 Laundry Area - Laundry Area Condition: Laundry Area Photos
- 🔑 9.2.1 Laundry Area - Laundry Plumbing: Washer / Dryer Hookups Photo
- 🔑 10.1.1 Garage - Garage Condition: Garage Photos
- 🔑 11.1.1 Basement - Basement Condition: Basement Photos
- 🔑 11.1.2 Basement - Basement Condition: Sump Pump Photo
- 🔑 12.1.1 Plumbing - Main Water Shutoff : Main Water Shutoff Valve Photo
- 🔑 12.2.1 Plumbing - Water Heater Condition: Water Heater Photos
- 🔑 12.2.2 Plumbing - Water Heater Condition: Water Temperature Photo
- ⚠️ 12.2.3 Plumbing - Water Heater Condition: Inoperable Water Heater – Gas Off
- ⚠️ 12.2.4 Plumbing - Water Heater Condition: Water Temperature Too Hot
- 🔑 13.1.1 HVAC - Thermostat : Thermostat Photo
- 🔑 13.2.1 HVAC - Thermostat 2: Thermostat Photo
- 🔑 13.3.1 HVAC - Heating: Heating System Photos
- ⚠️ 13.3.2 HVAC - Heating: Rust / Corrosion Present
- ⚠️ 13.3.3 HVAC - Heating: Furnace Nearing End of Service Life
- 🔑 13.4.1 HVAC - Heating 2: Heating System Photos
- 🔑 13.5.1 HVAC - Cooling: Cooling System Photos
- ⚠️ 13.5.2 HVAC - Cooling: Out-of-Level Condenser
- ⚠️ 13.5.3 HVAC - Cooling: Cooling System Nearing End of Service Life
- 🔑 13.6.1 HVAC - Cooling 2: Cooling System Photos
- 🔑 14.1.1 Electric Panel - Electric Panel: Electric Panel Photos
- ⚠️ 15.1.1 Misc - Miscellaneous : Missing CO Detectors
- ⚠️ 15.1.2 Misc - Miscellaneous : Aged Smoke Detectors

4.2.1 Electric Meter

ELECTRIC METER PHOTO

Photos of the electric meter.



Verification Photos



4.2.2 Electric Meter

ELECTRIC SERVICE – INADEQUATE CLEARANCE

Safety Hazard

The overhead electrical service conductors were observed to have insufficient clearance from the roof surface (less than approximately 10 feet). This condition can present a safety hazard and may increase the risk of contact or damage. Recommend evaluation and correction by a qualified electrician or utility provider.

Recommendation

Contact your local utility company



6.2.4 Appliances

MICROWAVE PHOTO

Photos of the Microwave.



6.2.5 Appliances

RANGE MISSING ANTI-TIP BRACKET

The range is missing an anti-tip bracket, which is a safety feature designed to prevent the appliance from tipping forward. Recommend installing an anti-tip bracket to reduce the risk of injury and enhance safety.



12.2.4 Water Heater Condition

WATER TEMPERATURE TOO HOT

The hot water temperature measured at the fixture was elevated (approximately 131°F at the time of inspection). Water temperatures above 120°F can increase the risk of scalding. Recommend adjusting the water heater thermostat to a safer setting.

Recommendation

Contact a handyman or DIY project



1. Check-In & Check-Out

Check-in: 4:00 PM **Check-out:** 11:00 AM

This is a self check-in property. No one will be here to greet you — just use the codes below and walk in like you own the place (you kind of do, for now).

The front door has a keypad lock. Enter your code and the door unlocks. Your room also has its own keypad lock — your private code is unique to you.

If you arrive early, you're welcome to drop your bags in the common areas and enjoy the property while your room is being prepared. The pool, yard, and common spaces are all yours.

2. Access Codes

Here are the codes you'll need:

Location	Code
Front Door Lock	████
Back Door Lockbox	████
Room 1 (Upstairs)	████
Room 2 (Upstairs)	████
Room 3 (Upstairs)	████

Please do not share these codes with anyone not on your booking. Codes may be changed between guests for security.

3. Your Room

Your room is your private space. It locks with its own keypad code, and no other guest can enter. You'll find fresh linens, towels, and pillows waiting for you.

Please do not enter other guests' rooms. There may be other guests staying in different rooms during your visit. All common areas — kitchen, living room, sunroom, basement, pool, and yard — are shared. Be respectful of each other's space and schedule, and enjoy the community.

4. WiFi

Network: ██████████

Password: ██████████

5. House Rules

We keep it simple. This is a real home, not a hotel — please treat it that way.

- **No parties or large gatherings.** This is a peaceful space. If you're looking for a party house, this isn't it.
- **Quiet hours after 10:00 PM.** Other guests may be sleeping. Keep conversations, music, and TV at a respectful volume.
- **No smoking anywhere on the property.** Inside or outside. No exceptions.
- **No shoes in the house.** Leave shoes at the door. We've got fresh floors — help us keep them that way.
- **Clean up after yourself in the kitchen.** Wash your dishes, wipe down counters, and put food away. The kitchen is shared.
- **Lock your room when you leave.** We're not responsible for personal belongings left in common areas.
- **Be kind to the space and the people in it.** That's really the only rule.

6. Pool & Outdoor Spaces

The pool and 5 acres of outdoor space are yours to enjoy. A few ground rules to keep everyone safe:

- **No lifeguard on duty.** Swim at your own risk.
- **No diving.** The pool is not deep enough.
- **No glass near the pool.** Use plastic cups and containers only.
- **Children must be supervised at all times.**
- **Pool hours: sunrise to 10:00 PM.**
- Please rinse off before entering the pool.
- Towels are provided — please hang them to dry on the patio chairs after use.
- **The fire pit is available but please fully extinguish all flames before going inside.**

7. Kitchen & Dining

The kitchen is fully stocked with basics — pots, pans, plates, utensils, glasses, coffee maker, and a stove. Feel free to cook.

- Coffee, tea, and basic condiments are provided.
- Label your food in the fridge if sharing with other guests.
- Wash your dishes immediately after use — don't leave them in the sink.
- Take out trash when the bin is full. Trash bags are under the sink.
- The basement has a separate kitchenette with its own setup.

8. The Spaces

The house is 5,000 sq ft with a lot of room to spread out. Here's what's available to you:

The Sunroom — Vaulted beams, panoramic windows, natural light all day. Great for reading, working, or morning coffee.

The Living Room — Brick fireplace, bookshelves, large table. Good for working, hanging out, or sharing a meal.

The Basement — Open floor, sound system, kitchenette, TV. Your spot for movies, music, or just having space.

The Pool & Patio — In-ground pool, patio furniture, fire pit. Seasonal — pool is typically open May through September.

The Yard — 5 acres of trees, grass, and quiet. Walk around, find a hammock spot, breathe.

9. Checkout

Checkout is at 11:00 AM. Before you leave:

1. Strip the bed and leave linens in a pile on the mattress.
2. Place used towels on the bathroom floor.

3. Wash any dishes you used and put them away.
4. Take out any trash you generated.
5. Turn off all lights and fans in your room.
6. Make sure the front door locks behind you.
7. Leave the room key code as-is — it will be changed after your stay.

10. What's Nearby

The house is in the Piper area of KCK — residential, quiet, with easy highway access.

Legends Outlets — Shopping, dining, and entertainment. Major retailers, restaurants, and a movie theater. 10 minutes.

Kansas Speedway — NASCAR, IndyCar, and major events. 10 minutes.

Sporting KC (Children's Mercy Park) — MLS soccer. 10 minutes.

Wyandotte County Lake — Trails, fishing, marina. Beautiful for a morning walk or sunset. 10 minutes.

Downtown Kansas City — Crossroads Arts District, Power & Light, bbq, live music. 20 minutes via I-70.

Overland Park — Johnson County dining, shopping, parks. 20 minutes.

Taquerías — KCK is taqueria heaven. Some of the best Mexican food in the metro is within 5–10 minutes of the house. Ask us for favorites.

11. Parking

Free parking in the driveway. Plenty of space for multiple cars. Pull all the way up so other guests can fit behind you.

12. Emergencies & Contact

Emergency: Call 911

Nearest hospital: Providence Medical Center — 8929 Parallel Pkwy, Kansas City, KS 66112 (~10 minutes)

Your host: [HOST NAME & PHONE NUMBER]

For non-emergencies (WiFi issues, lockouts, appliance questions), message your host through the Airbnb app or text directly. We'll get back to you as quickly as possible.

One Last Thing

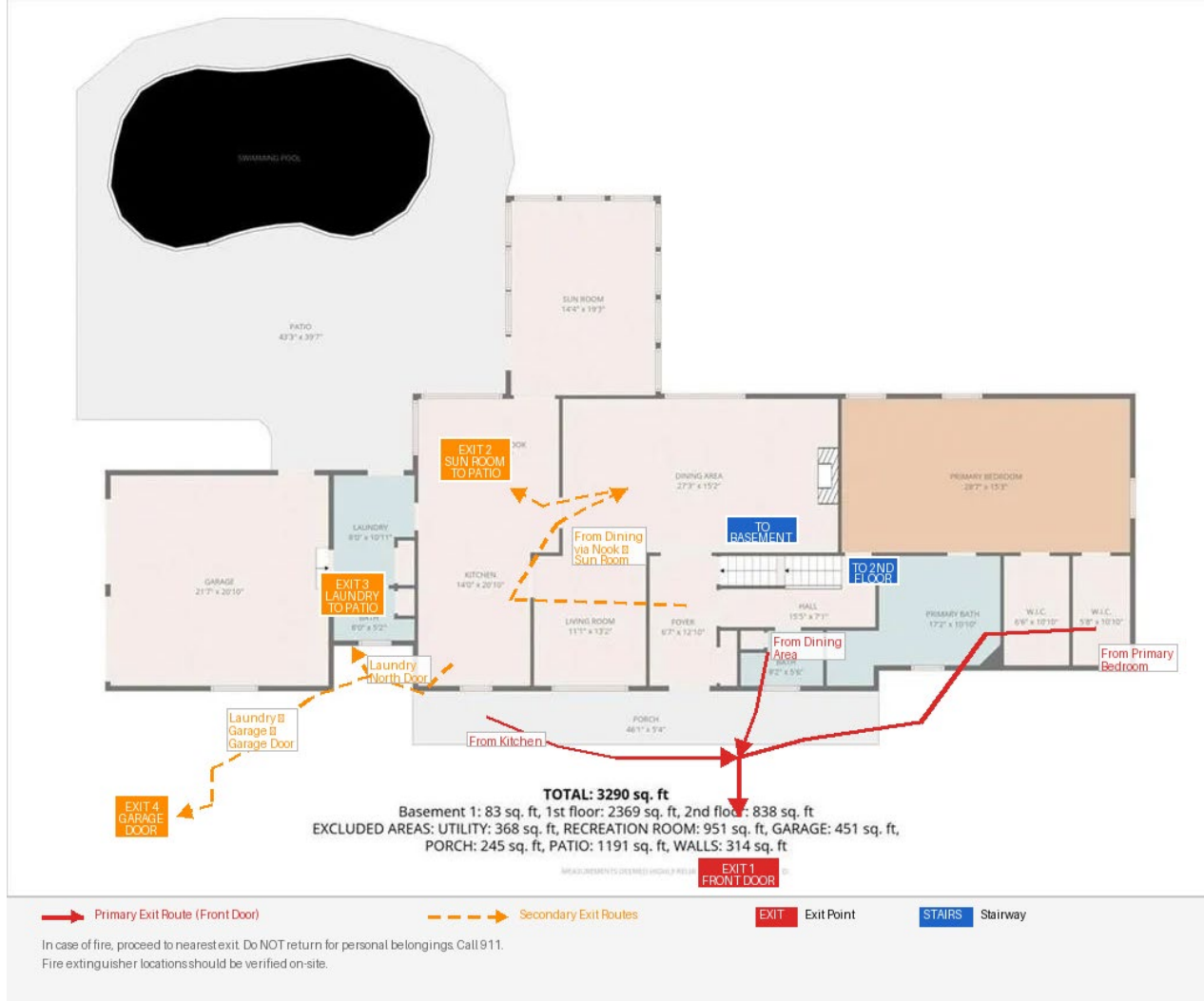
If you love your stay, we'd be grateful for a review. It genuinely helps us keep this place alive.

Enjoy the space. Enjoy the quiet. Enjoy Kansas City.

— *The House Team*

[illegible]

EMERGENCY EXIT ROUTES - FIRST FLOOR (Main Level)
1710 N 90th St, Kansas City, KS 66112



EMERGENCY EXIT ROUTES 2ND 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

MEASUREMENTS OBTAINED FROM P. RECORDS BUT NOT GUARANTEED

→ Primary Exit Route

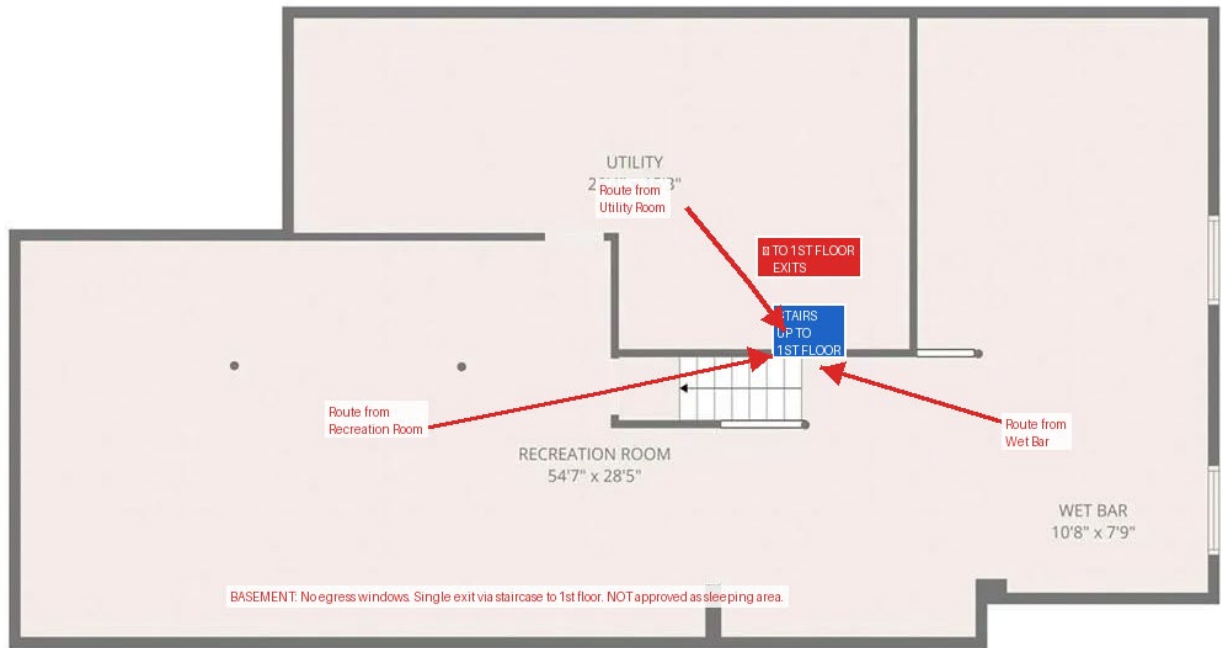
→ Secondary Exit Route

EXIT Exit Point

STAIRS Stairway

NOTE: In case of fire, do NOT use elevator. Proceed to nearest exit. Do NOT return for personal belongings.
Fire extinguisher locations should be verified on-site. Call 911 in case of emergency.

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

MEASUREMENTS DERIVED FROM A RECONNAISSANCE BUT NOT GUARANTEED

→ Primary Exit Route

→ Secondary Exit Route

EXIT Exit Point

STAIRS Stairway

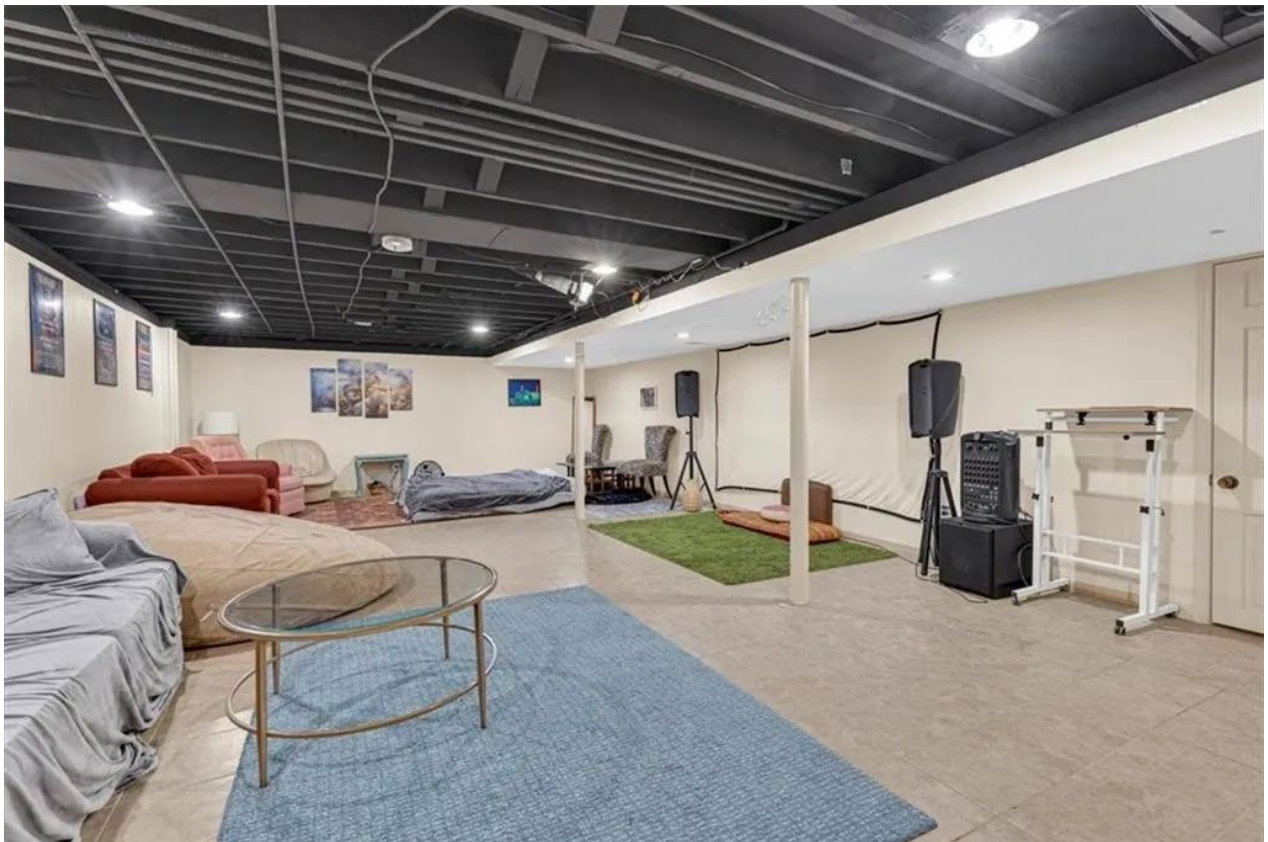
NOTE: In case of fire, do NOT use elevator. Proceed to nearest exit. Do NOT return for personal belongings.
Fire extinguisher locations should be verified on-site. Call 911 in case of emergency.











(Published _____)

SP2026-035

ORDINANCE NO. _____

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

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

Section 1. Special Use Permit Granted. Pursuant to the regulations set forth in Chapter 27, Sec. 27-214 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, permission is hereby granted to use in the manner set forth in Section 2 hereof, the following described real property as set forth in SP2026-035, commonly known as 1710 North 90th Street, Kansas City, Kansas, legally described as:

Beginning at a point 1912.4 feet East and 1198.66 feet South of the Northwest corner of Section 6, Township 11, Range 24, in Wyandotte County, Kansas, thence South 599.34 feet, thence 723.7 feet, thence North 600.34 feet thence West 726.1 feet to the place of beginning, less that part taken or used for public road purposes, located at approximately 1710 North 90th Street, Kansas City, Kansas.

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

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

1. **Maximum number of guests shall be 9;**
2. **All parking must be off-street, maximum number of vehicles is four (4). No STR renters or guests may park on-street;**
3. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**

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

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

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

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



**Office of the Mayor/CEO
Christal E. Watson**

701 North 7th St., Suite 926
Kansas City, Kansas 66101

Phone: (913) 573-5010
MayorWatson@WyCoKCK.org

NOTICE OF PENDING APPOINTMENT

Date: August 19, 2026

Board Position: Law Enforcement Advisory Board

Incumbent Replaced: Curtis Nicholson

Appointing Commission: Mayor Christal E. Watson

REQUEST FOR APPOINTMENT

Name of New Appointment: Don Ash

Term of Office: 08/20/2026 through 12/15/2029

Signature of Appointing Commission Member



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Alan Howze, Interim County Administrator ahowze@wycokck.org x8951	Administrator's Office
AGENDA ITEM #13.1.		
RESOLUTION: EXTENSION OF EMERGENCY DECLARATION		
BACKGROUND		
Adoption of a resolution to approve an extension of the emergency declaration.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution continuing state of emergency 2026		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION continuing the Proclamation for State of Emergency

WHEREAS, pursuant to K.S.A. 48-932 Mayor Christal E. Watson issued a proclamation on August 20th, 2026 that a State of Local Disaster Emergency exists in Kansas City, Kansas;

WHEREAS, the Proclamation is to remain in effect for a period of seven days unless renewed by consent of the Unified Government Board of Commissioners; and

WHEREAS, given that conditions that hinder and endanger the health, safety, and welfare of persons and property within Kansas City, Kansas, Wyandotte County, still exist, the Unified Government Board of Commissioner wish to continue the state of local disaster emergency for an additional seven days.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AS FOLLOWS:

The state of disaster emergency, originally proclaimed on August 20th, 2026 shall be continued for a period of seven days and may be renewed with consent of the Unified Government Board of Commissioners.

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS ____ DAY OF _____, 2026.**

Christal E. Watson, Mayor/CEO

Unified Government Clerk



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Reginald Lindsey, Director Alan Howze, Interim County Administrator rlindsey@wycokck.org, ahowze@wycokck.org x5292, x8951	Administrator's Office
AGENDA ITEM #13.2.		
BUDGET: BUDGET WORKSHOP		
BACKGROUND		
Budget Workshop		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Supplemental Packet August 20th 2026 Budget Workshop, Follow Up On Commission Committee Budget Discussions, Budget Workshop Presentation		

Approved by Mayor/Administrator to add to agenda.



MEMORANDUM

To: Unified Government Mayor and Commissioners

From: UG Budget Office

Date: August 19, 2026

Subject: Supplemental Information – August 20, 2026 Budget Workshop

Attached are two documents showing detail on changes that are within the Unified Government 2026 Amended and 2027 Proposed Budget.

- Budget Changes Summary – 2026 Amended / 2027 Proposed
- Department Growth Rates – Property Tax Levy Budgets

Budget Changes Summary – 2026 Amended / 2027 Proposed

This report provides a summary of the significant financial changes between the 2026 budget approved by the Commission, the 2026 Amended Budget, and the 2027 Proposed Budget. The analysis is intended to provide the Commission and elected officials with a clear view of how changes in revenues, expenditures, and other financial assumptions affect the overall financial position of each fund.

Each fund comparison begins with the approved net change in fund balance, representing the difference between budgeted revenues and expenditures in the current approved budget. The analysis then identifies significant changes to the revenue forecast, followed by detailed expenditure adjustments in four primary categories: capital expenditures, personnel, operating expenditures, and transfers. Items identified as obligated or anticipated required expenditures represent costs that are anticipated to require funding regardless of whether additional budget authority was included in the original budget. This distinction helps identify costs that are effectively committed or operationally necessary versus changes that reflect new or expanded budgetary priorities.

For the 2026 Amended Budget, the analysis shows how updated revenue forecasts and expenditure requirements have changed the financial position from the budget originally approved by the Commission. For the 2027 Proposed Budget, the analysis builds from the existing budget structure and identifies the additional revenue assumptions and expenditure changes necessary to support the proposed budget. These changes include items such as personnel costs, compensation and benefit adjustments, staffing changes, contractual and operating costs, capital needs, and other policy or operational priorities. The resulting change in fund balance and estimated ending fund balance are shown to provide context for the overall financial sustainability of each fund.



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

The report is intended to allow the Commission to evaluate not only the amount of budget growth, but also the underlying reasons for that growth and its impact on the fund's financial position. By presenting the changes from the approved budget through the amended and proposed budgets, the report provides a framework for distinguishing changes driven by updated financial conditions, obligated or recurring costs, and new organizational or policy priorities.

How to Read This Report: The purpose of the analysis is not simply to identify where budgets increase or decrease, but to show what is driving those changes and how the proposed changes affect the fund's overall financial position.

Note: The city general fund analysis removes the Annual Appropriation for STAR Bond amounts of \$10.59M in 2026 and \$13.76M in 2027 from revenues and expenses

Department Growth Rates – Property Tax Levy Budgets

This report presents the year-over-year growth in property tax levy-supported budgets by department, comparing the 2026 Approved Budget with the 2027 Proposed Budget. The analysis is intended to provide the Commission and elected officials with a consistent view of departmental budget growth and to identify departments with proposed growth above or below the 4% departmental growth benchmark established for the budget cycle.

The analysis includes the following funds supported in whole or in part by property tax levies:

These Funds are:

- Kansas City, Kansas
 - City General Fund
 - City Bond and Interest Fund
- Wyandotte County
 - County General Fund
 - Consolidated Parks Fund
 - Elections Fund
 - Aging Fund
 - Mental Health Fund
 - Developmental Disability Fund
 - Health Levy Fund
 - County Bond and Interest Fund
 - County Finance Infrastructure Program Fund



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

For each department, the property tax levy-supported budget is presented across five expenditure categories:

1. Personnel
2. Operating
3. Capital Outlay
4. Transfers Out
5. Miscellaneous / Other / Reserves

The report shows the percentage change between the 2026 Approved Budget and the 2027 Proposed Budget, as well as the dollar variance between the proposed departmental increase and the amount that would result from a 4% increase over the 2026 Approved Budget. This provides a consistent benchmark for identifying departments with proposed growth above or below the established 4% level.

For example:

Appraiser	\$ 2,978,197	\$ 3,054,295	2.6%	\$ (43,030)
Personnel	\$ 2,659,837	\$ 2,739,374	3.0%	\$ (26,856)
Operating	\$ 318,360	\$ 314,921	-1.1%	\$ (16,173)
Budget	\$ 1,238,822	\$ 1,398,152	12.9%	\$ 109,777
Personnel	\$ 1,048,734	\$ 1,199,992	14.4%	\$ 109,308
Operating	\$ 190,088	\$ 198,160	4.2%	\$ 469

The Appraiser department had a 2026 Approved Budget of approximately \$2.98 million and a 2027 Proposed Budget of approximately \$3.05 million. This represents overall departmental growth of approximately 2.6%, or approximately \$43,000 below the dollar amount associated with a 4% increase.

The Budget department had a 2026 Approved Budget of approximately \$1.24 million and a 2027 Proposed Budget of approximately \$1.40 million, representing overall growth of approximately 12.9%. The majority of the increase is attributable to personnel costs, which are approximately \$109,000 above the amount associated with a 4% departmental increase. The additional personnel capacity is proposed to support the development and initiation of an organization-wide performance measures program across the Unified Government.

The 4% benchmark is intended as a comparative budget-growth measure, rather than an indication that all departmental increases above 4% are discretionary or inconsistent with budget priorities. Differences from the benchmark may reflect changes in staffing, contractual obligations, inflationary pressures, capital needs, transfers, one-time expenditures, or other specific operational and policy considerations. The report is



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

intended to provide the Commission and elected officials with a starting point for evaluating the drivers of departmental budget growth within property tax levy-supported funds.

Summary of Department Variations Exceeding the 4% Benchmark

City Departments

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Community Development	\$ 124,651	\$ 280,524	125.0%	\$ 150,887
Police*	\$ 66,368,635	\$ 69,900,651	5.3%	\$ 877,271
Urban Planning & Land Use	\$ 1,424,668	\$ 1,670,642	17.3%	\$ 188,988

*Dispatch & Security had minimal impact on increases and are on county side of budget

County Departments

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Community Corrections	\$ 1,086,274	\$ 1,211,668	11.5%	\$ 81,943
Emergency Management	\$ 2,048,168	\$ 4,149,991	102.6%	\$ 2,019,896
Health	\$ 5,169,097	\$ 5,727,438	10.8%	\$ 351,577
Register of Deeds	\$ 742,929	\$ 784,457	5.6%	\$ 11,810
Sheriff	\$ 43,171,007	\$ 46,360,321	7.4%	\$ 1,462,474

Shared Service Departments

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Budget	\$ 1,238,822	\$ 1,398,152	12.9%	\$ 109,777
Buildings & Logistics	\$ 10,731,105	\$ 11,228,051	4.6%	\$ 67,702
Commissioners	\$ 630,701	\$ 679,997	7.8%	\$ 24,068
County Administration	\$ 1,294,870	\$ 1,567,779	21.1%	\$ 221,115
Economic Development ¹	\$ 1,891,079	\$ 2,389,773	26.4%	\$ 423,051
Human Resources	\$ 2,404,443	\$ 2,583,961	7.5%	\$ 83,340
Legislative Auditor	\$ 788,082	\$ 841,099	6.7%	\$ 21,494
Office of the Mayor/CEO	\$ 618,686	\$ 801,911	29.6%	\$ 158,477
Technology	\$ 11,292,747	\$ 13,262,167	17.4%	\$ 1,517,710
Unified Clerk	\$ 1,478,685	\$ 1,656,308	12.0%	\$ 118,475
Unified Legal	\$ 2,480,732	\$ 2,878,776	16.0%	\$ 298,814
NonDepartmental ²	\$ 73,344,804	\$ 83,380,582	13.7%	\$ 7,101,986

¹Economic Development is a city service, Land Bank is a county service

²NonDepartmental is the home for debt service, insurance programs, reserves & contingencies and claims and judgements budgets that serve as internal functions of the Unified Government budget



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

Department Cost Drivers – Departments Exceeding 4% Benchmark

Budget

- Investment in staffing capacity of one position for new UG Performance Measures Initiative, will seek to identify vacancy to repurpose for this in 2027

Buildings & Logistics

- Compensation adjustments were implemented between budget cycles
- Previously Debt financed capital project moved to cash

Commissioners

- Changes in commissioner benefits elections with change in board membership

Community Corrections

- Investment in additional staffing capacity to address needs for monitoring house arrest population

Community Development

- Investment in an Unhoused Coordinator, establishing a new function within the Unified Government
- Fully Funding of the Cold Weather Shelter from property tax levy funds

County Administration

- Establishment of an Intergovernmental Affairs function, including staffing capacity for intergovernmental liaison activities and identification and development of relationships with previously untapped funding sources, including philanthropic organizations

Economic Development

- Investment in staffing capacity to support small business initiatives and improve development workflows
- Increased focus on Land Bank property management, including mowing, demolition, and tree removal

Emergency Management

- Compensation adjustments were implemented between budget cycles
- Replacement of end-of-life emergency radio network assets prior to the end of manufacturer support
- Replacement of aging early warning siren infrastructure that is no longer supported by manufacturers

Health

- Investment in facility ADA accessibility and Security Improvements

Human Resources

- Third-Party Administrative (TPA) Services: Workers' Compensation/IOD claims administration and pre-employment/background screening services



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

Legislative Auditor

- Compensation adjustments were implemented between budget cycles

NonDepartmental

- Adjustment of bond and interest fund debt service budgets to reflect required principal and interest payments, enterprise fund debt is funded as a revenue transfer from those funds within the revenue side of the budget (\$5.4M incremental increase)
- Increase of \$3.16 million in the city general fund STAR annual appropriation for 2027, representing the final year of the appropriation, also represented as an offsetting revenue increase to tax revenue
- Removal of the remaining personnel vacancy trend from the County General Fund, resulting in full funding of budgeted positions

Office of the Mayor/CEO

- New operating structure and priorities with change of administration

Police

- Increased system and software costs
- Increase in inmate housing costs

Register of Deeds

- Compensation adjustments were implemented between budget cycles
- Increased microfilm storage costs and expansion of fraud alert program

Sheriff

- Personnel budget adjustments to account for end-of-service and contractual employee leave payouts and higher-than-budgeted overtime utilization
- Addition of budget authority for six positions above the current-year budgeted position count
- Funding of contractual increases for jail medical and food services

Technology

- Funding of contractual increases for existing enterprise systems in use across the Unified Government
- Investment in productivity enhancements to improve utilization of existing systems
- Investment in hardware and network infrastructure to address organizational physical technology needs

Unified Clerk

- Increased postage and software agreement costs

Unified Legal

- Compensation adjustments were implemented between budget cycles
- Investment in staff development



DEPARTMENT OF BUDGET, STRATEGY & RESEARCH

701 N 7th St., Suite 510
Kansas City, KS 66101
913-573-5271
wycokck.org/budget

Urban Planning & Land Use

- Addition of two staffing positions between budget cycles to provide zoning code enforcement capacity and planning staff support for direct customer service at the Neighborhood Resource Center

Other Supplemental Information

Unified Government Budget Document

<https://kckug.openbook.questica.com/#/budget-book/2026Amended2027Proposed/>

Cash Capital Projects Schedule

Debt Capital Projects Schedule

Kansas City, KS Financial Overview



Rock Island Bridge

CITY GENERAL FUND BUDGET CHANGES

FND110 - CITY GENERAL FUND

2026 AMENDED TRANSACTIONAL ADJUSTMENTS SUMMARY

2026 ORIGINAL NET CHANGE	\$	(1,122,000)
2026 ORIGINAL ENDING FUND BALANCE	\$	33,773,000

BASE REVENUES	\$	191,630,000
ANNUAL STAR BASE (TAX REVENUE)	\$	(10,594,212)
ADJUSTED BASE REVENUES	\$	181,035,788

NEW REVENUES	\$	2,026	
SALES & USE TAX REFORECAST	\$	3,080,000	
MOTOR VEHICLE TAX	\$	722,000	
MISC. OTHER TAXES	\$	415,000	
OTHER MISC CHANGES	\$	(60,000)	
BPU PILOT REFORECAST	\$	(1,490,000)	
NEW REVENUES	\$	2,667,000	

AMENDED REVENUE FORECAST	\$	183,702,788
--------------------------	----	-------------

BASE EXPENDITURES	\$	192,750,000
ANNUAL STAR BASE (DEBT SERVICE)	\$	(10,594,212)
ADJUSTED BASE EXPENDITURES	\$	182,155,788

BASE CAPITAL	\$	1,762,500
--------------	----	-----------

CAPITAL	\$	1,200,000	OBLIGATED
MILL STREET BRIDGE	\$	300,000	
DRONES AS FIRST RESPONDERS*	\$	300,000	X
UG BROADCAST SYSTEM	\$	294,000	
311 CMS REPLACEMENT	\$	165,000	
ILLEGAL DUMPING CAMERAS (INCREASE)	\$	100,000	
OTHER ADJUSTMENTS	\$	41,000	

AMENDED CAPITAL	\$	2,962,500
-----------------	----	-----------

EXPENDITURE ADJUSTMENTS	2026	
--------------------------------	-------------	--

2026 AMENDED TRANSACTIONAL ADJUSTMENTS SUMMARY

PERSONNEL	\$	(7,900)	OBLIGATED
PERSONNEL REFORECAST ADJUSTMENTS	\$	873,000	
FIRE RECRUIT CLASS (ABOVE BUDGET FTE)	\$	220,000	X
DRONES AS FIRST RESPONDERS*	\$	(300,000)	X
USE OF TRANSIT MATCH FUNDS*	\$	(800,900)	
ORIGINAL BUDGET	\$	142,615,400	
AMENDED BUDGET	\$	142,607,500	

OPERATING	\$	2,343,200	OBLIGATED
JAIL BILLING INCREASES	\$	555,300	X
FUEL INCREASES	\$	550,000	X
USE OF TRANSIT MATCH FUNDS*	\$	400,900	
FIRE MAINTENANCE PY SHORTFALLS	\$	170,000	X
SENIOR CITIZEN REBATE PROGRAMS	\$	145,000	X
SYSTEMS MAINTENANCE AGREEMENTS	\$	162,000	X
HUD REPAYMENT	\$	95,000	X
FIBER PROGRAM ANNUAL MAINTENANCE	\$	75,000	
COLD WEATHER SHELTER	\$	38,700	
OTHER MISC ADJUSTMENTS	\$	151,300	
ORIGINAL BUDGET	\$	34,718,500	
AMENDED BUDGET	\$	37,061,700	

TRANSFERS OUT	\$	1,329,000	OBLIGATED
TURNER FIRE STATION REIMBURSEMENT	\$	576,000	X
USE OF TRANSIT MATCH FUNDS*	\$	400,000	
PERSONNEL REIMBURSEMENT - AGING	\$	390,000	X
ADMINISTRATIVE ADJUSTMENTS	\$	(37,000)	
ORIGINAL BUDGET	\$	1,807,000	
AMENDED BUDGET	\$	3,136,000	

NEW EXPENSES	\$	3,664,300	
--------------	----	-----------	--

AMENDED EXPENSE FORECAST	\$	187,020,088	
--------------------------	----	-------------	--

26 AMENDED NET CHANGE	\$	(3,317,300)	
-----------------------	----	-------------	--

2026 AMENDED TRANSACTIONAL ADJUSTMENTS SUMMARY

2025 FUND BALANCE PROJECTION	\$	34,895,000
2025 ENDING FUND BALANCE	\$	40,230,000
PRIOR YEAR PERFORMANCE TO BUDGET	\$	5,335,000
26 ORIGINAL PROJECTED BALANCE	\$	33,773,000
26 AMENDED ENDING BALANCE	\$	36,910,000
26 PERFORMANCE TO ORIGINAL BUDGET	\$	3,137,000

USE OF TRANSIT MATCH FUNDS*	TRANSIT DEPARTMENT	
PERSONNEL	\$	(800,900)
OPERATING	\$	400,900
TRANSFERS-OUT	\$	400,000
NET IMPACT	\$	-
USE OF FEDERAL 5307 OPERATING MATCH FUNDS (PERSONNEL) TO FUND 2026 IRIS (OPERATING) AND TRANSIT FLEET REPLACEMENT MATCH FUNDS (TRANSFERS-OUT)		
DRONES AS FIRST RESPONDERS*		
POLICE CAPITAL	\$	300,000
BUILDINGS & LOGICSTICS PERSONNEL	\$	(300,000)
NET IMPACT	\$	-
CDBG BLOCK GRANT OFFSETTING 300K IN GENERAL FUND IN PROPERTY ABATEMENT PERSONNEL IN ORDER TO FUND 300K NEEDED FOR PD DRONES NETWORK IN PREP FOR WORLD CUP		

FND110 - CITY GENERAL FUND

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

2026 ORIGINAL NET CHANGE	\$	(1,122,000)
2026 ORIGINAL ENDING FUND BALANCE	\$	33,773,000

BASE REVENUES	\$	191,630,000
ANNUAL STAR BASE (TAX REVENUE)*	\$	(10,594,212)
ADJUSTED BASE REVENUES	\$	181,035,788

*STAR amount is 13.76M for 2027 Budget

NEW REVENUES	2027	
BASE VALUATION INCREASE	\$	2,321,760
MILL SHIFT (FROM BOND & INTEREST)	\$	1,536,700
ADDITIONAL 1 MILL	\$	2,054,500
PROPERTY TAX ADJUSTMENT	\$	5,912,960
SALES & USE FORECAST	\$	4,700,000
BPU PILOT	\$	(1,325,000)
OTHER TAXES	\$	1,980,000
TRANSFERS IN	\$	190,000
OTHER MISC CHANGES	\$	(485,000)
NEW REVENUES	\$	10,972,960

AMENDED REVENUE FORECAST	\$	192,008,748
--------------------------	----	-------------

*2027 Proposed includes \$3,166,700 additional in STAR Annual Appropriation (TAX REVENUE)

BASE EXPENDITURES	\$	192,750,000
ANNUAL STAR BASE (DEBT SERVICE)*	\$	(10,594,212)
ADJUSTED BASE EXPENDITURES	\$	182,155,788

*STAR amount is 13.76M for 2027 Budget

BASE CAPITAL	\$	1,762,500
--------------	----	-----------

CAPITAL	\$	320,000
ADDITIONAL TECHNOLOGY NEEDS	\$	320,000
SHIFTING FACILITIES DEBT TO CASH	\$	245,000
OFFSETTING FACILITIES ANNUAL CASH	\$	(70,000)
ENDING PROJECTS	\$	(175,000)

AMENDED CAPITAL	\$	2,082,500
-----------------	----	-----------

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

EXPENDITURE ADJUSTMENTS	2027	
PERSONNEL	\$	5,849,000
UNION COLA	\$	3,190,000
NON-UNION COLA	\$	1,026,000
EMPLOYER HEALTH CONTRIBUTIONS	\$	806,000
SAFER POSITIONS	\$	383,000
ECONOMIC DEVELOPMENT STAFFING - 2	\$	240,000
INTERGOVERNMENTAL POSITIONS - 2	\$	176,000
PERFORMANCE MEASURES POSITION	\$	85,000
UNHOUSED COORDINATOR	\$	35,000
POLICE FND212 POSITION MOVE	\$	155,000
FIRE FND212 POSITION MOVE	\$	94,000
PUBLIC WORKS FND220 POSITION MOVE	\$	69,000
USE OF TRANSIT MATCH FUNDS*	\$	(200,000)
REDUCTION OF FTE	\$	(210,000)
PERSONNEL REFORECAST ADJUSTMENTS	\$	486,600
2026 ORIGINAL BUDGET	\$	142,615,400
2027 BUDGET	\$	148,464,400

OPERATING	\$	3,071,900	OBLIGATED
JAIL BILLING INCREASES	\$	790,000	X
SYSTEMS MAINTENANCE AGREEMENTS	\$	724,000	X
SYSTEMS ENHANCEMENTS*	\$	469,000	
FUEL INCREASES	\$	275,000	X
PARKS TRANSFER	\$	200,000	
FIRE MAINTENANCE PY SHORTFALLS	\$	170,000	X
KCATA INCREASE	\$	150,000	X
SENIOR REBATE PROGRAMS	\$	145,000	
TPA WORK COMP/IOD, BACKGROUNDS	\$	135,000	
COLD WEATHER SHELTER	\$	105,000	
FIBER PROGRAM ANNUAL MAINTENANCE	\$	75,000	
SHIFTING OPERATING CIP TO OPERATING	\$	70,500	
INSURANCE ADJUSTMENTS	\$	(236,600)	
OTHER MISC ADJUSTMENTS	\$	96,830	
2026 ORIGINAL BUDGET	\$	34,718,500	
2027 BUDGET	\$	37,790,400	

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

TRANSFERS OUT	\$	(56,000)
SHIFT FIRE FLEET TRANSFER TO FND212	\$	(250,000)
USE OF TRANSIT MATCH FUNDS*	\$	200,000
ADMINISTRATIVE ADJUSTMENTS	\$	(6,000)
ORIGINAL BUDGET	\$	1,807,000
AMENDED BUDGET	\$	1,751,000

NEW EXPENSES	\$	8,864,900
---------------------	-----------	------------------

AMENDED EXPENSE FORECAST	\$	191,340,688
--------------------------	----	-------------

*2027 Proposed includes \$3,166,700 additional in STAR Annual Appropriation (DEBT SERVICE)

26 ORIGINAL NET CHANGE	\$	(1,122,000)
27 PROPOSED NET CHANGE	\$	80,000
NET CHANGE DIFFERENCE	\$	1,202,000
2027 ESTIMATED ENDING FUND BALANCE	\$	37,000,000
ENDING FUND BALANCE RESERVE %		19%

USE OF TRANSIT MATCH FUNDS*	TRANSIT DEPARTMENT
PERSONNEL	\$ (200,000)
TRANSFERS-OUT	\$ 200,000
NET IMPACT	\$ -
USE OF FEDERAL 5307 OPERATING MATCH FUNDS (PERSONNEL) TO FUND 2027 TRANSIT FLEET REPLACEMENT MATCH FUNDS (TRANSFERS-OUT)	

Wyandotte County Financial Overview



Compass Minerals Soccer Complex

COUNTY GENERAL FUND BUDGET CHANGES

FND160 - COUNTY GENERAL FUND

2026 AMENDED TRANSACTIONAL ADJUSTMENTS SUMMARY

2026 ORIGINAL NET CHANGE	\$	(920,000)
2026 ORIGINAL ENDING FUND BALANCE	\$	3,650,000

BASE REVENUES	\$	93,256,000
---------------	----	------------

NEW REVENUES	2026	
MOTOR VEHICLE TAXES	\$	1,000,000
SALES & USE TAX REFORECAST	\$	640,000
MISC. OTHER TAXES	\$	600,000
JAIL REVENUES	\$	600,000
OTHER MISC CHANGES	\$	275,000
NEW REVENUES	\$	3,115,000

AMENDED REVENUE FORECAST	\$	96,371,000
--------------------------	----	------------

BASE EXPENDITURES	\$	94,175,000
-------------------	----	------------

BASE CAPITAL	\$	1,261,500
--------------	----	-----------

CAPITAL	\$	94,750
311 CMS REPLACEMENT	\$	110,000
UG BROADCAST SYSTEM	\$	6,000
SHERIFF SECURITY REMODEL	\$	110,000
CAPITAL REPROGRAMMING	\$	(131,250)
AMENDED CAPITAL	\$	1,356,250

EXPENDITURE ADJUSTMENTS	2026	
-------------------------	------	--

PERSONNEL	\$	2,258,500
UPDATE TO SHERIFF POSITION COUNT	\$	640,000
SHERIFF OVERTIME	\$	900,000
SHERIFF PAYOUTS	\$	600,000
OTHER MISC. ADJUSTMENTS	\$	118,500
ORIGINAL BUDGET	\$	64,684,000
AMENDED BUDGET	\$	66,942,500

2026 AMENDED TRANSACTIONAL ADJUSTMENTS SUMMARY

OPERATING	\$	443,500	OBLIGATED
MOWING FREQUENCY (2x / Month)	\$	100,000	
SHERIFF CONTRACTS	\$	85,000	X
FACILITIES MAINTENANCE	\$	70,000	
DA SOFTWARE UPDATES & INTEGRATION	\$	50,000	
EMERGENCY MGMT CONTRACTS	\$	44,000	X
SHERIFF PROMOTIONAL TESTING	\$	35,000	X
OTHER ADJUSTMENTS	\$	59,500	
ORIGINAL BUDGET	\$	26,092,300	
AMENDED BUDGET	\$	26,535,800	

TRANSFERS OUT	\$	647,500	OBLIGATED
DA DIGITIZING PROJECT PAYBACK	\$	378,000	X
KDADS TRANSFER ADJUSTMENT	\$	265,600	X
OTHER MISC.	\$	3,900	
ORIGINAL BUDGET	\$	1,784,000	
AMENDED BUDGET	\$	2,431,500	

NEW EXPENSES	\$	3,444,250	
--------------	----	-----------	--

AMENDED EXPENSE FORECAST	\$	97,619,250	
--------------------------	----	------------	--

2026 ORIGINAL NET CHANGE	\$	(920,000)	
26 AMENDED NET CHANGE	\$	(1,248,250)	
NET CHANGE VARIANCE FROM ORIGINAL	\$	(328,250)	
2025 FUND BALANCE PROJECTION	\$	3,650,000	
2025 ENDING FUND BALANCE	\$	6,670,000	
PRIOR YEAR PERFORMANCE TO BUDGET	\$	3,020,000	
26 ORIGINAL PROJECTED BALANCE	\$	2,730,000	
26 AMENDED ENDING BALANCE	\$	5,424,000	
26 PERFORMANCE TO ORIGINAL BUDGET	\$	2,694,000	

FND160 - COUNTY GENERAL FUND

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

2026 ORIGINAL NET CHANGE	\$	(920,000)
2026 ORIGINAL ENDING FUND BALANCE	\$	3,650,000

BASE REVENUES	\$	93,256,000
---------------	----	------------

NEW REVENUES	2027	
AV GROWTH	\$ 3,700,000	
0.5 ADDITIONAL MILL	\$ 1,162,000	
SHIFT 0.1 MILL FROM DEBT SERVICE	\$ 232,500	
PROPERTY TAX ADJUSTMENT	\$ 5,094,500	
MOTOR VEHICLE TAXES	\$ 1,010,000	
SALES & USE TAX REFORECAST	\$ 1,160,000	
MISC. OTHER TAXES	\$ 1,161,000	
MOTOR VEHICLE TRANSACTION FEE	\$ 1,330,000	
JAIL REVENUES	\$ 790,000	
OTHER MISC CHANGES	\$ (421,500)	
NEW REVENUES	\$ 10,124,000	

AMENDED REVENUE FORECAST	\$	103,380,000
--------------------------	----	-------------

BASE EXPENDITURES	\$	94,175,000
-------------------	----	------------

BASE CAPITAL	\$	1,261,500
--------------	----	-----------

CAPITAL ADJUSTMENTS	\$	2,181,100
EM RADIO BACKHAUL LEASE FINANCE	\$ 989,000	
EM APX RADIO REPLACEMENTS	\$ 565,000	
EM GRADUATED SIREN REPLACEMENTS	\$ 378,000	
FACILITIES ANNUL DEBT CIP TO CASH CIP	\$ 217,500	
TAX MANAGEMENT SYSTEM	\$ 200,000	
TECHNOLOGY EQUIPMENT REPLACEMENT	\$ 136,500	
DETENTION CENTER CAMERA UPDATES	\$ 100,000	
SHIFTING CIP TO OPERATING	\$ (105,000)	
BASE CIP ADJUSTMENTS	\$ (299,900)	

AMENDED CAPITAL	\$	3,442,600
-----------------	----	-----------

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

EXPENDITURE ADJUSTMENTS	2027	
PERSONNEL	\$	5,224,450
UNION COLA	\$	856,600
NON-UNION COLA	\$	719,000
EMPLOYER HEALTH CONTRIBUTIONS	\$	335,150
REMOVE PERSONNEL TREND	\$	900,000
UPDATE TO SHERIFF POSITION COUNT	\$	660,000
SHERIFF OVERTIME	\$	900,000
SHERIFF PAYOUTS	\$	600,000
COMM CORR SURVEILLANCE OFFICER	\$	97,000
INTERGOVERNMENTAL POSITIONS - 2	\$	75,500
PERFORMANCE MEASURES - 1	\$	36,000
UNHOUSED COORD	\$	15,000
REDUCTION OF FTE	\$	(10,000)
OTHER MISC.	\$	40,200
26 ORIGINAL BUDGET	\$	64,684,400
27 PROPOSED BUDGET	\$	69,908,850

OPERATING	\$	1,307,200	OBLIGATED
SYSTEMS MAINTENANCE AGREEMENTS	\$	415,000	X
SHERIFF CONTRACTS	\$	354,000	X
SYSTEMS ENHANCEMENTS	\$	218,500	
FACILITIES MAINTENANCE	\$	160,000	
SHIFTING OPERATING CIP TO OPERATING	\$	105,000	
MOWING FREQUENCY (2X / Month)	\$	100,000	
LAND BANK OPERATIONAL INCREASES	\$	75,000	
HR THIRD PARTY ADMIN	\$	65,000	
SHERIFF LPR PROGRAM	\$	46,100	
UG POSTAGE	\$	27,000	X
INSURANCE ADJUSTMENT	\$	(294,000)	
OTHER MISC ADJUSTMENTS	\$	35,600	
26 ORIGINAL BUDGET	\$	26,092,300	
27 PROPOSED BUDGET	\$	27,399,500	

2027 PROPOSED TRANSACTIONAL ADJUSTMENTS SUMMARY

TRANSFERS OUT	\$	279,400	
KDADS REIMB TRANSFER ADJUSTMENT	\$	275,500	
OTHER MISC.	\$	3,900	
26 ORIGINAL BUDGET	\$	1,784,000	
27 PROPOSED BUDGET	\$	2,063,400	

NEW EXPENSES	\$	8,992,150	
---------------------	-----------	------------------	--

PROPOSED EXPENSE FORECAST	\$	103,167,150	
----------------------------------	-----------	--------------------	--

26 ORIGINAL NET CHANGE	\$	(917,500)	
27 BUDGET NET CHANGE	\$	212,850	
NET CHANGE DIFFERENCE	\$	1,130,350	
2027 ESTIMATED ENDING FUND BALANCE	\$	5,640,000	
ENDING FUND BALANCE RESERVE %		5.5%	

DEPARTMENT GROWTH RATES PROPERTY TAX LEVY BUDGETS

FUND / DEPARTMENT	26 BUDGET	27 BUDGET	GROWTH	4% VARIANCE
Aging/Human Services	\$ 1,496,140	\$ 1,449,040	-3.1%	\$ (106,946)
Personnel	\$ 578,122	\$ 480,606	-16.9%	\$ (120,641)
Operating	\$ 808,018	\$ 803,796	-0.5%	\$ (36,543)
Transfers Out	\$ 15,000	\$ 15,000	0.0%	\$ (600)
Misc / Other / Reserves	\$ 95,000	\$ 149,638	57.5%	\$ 50,838
Appraiser	\$ 2,978,197	\$ 3,054,295	2.6%	\$ (43,030)
Personnel	\$ 2,659,837	\$ 2,739,374	3.0%	\$ (26,856)
Operating	\$ 318,360	\$ 314,921	-1.1%	\$ (16,173)
Budget	\$ 1,238,822	\$ 1,398,152	12.9%	\$ 109,777
Personnel	\$ 1,048,734	\$ 1,199,992	14.4%	\$ 109,308
Operating	\$ 190,088	\$ 198,160	4.2%	\$ 469
Buildings & Logistics	\$ 10,731,105	\$ 11,228,051	4.6%	\$ 67,702
Personnel	\$ 6,129,812	\$ 6,499,975	6.0%	\$ 124,971
Operating	\$ 3,715,293	\$ 3,740,576	0.7%	\$ (123,329)
Capital Outlay	\$ 770,000	\$ 867,500	12.7%	\$ 66,700
Transfers Out	\$ 81,000	\$ 85,000	4.9%	\$ 760
Misc / Other / Reserves	\$ 35,000	\$ 35,000	0.0%	\$ (1,400)
Commissioners	\$ 630,701	\$ 679,997	7.8%	\$ 24,068
Personnel	\$ 565,151	\$ 614,447	8.7%	\$ 26,690
Operating	\$ 65,550	\$ 65,550	0.0%	\$ (2,622)
Community Corrections	\$ 1,086,274	\$ 1,211,668	11.5%	\$ 81,943
Personnel	\$ 949,108	\$ 1,074,502	13.2%	\$ 87,429
Operating	\$ 137,166	\$ 137,166	0.0%	\$ (5,487)
Community Development	\$ 124,651	\$ 280,524	125.0%	\$ 150,887
Personnel	\$ -	\$ 50,524		\$ 50,524
Operating	\$ 124,651	\$ 230,000	84.5%	\$ 100,363
Communitywide	\$ 12,557,644	\$ 13,035,201	3.8%	\$ (24,749)
Personnel	\$ 201,272	\$ 201,272	0.0%	\$ (8,051)
Operating	\$ 9,559,185	\$ 11,180,742	17.0%	\$ 1,239,189
Transfers Out	\$ 2,726,050	\$ 1,582,050	-42.0%	\$ (1,253,042)
Misc / Other / Reserves	\$ 71,137	\$ 71,137	0.0%	\$ (2,845)
				\$ -
County Administration	\$ 1,294,870	\$ 1,567,779	21.1%	\$ 221,115
Personnel	\$ 1,094,065	\$ 1,366,974	24.9%	\$ 229,147
Operating	\$ 200,805	\$ 200,805	0.0%	\$ (8,032)

FUND / DEPARTMENT	26 BUDGET	27 BUDGET	GROWTH	4% VARIANCE
District Attorney	\$ 8,765,402	\$ 8,989,989	2.6%	\$ (126,029)
Personnel	\$ 7,974,514	\$ 8,207,274	2.9%	\$ (86,220)
Operating	\$ 782,888	\$ 782,715	0.0%	\$ (31,489)
Capital Outlay	\$ 8,000	\$ -	-100.0%	\$ (8,320)
District Courts	\$ 2,835,362	\$ 2,859,364	0.8%	\$ (89,413)
Personnel	\$ 785,131	\$ 809,133	3.1%	\$ (7,403)
Operating	\$ 2,050,231	\$ 2,050,231	0.0%	\$ (82,009)
Economic Development	\$ 1,891,079	\$ 2,389,773	26.4%	\$ 423,051
Personnel	\$ 699,841	\$ 1,015,035	45.0%	\$ 287,201
Operating	\$ 1,191,238	\$ 1,374,738	15.4%	\$ 135,850
Election	\$ 2,354,670	\$ 2,030,454	-13.8%	\$ (418,403)
Personnel	\$ 1,282,906	\$ 1,353,358	5.5%	\$ 19,136
Operating	\$ 581,764	\$ 577,096	-0.8%	\$ (27,939)
Capital Outlay	\$ 440,000	\$ 50,000	-88.6%	\$ (407,600)
Misc / Other / Reserves	\$ 50,000	\$ 50,000	0.0%	\$ (2,000)
Emergency Management	\$ 2,048,168	\$ 4,149,991	102.6%	\$ 2,019,896
Personnel	\$ 554,707	\$ 635,421	14.6%	\$ 58,526
Operating	\$ 1,453,462	\$ 1,542,570	6.1%	\$ 30,970
Capital Outlay	\$ 40,000	\$ 1,972,000	4830.0%	\$ 1,930,400
Finance	\$ 7,049,350	\$ 7,322,416	3.9%	\$ (8,908)
Personnel	\$ 5,688,055	\$ 5,792,758	1.8%	\$ (122,820)
Operating	\$ 1,360,195	\$ 1,528,558	12.4%	\$ 113,955
Misc / Other / Reserves	\$ 1,100	\$ 1,100	0.0%	\$ (44)
Fire	\$ 65,488,080	\$ 68,183,146	4.1%	\$ 75,543
Personnel	\$ 60,791,385	\$ 63,440,756	4.4%	\$ 217,715
Operating	\$ 3,585,144	\$ 3,877,840	8.2%	\$ 149,290
Capital Outlay	\$ 833,550	\$ 836,550	0.4%	\$ (30,342)
Transfers Out	\$ 278,000	\$ 28,000	-89.9%	\$ (261,120)
Health	\$ 5,169,097	\$ 5,727,438	10.8%	\$ 351,577
Personnel	\$ 3,225,551	\$ 3,338,122	3.5%	\$ (16,451)
Operating	\$ 1,843,486	\$ 1,844,316	0.0%	\$ (72,909)
Capital Outlay	\$ 75,000	\$ 295,000	293.3%	\$ 217,000
Transfers Out	\$ 60	\$ -	-100.0%	\$ (62)
Misc / Other / Reserves	\$ 25,000	\$ 250,000	900.0%	\$ 224,000

FUND / DEPARTMENT	26 BUDGET	27 BUDGET	GROWTH	4% VARIANCE
Human Resources	\$ 2,404,443	\$ 2,583,961	7.5%	\$ 83,340
Personnel	\$ 2,042,368	\$ 2,075,486	1.6%	\$ (48,577)
Operating	\$ 362,075	\$ 508,475	40.4%	\$ 131,917
				\$ -
Legislative Auditor	\$ 788,082	\$ 841,099	6.7%	\$ 21,494
Personnel	\$ 707,989	\$ 754,286	6.5%	\$ 17,978
Operating	\$ 80,093	\$ 86,813	8.4%	\$ 3,516
Municipal Court	\$ 2,897,146	\$ 2,928,962	1.1%	\$ (84,070)
Personnel	\$ 1,956,662	\$ 1,989,790	1.7%	\$ (45,139)
Operating	\$ 938,702	\$ 937,390	-0.1%	\$ (38,860)
Misc / Other / Reserves	\$ 1,782	\$ 1,782	0.0%	\$ (71)
Neighborhood Resource Center	\$ 6,160,760	\$ 6,346,382	3.0%	\$ (60,809)
Personnel	\$ 4,943,864	\$ 5,098,486	3.1%	\$ (43,133)
Operating	\$ 1,101,846	\$ 1,101,846	0.0%	\$ (44,074)
Transfers Out	\$ 115,000	\$ 146,000	27.0%	\$ 26,400
Misc / Other / Reserves	\$ 50	\$ 50	0.0%	\$ (2)
				\$ -
NonDepartmental	\$ 73,344,804	\$ 83,380,582	13.7%	\$ 7,101,986
Debt	\$ 69,610,226	\$ 78,580,384	12.9%	\$ 6,185,749
Personnel	\$ (733,762)	\$ 311,763	-142.5%	\$ 1,074,876
Operating	\$ 3,083,989	\$ 3,054,084	-1.0%	\$ (153,265)
Capital Outlay	\$ 150,000	\$ 150,000	0.0%	\$ (6,000)
Transfers Out	\$ 294,300	\$ 294,300	0.0%	\$ (11,772)
Misc / Other / Reserves	\$ 940,051	\$ 990,051	5.3%	\$ 12,398
Office of the Mayor/CEO	\$ 618,686	\$ 801,911	29.6%	\$ 158,477
Personnel	\$ 540,201	\$ 659,556	22.1%	\$ 97,746
Operating	\$ 78,485	\$ 129,355	64.8%	\$ 47,731
Transfers Out	\$ -	\$ 13,000		\$ 13,000
Operations Business Office	\$ 19,391	\$ -	-100.0%	\$ (20,167)
Personnel	\$ 18,671	\$ -	-100.0%	\$ (19,418)
Operating	\$ 720	\$ -	-100.0%	\$ (749)
Parks & Recreation	\$ 9,919,157	\$ 9,884,147	-0.4%	\$ (431,777)
Personnel	\$ 6,510,577	\$ 6,623,874	1.7%	\$ (147,126)
Operating	\$ 3,102,470	\$ 3,044,162	-1.9%	\$ (182,407)
Capital Outlay	\$ 90,000	\$ -	-100.0%	\$ (93,600)
Transfers Out	\$ 15,000	\$ 15,000	0.0%	\$ (600)
Misc / Other / Reserves	\$ 201,110	\$ 201,110	0.0%	\$ (8,044)

FUND / DEPARTMENT	26 BUDGET	27 BUDGET	GROWTH	4% VARIANCE
Police	\$ 66,368,635	\$ 69,900,651	5.3%	\$ 877,271
Personnel	\$ 59,406,112	\$ 61,895,740	4.2%	\$ 113,384
Operating	\$ 5,538,377	\$ 6,515,765	17.6%	\$ 755,853
Capital Outlay	\$ 398,482	\$ 463,482	16.3%	\$ 49,061
Transfers Out	\$ 1,025,000	\$ 1,025,000	0.0%	\$ (41,000)
Misc / Other / Reserves	\$ 663	\$ 663	0.0%	\$ (27)
Public Works	\$ 5,957,094	\$ 5,945,404	-0.2%	\$ (249,975)
Personnel	\$ 4,815,609	\$ 4,882,227	1.4%	\$ (126,006)
Operating	\$ 1,040,485	\$ 962,176	-7.5%	\$ (119,928)
Capital Outlay	\$ -	\$ 50,000		\$ 50,000
Transfers Out	\$ 101,000	\$ 51,000	-49.5%	\$ (54,040)
Register of Deeds	\$ 742,929	\$ 784,457	5.6%	\$ 11,810
Personnel	\$ 722,385	\$ 757,413	4.8%	\$ 6,132
Operating	\$ 20,544	\$ 27,044	31.6%	\$ 5,678
Sheriff	\$ 43,171,007	\$ 46,360,321	7.4%	\$ 1,462,474
Personnel	\$ 31,804,544	\$ 34,109,116	7.2%	\$ 1,032,391
Operating	\$ 10,692,345	\$ 11,179,317	4.6%	\$ 59,278
Capital Outlay	\$ 390,000	\$ 512,282	31.4%	\$ 106,682
Transfers Out	\$ 284,000	\$ 559,488	97.0%	\$ 264,128
Misc / Other / Reserves	\$ 118	\$ 118	0.0%	\$ (5)
Strategic Communications	\$ 823,223	\$ 696,519	-15.4%	\$ (159,633)
Personnel	\$ 472,513	\$ 465,810	-1.4%	\$ (25,604)
Operating	\$ 230,710	\$ 230,710	0.0%	\$ (9,228)
Capital Outlay	\$ 120,000	\$ -	-100.0%	\$ (124,800)
				\$ -
Technology	\$ 11,292,747	\$ 13,262,167	17.4%	\$ 1,517,710
Personnel	\$ 3,785,984	\$ 3,997,193	5.6%	\$ 59,770
Operating	\$ 7,090,763	\$ 8,441,624	19.1%	\$ 1,067,230
Capital Outlay	\$ 416,000	\$ 823,350	97.9%	\$ 390,710
Transit	\$ 8,957,232	\$ 9,284,872	3.7%	\$ (30,649)
Personnel	\$ 3,862,558	\$ 3,830,068	-0.8%	\$ (186,992)
Operating	\$ 4,921,674	\$ 5,129,805	4.2%	\$ 11,264
Capital Outlay	\$ 48,000	\$ -	-100.0%	\$ (49,920)
Transfers Out	\$ 125,000	\$ 325,000	160.0%	\$ 195,000
Unified Clerk	\$ 1,478,685	\$ 1,656,308	12.0%	\$ 118,475
Personnel	\$ 932,531	\$ 953,369	2.2%	\$ (16,464)
Operating	\$ 546,154	\$ 702,939	28.7%	\$ 134,939

FUND / DEPARTMENT	26 BUDGET	27 BUDGET	GROWTH	4% VARIANCE
Unified Legal	\$ 2,480,732	\$ 2,878,776	16.0%	\$ 298,814
Personnel	\$ 2,351,693	\$ 2,731,237	16.1%	\$ 285,476
Operating	\$ 123,191	\$ 141,691	15.0%	\$ 13,572
Misc / Other / Reserves	\$ 5,848	\$ 5,848	0.0%	\$ (234)
Urban Planning & Land Use	\$ 1,424,668	\$ 1,670,642	17.3%	\$ 188,988
Personnel	\$ 1,074,236	\$ 1,320,703	22.9%	\$ 203,498
Operating	\$ 350,432	\$ 349,939	-0.1%	\$ (14,510)
Grand Total	\$ 366,589,034	\$ 394,764,438	7.7%	\$ 13,511,843



DATE: August 19, 2027

TO: Mayor Watson and Members of the Board of Commissioners

FROM: County Administrator's Office

SUBJECT: Follow-up to Committee Discussions on Department Budgets

As you know over the past two weeks multiple departments presented to the applicable commission committee to provide a deeper dive into the departmental budgets for 2027.

To share information with the Mayor and Commission, here is some follow-up information requested at these meetings to assist in the decision making for the budget.

- **Sunflower Hills Golf Course** – the budget includes changing the management of the golf course from a third-party contractor to being done in house. The net revenue generated by bringing the management and administration in house will be designated as the funding for debt issued for a new club house and other amenities and is built into the proposed 2027 budget. The new management structure will be in place on January 1.
- **Animal Services Veterinarian** – the Animal Services Division of the Police Department has proposed hiring an in-house full-time veterinarian in lieu of continuing to contract these services. This will provide more hours of service and be funded from the savings in contract services, within the same budget constraints. Over time, the Division will explore how to expand these types of services to the broader community but at the on-set it will be focused on providing the services needed for animals in the shelter (spay/neuter, emergency services, necessary surgeries, etc.)

- **SAFER Fire Department Grant** - as the SAFER grant that funds 17 existing firefighters concludes in 2027, the budget is recommending funding 12 firefighters with \$180,000 in capital funding. This is different than what was originally presented in the proposed budget. The plan is to request an extension of the grant to fully use the grant funding already authorized and/or hold on vacant positions within Fire for the other 5 positions to retain existing personnel. Further discussion will be part of the August 20th budget workshop.
- **COPS Police Department Grant** – This grant phases out over a period of three years. As the grant funding ends, the budget proposes that these positions will be absorbed through vacancies in the department, however, the effect will be a net reduction in FTEs within the department.
- **Neighborhood Resource Center Staffing** – a question was raised as to whether the revenues generated by fees fully funds the positions within the department. The last three years of revenue demonstrate the volatility of these revenues which are driven by development applications (both number as well as size of development) rather than the number of staff members. 2024 bumps in revenue reflect the impacts that singular large projects such as the American Royal and Homefield projects can have on the revenues that would vary from just reviewing staff capacity.

Fees	2024	2025	2026
RC156 Planning-Planning Review Fee	(634,738.43)	(518,451.50)	(639,032.77)
RC158 Inspection-Bldg Inspection Fee	(2,322,188.94)	(1,347,958.07)	(531,092.94)
Grand Total	(2,956,927.37)	(1,866,409.57)	(1,170,125.71)

Other enhancements to the process are ongoing, including the use of technology and the Accela system. These enhancements are included in the proposed budget which will help with customer service and process efficiency.

- **Jailing Costs for Municipal Offenders** – questions were raised as to whether this expense should be moved from the Police Department budget to the Municipal Court budget. Detainees in the Jail are both pre-trial as well as post-trial/sentencing status. In reviewing the approach by other cities, it is common for this expense to be in the Police Department. At this time, the jailing costs related to individuals charged with municipal offenses alongside initial bookings remain in the Police Department as part of the proposed budget.

- **Reestablish Commissioner Liaison Role** – at this time, this position is not included in the proposed budget.
- **Retitle the Homeless Coordinator to Unhoused Coordinator** – this change has been made in the proposed budget.
- **Explore Staffing for Livable Neighborhoods** – no additional staff is proposed in the budget for the Livable Neighborhoods Program at this time. However, this program will be moved from the Neighborhood Resource Center to Community Development to better align with funding streams and departmental focus.

Several other topics were identified for future presentations and follow-up to the appropriate committees, which will be scheduled in the coming months. These included:

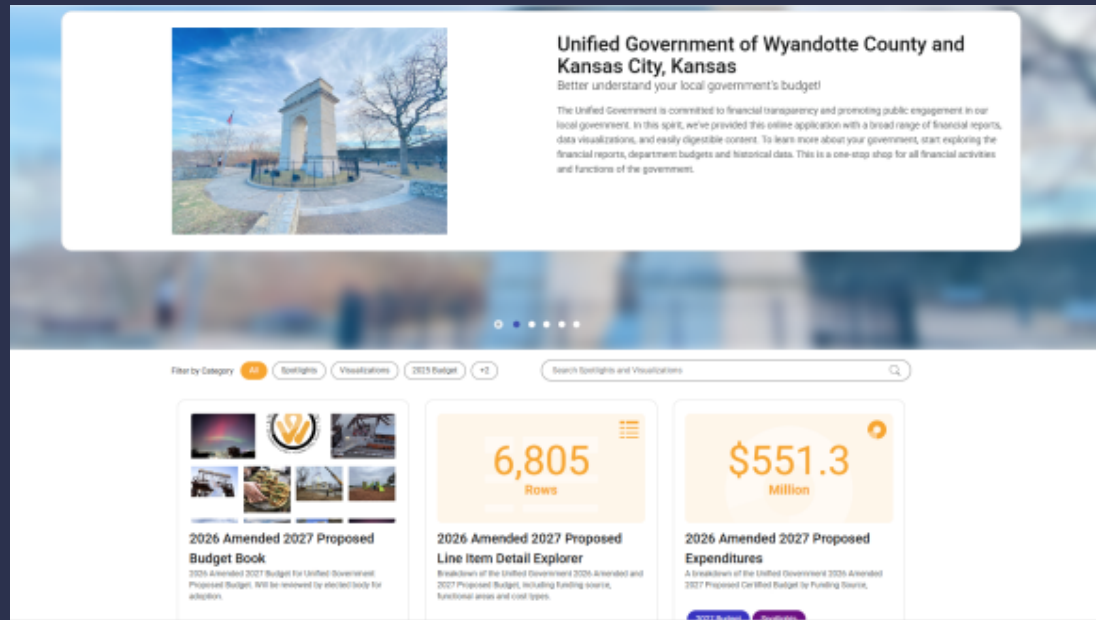
- **Neighborhood and Community Development Committee**
 - Update on zoning code rewrite
 - Parks update on Riverview Park plan for community engagement
 - Parks update on underutilized park assets
 - Parks update on State Kansas Department of Wildlife and Parks partnership on state fish lake stocking program
 - Parks update on Pierson Park tennis court grant opportunities
 - NRC update on office space lease expiration options during 2027 (expires in 2028)
 - NRC update on new automated planning system with Accela
 - 311 System – update on new system to track citizen requests, work orders, vandalism reports, etc.
 - Legal – update on how damage claims are processed
- **Public Works & Public Safety Committee**
 - 311 System - update on new system to track citizen requests, work orders, vandalism reports, etc.
 - Buildings & Logistics & Legal update on tracking of prosecutions on illegal dumping and related prosecutions
 - Public Works update on multi-year rate plans for wastewater and stormwater fees & overall update on the Consent Decree; explore use of stormwater enterprise fund for curbs and gutters repairs
 - Public Works update on bridge management study

- Administration and Human Services Committee
 - 311 System – update on new system to track citizen requests, work orders, vandalism reports, etc.
 - Clerk’s Office & Building and Logistics update on long term plan for records storage
 - Health Department update on programs to assist residents with lead-based paint abatement
 - Finance/Clerk’s Office/Appraiser update on tax system replacement initiative
- Economic Development & Finance Committee
 - Present economic development impact report

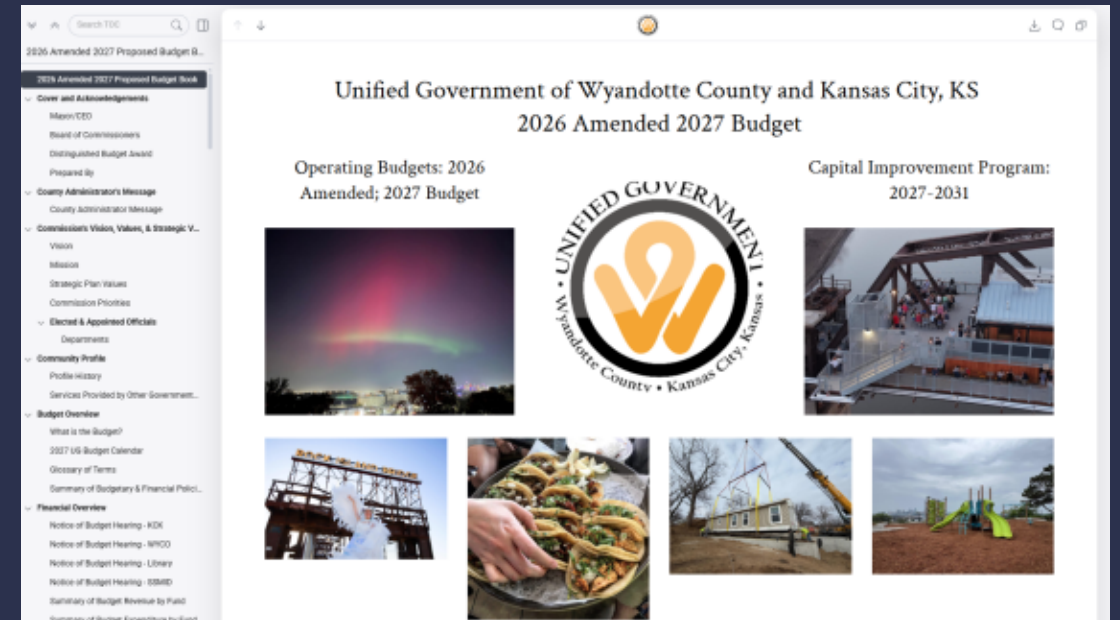
Thursday August 20th Budget Workshop



ONLINE BUDGET RESOURCES DEMONSTRATION

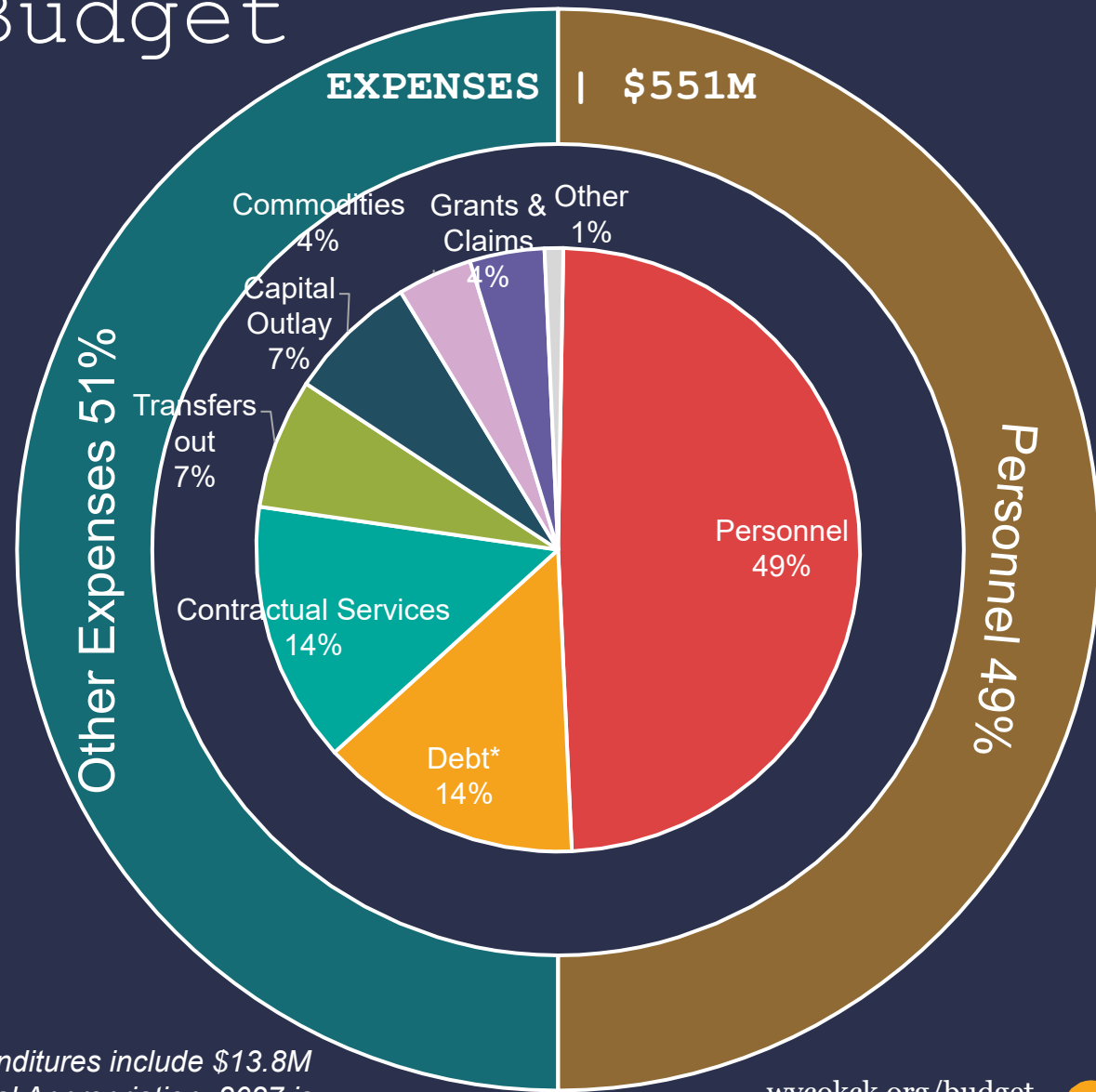
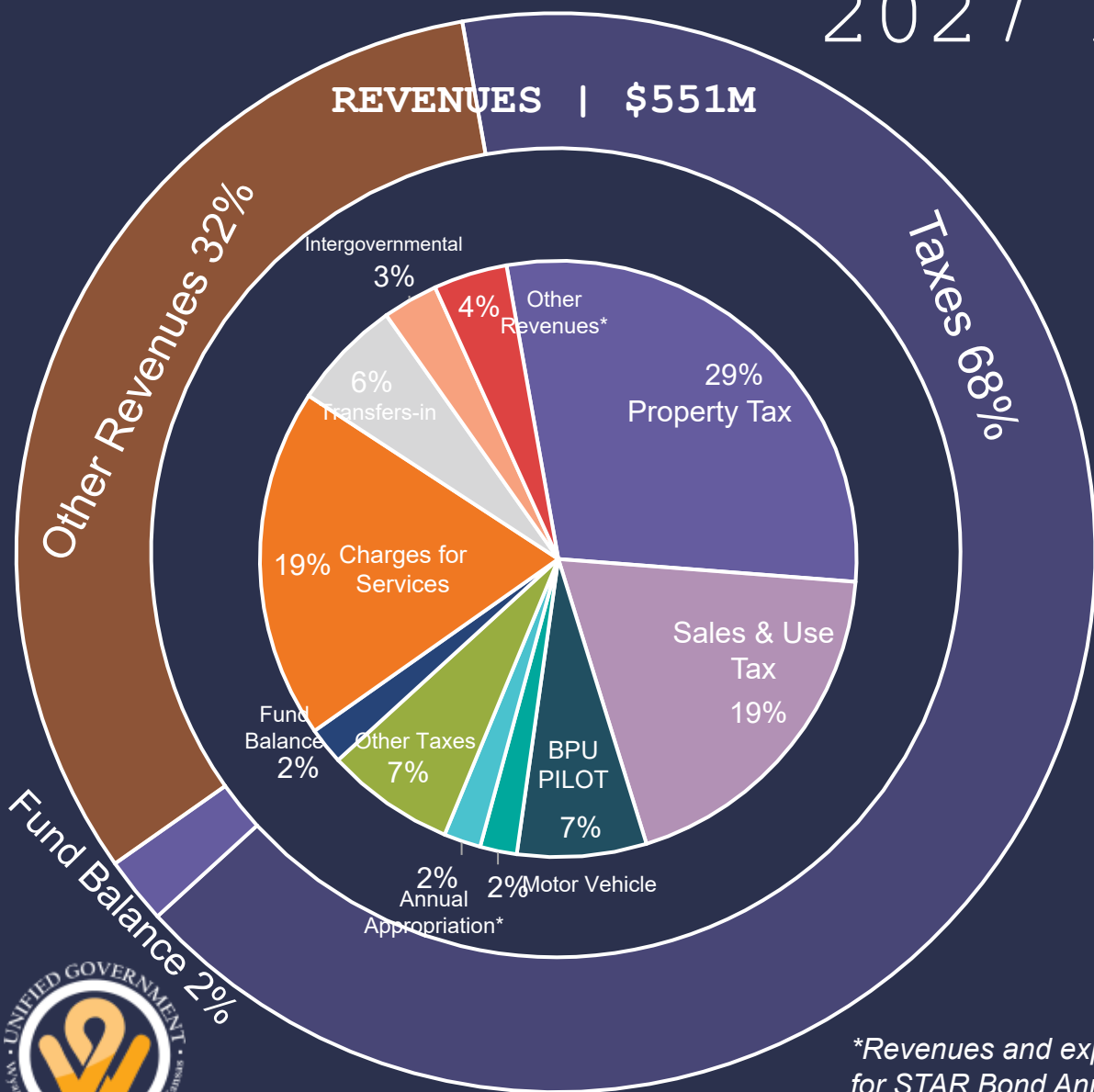


[UG WYCOKCK OpenBook Portal](#)



[2026 Amended 2027 Budget Online Document](#)

ALL FUNDS
2027 Budget

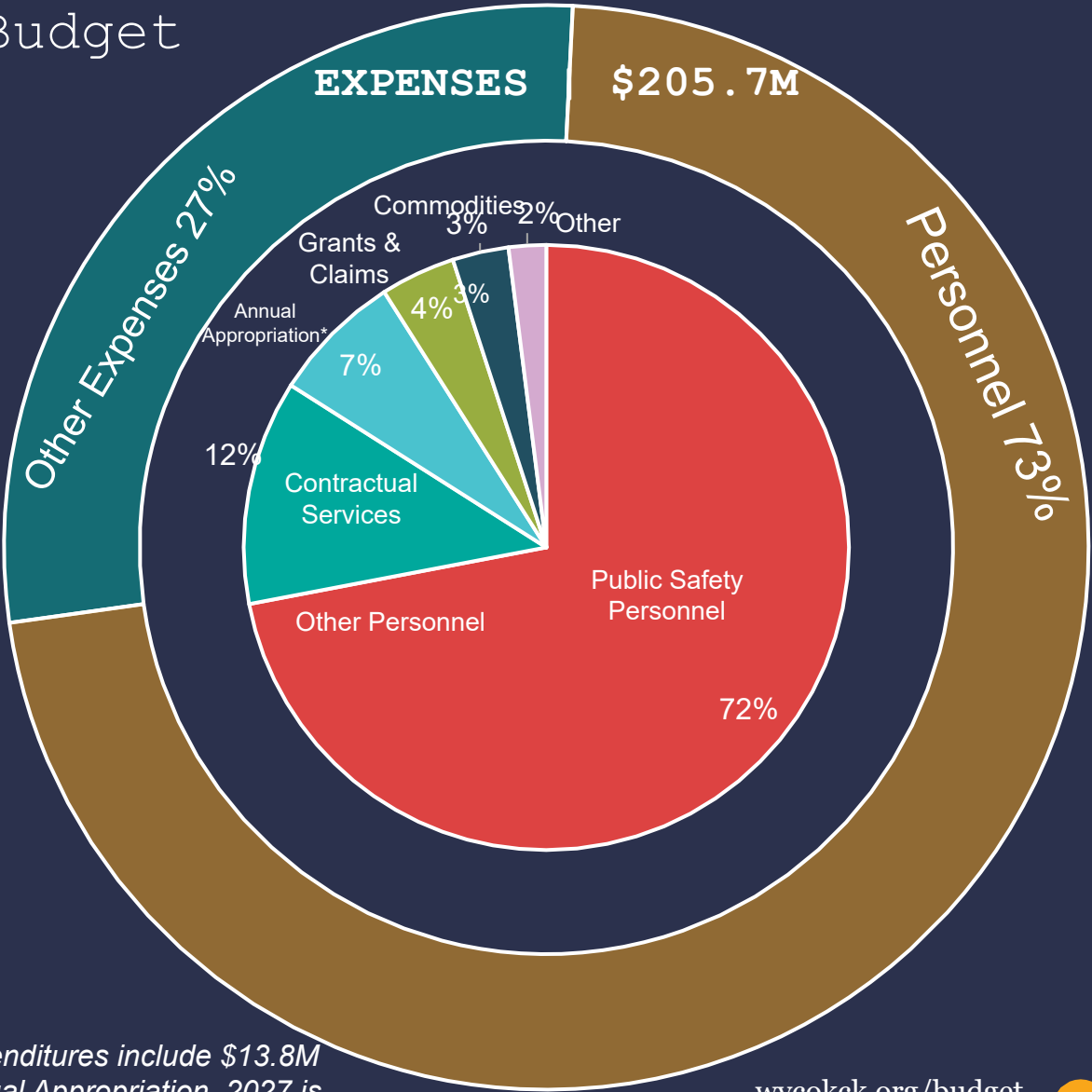
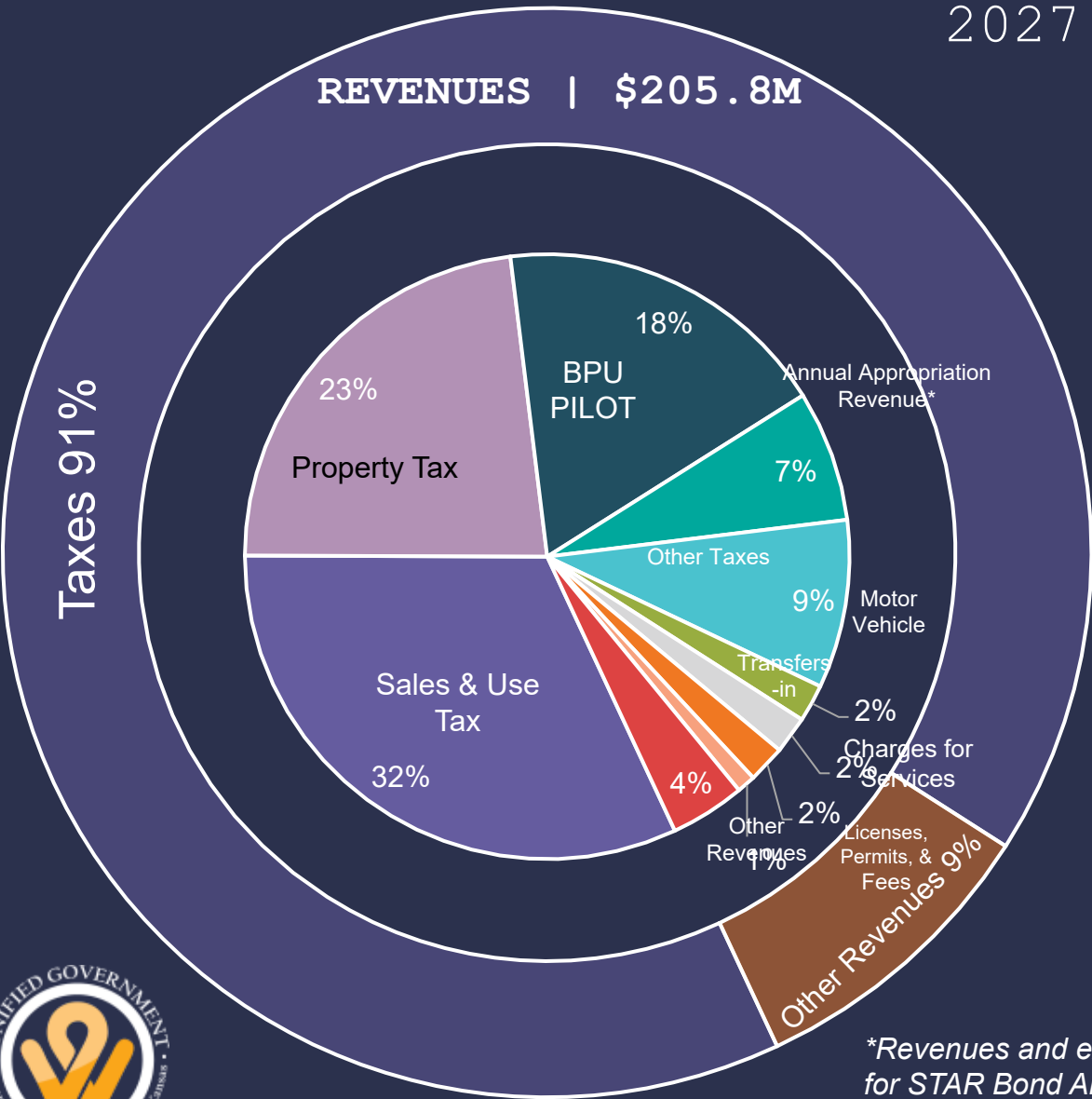


*Revenues and expenditures include \$13.8M for STAR Bond Annual Appropriation, 2027 is final year of allocation



CITY GENERAL FUND

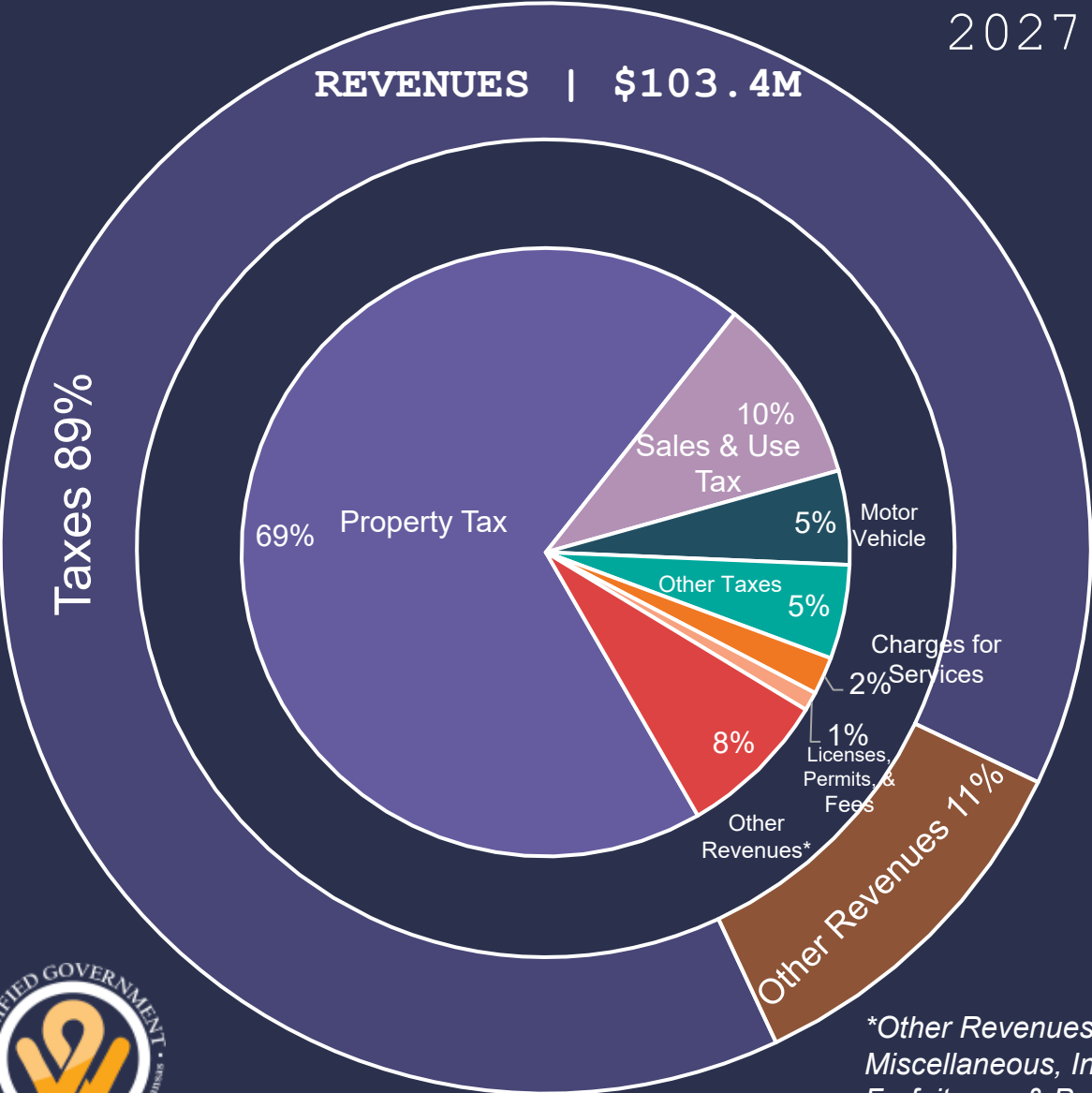
2027 Budget



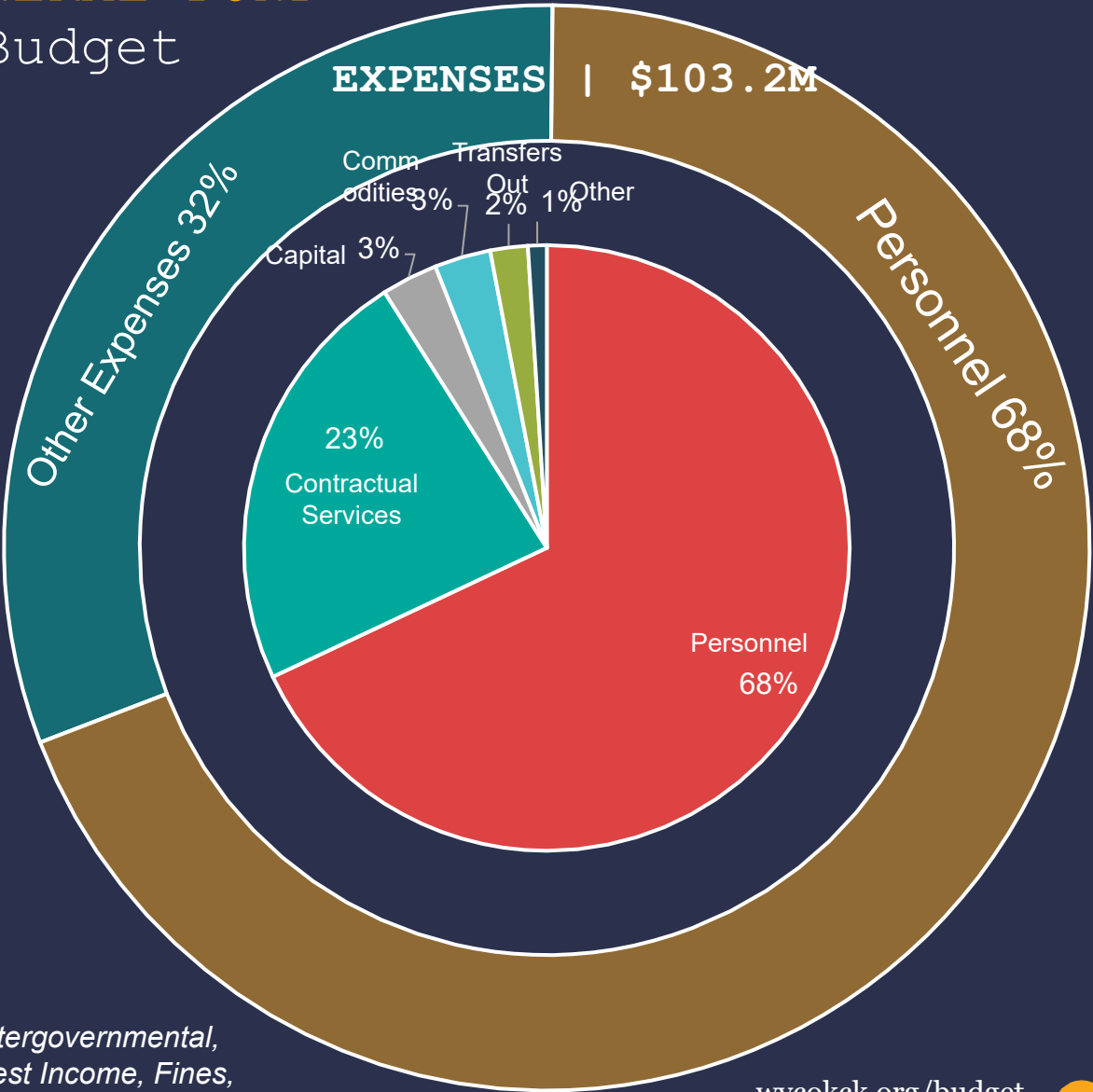
**Revenues and expenditures include \$13.8M for STAR Bond Annual Appropriation, 2027 is final year of allocation*



COUNTY GENERAL FUND
2027 Budget



*Other Revenues: Intergovernmental, Miscellaneous, Interest Income, Fines, Forfeitures, & Penalties



City 2027 Proposed Budget and LRF:

City General Fund	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 181,036,853	\$ 183,702,259	\$ 192,003,042	\$ 196,497,509	\$ 201,306,434	\$ 206,965,808	\$ 212,823,210
TOTAL EXPENSES	\$ 182,159,084	\$ 187,023,946	\$ 191,924,276	\$ 198,426,759	\$ 205,150,384	\$ 212,102,696	\$ 219,291,500
Personnel	\$ 142,696,405	\$ 142,607,534	\$ 148,951,065	\$ 154,164,352	\$ 159,560,104	\$ 165,144,708	\$ 170,924,773
Net Change in Fund Balance	\$ (1,122,231)	\$ (3,321,687)	\$ 78,766	\$ (1,929,251)	\$ (3,843,950)	\$ (5,136,888)	\$ (6,468,291)
Cash Basis Ending Fund Balance	\$ 32,666,899	\$ 40,062,514	\$ 40,141,280	\$ 38,212,030	\$ 34,368,079	\$ 29,231,191	\$ 22,762,900
Reserve % of Expenditures	17.93%	21.42%	20.92%	19.26%	16.75%	13.78%	10.38%
Fund Balance 25% Target	\$45,539,771	\$46,755,987	\$47,981,069	\$49,606,690	\$51,287,596	\$53,025,674	\$54,822,875

Revenue Assumptions:

- Property Taxes
 - 3% growth in 2028-2031
- Sales Taxes
 - 3% growth in 2028-2029
 - 4% growth in 2030-2031
- Other Taxes
 - 3% growth in 2027-2031

Expenditure Assumptions:

- Personnel 3.5% increase in all years
- Operating 3% increase in all years
- Capital 3% increase in 2028-2031

KEY TAKEAWAYS

- The 2027 budget is balanced, with a projected \$78,766 increase in fund balance.
- Cash-basis reserves total \$40.14 million, or 20.92% of expenditures—below the 25% target.
- Deficits begin in 2028, reducing reserves to 10.38% by 2031.
- Capital costs grow 3% annually from 2028–2031, contributing to the reserve drawdown.



County 2027 Proposed Budget and LRF:

County General Fund	2025 Actuals	2026 Budget	2026 Amended	2027 Budget	2028 Forecast	2029 Forecast	2030 Forecast	2031 Forecast
TOTAL REVENUES	\$ 87,739,685	\$ 93,255,586	\$ 96,371,212	\$ 103,381,164	\$ 106,482,599	\$ 109,677,077	\$ 113,078,630	\$ 116,586,679
TOTAL EXPENSES	\$ 88,421,616	\$ 94,173,066	\$ 97,616,930	\$ 103,165,476	\$ 106,609,984	\$ 110,170,062	\$ 113,849,604	\$ 117,652,638
Personnel	\$ 62,757,319	\$ 64,684,404	\$ 66,942,562	\$ 69,908,820	\$ 72,355,629	\$ 74,888,076	\$ 77,509,158	\$ 80,221,979
Net Change in Fund Balance	\$ (681,931)	\$ (917,481)	\$ (1,245,718)	\$ 215,688	\$ (127,385)	\$ (492,985)	\$ (770,974)	\$ (1,065,959)
Cash Basis Ending Fund Balance	\$ 6,665,684	\$ 2,731,526	\$ 5,419,966	\$ 5,635,655	\$ 5,508,269	\$ 5,015,285	\$ 4,244,310	\$ 3,178,351
Reserve % of Expenditures	7.54%	2.90%	5.55%	5.46%	5.17%	4.55%	3.73%	2.70%
Fund Balance 25% Target	\$22,105,404	\$23,543,267	\$24,404,233	\$25,791,369	\$26,652,496	\$27,542,516	\$28,462,401	\$29,413,160

Revenue Assumptions:

- Property Taxes
 - 3% growth in 2028-2031
- Sales Taxes
 - 3% growth in 2028-2029
 - 4% growth in 2030-2031
- Other Taxes
 - 3% growth in 2027-2031

Expenditure Assumptions:

- Personnel 3.5% increase in all years
- Operating 3% increase in all years
- Capital 3% increase in 2028-2031

KEY TAKEAWAYS

- The 2027 budget is balanced, with a projected \$215,688 increase in fund balance.
- Cash-basis reserves total \$5.64 million, or 5.46% of expenditures—well below the 25% target.
- Deficits return in 2028, reducing reserves to 2.70% by 2031.
- Capital costs grow 3% annually from 2028–2031, adding pressure to limited reserves.



Fire Department SAFER GRANT

Analysis based on Q1 / Q2 daily staffing reports

Average Daily Staffing for Q1/Q2 includes 23.34 scheduled and 10.4 unscheduled leave

Positions Funded	Shifts OT Called	OT Calls	AVG Calls Per Shift	Annl OT Cost Estimate
SAFER Staffing	24%	92	0.57	\$321,000
12 Positions	39%	204	1.27	\$720,000
6 Positions	55%	366	2.27	\$1,386,000
0 Positions	73%	593	3.68	\$2,067,000

Original Proposal - 6 Firefighters

	2027	2028
POSITIONS	\$496,400	\$660,500
OVERTIME	\$433,600	\$433,600
TOTAL	\$930,000	\$1,094,100

Recommendation - 12 Firefighters / Capital

	2027	2028
POSITIONS	\$750,000	\$1,321,000
CAPITAL	\$180,000	\$180,000
TOTAL	\$930,000	\$1,501,400



- 2027 includes \$930,000 in Proposed Budget + \$495,000 in one-time remaining identified SAFER balance to fund scenarios

BUDGET CHANGES OVERVIEW – 2026 AMENDED CITY GENERAL FUND

**Amended budget ending 2026 fund balance
\$3.13M higher than originally approved**

Largest Revenue Cost Drivers

- Sales & Use Tax Reforecast - \$3M
- BPU Pilot Projections – (\$1.5M)

Largest Expenditure Cost Drivers

- Additional Capital Investment - \$900k
- Unbudgeted Personnel Cost - \$1.1M
- Anticipated Jail Billing & Fuel Overruns - \$1.1M

Amended budget adjustments:

- Additional CIP Investment - \$900k
- One-Time Adjustment - \$1.06M
- Ongoing Identified Costs - \$2.91M

RESOURCES AVAILABLE	2026 IMPACT
2025 BUDGET PERFORMANCE	\$5,335,000
2026 REVENUE REFORECAST	\$2,667,000
NEW RESOURCES	\$8,002,000

EXPENDITURE ADJUSTMENTS	2026 IMPACT
PERSONNEL REFORECAST	\$1,100,000
ONE-TIME CIP INVESTMENTS	\$900,000
UNEXPECTED OPERATIONAL COSTS	\$1,500,000
SERVICE LEVEL ADJUSTMENTS	\$410,000
INTERFUND CORRECTIONS	\$966,000
NEW EXPENSES	\$4,872,000

USE OF FUND BALANCE	2026 IMPACT
2026 ORIGINAL NET CHANGE	(\$1,122,000)
2026 AMENDED NET CHANGE	(\$3,327,000)
NET BALANCE	(\$2,205,000)

AMENDED BUDGET	2026 IMPACT
NET YEAR END FUND POSITION	3,130,000



BUDGET CHANGES OVERVIEW – 2027 AMENDED

COUNTY GENERAL FUND

Amended budget ending 2026 fund balance \$2.69M higher than originally approved

Largest Revenue Cost Drivers

- Motor Vehicle Taxes - \$1M
- Sales & Use Tax Reforecast - \$640k

Largest Expenditure Cost Drivers

- Sheriff Personnel - \$2.14M
- Payback of Debt Fund for DA Digitizing Project - \$378k

Amended budget adjustments:

- Additional CIP Investment - \$95k
- One-Time Adjustment - \$378k
- Ongoing Identified Costs - \$2.97M

RESOURCES AVAILABLE	2026 IMPACT
2025 BUDGET PERFORMANCE	\$3,020,000
2026 REVENUE REFORECAST	\$3,115,000
NEW RESOURCES	\$6,135,000

EXPENDITURE ADJUSTMENTS	2026 IMPACT
PERSONNEL REFORECAST	\$2,258,500
ONE-TIME CIP INVESTMENTS	\$94,750
UNEXPECTED OPERATIONAL COSTS	\$214,000
SERVICE LEVEL ADJUSTMENTS	\$499,000
INTERFUND CORRECTIONS	\$378,000
NEW EXPENSES	\$3,444,250

USE OF FUND BALANCE	2026 IMPACT
2026 ORIGINAL NET CHANGE	(\$920,000)
2026 AMENDED NET CHANGE	(\$1,246,000)
NET BALANCE	(\$326,000)

AMENDED BUDGET	2026 IMPACT
NET YEAR END FUND POSITION	2,694,000



2027 City General Fund resources

FND110 | Proposed revenue forecast and key adjustments

\$192.01M

2027 revenue forecast

+\$10.97M

New resources

\$181.04M

Adjusted base revenues

\$37.00M

Ending balance | 19% reserve

RESOURCE NOTES

- New resources increase the forecast to \$192.01 million.
- Sales and use taxes provide the largest single non-property gain.
- Property-value and mill changes total \$5.91 million; BPU PILOT and miscellaneous changes offset growth.

*Does not include STAR Bond Annual Appropriation budget of \$13.76M

2027 RESOURCE CHANGES

Resource change	Amount
Base valuation increase	\$2.32M
Mill shift from Bond & Interest	\$1.54M
Additional 1 mill	\$2.05M
Property tax adjustment — subtotal	\$5.91M
Sales and use forecast	\$4.70M
BPU PILOT	(\$1.33M)
Other taxes	\$1.98M
Transfers in	\$190K
Other miscellaneous changes	(\$485K)

Property-tax adjustment is a subtotal of the valuation and mill components shown above.



2027 City General Fund expenses

FND110 | Proposed expense forecast, categories and major cost drivers

\$191.34M

2027 expense forecast

+\$8.86M

New expenses

+\$80K

2027 net change

\$37.00M

Ending balance | 19% reserve

EXPENSE NOTES

- Personnel is the largest adjustment, led by COLAs and employer health contributions.
- Operating growth includes jail billing and systems maintenance costs.
- The forecast maintains a \$37.0 million ending balance and 19% reserve.

*Does not include STAR Bond Annual Appropriation budget of \$13.76M

ADJUSTMENTS BY CATEGORY

Category	Adjustment
Personnel	\$5.85M
Operating	\$3.07M
Capital — net adjustment	\$320K
Transfers out	(\$56K)

LARGEST COST DRIVERS

Cost driver	Amount
Union COLA	\$3.19M
Non-union COLA	\$1.03M
Employer health contributions	\$806K
Jail billing increases	\$790K
Systems maintenance agreements	\$724K
Systems enhancements	\$469K

City new-expense total excludes the separately presented net capital adjustment.



2027 County General Fund resources

FND160 | Proposed revenue forecast and key adjustments

\$103.38M

2027 revenue forecast

+\$10.12M

New resources

\$93.26M

2026 base revenues

\$5.64M

Ending balance | 5.5% reserve

RESOURCE NOTES

- New resources increase the forecast to \$103.38 million.
- Property-value and mill changes total \$5.09 million.
- Vehicle-related revenues add \$2.34 million; miscellaneous changes reduce the forecast by \$421,500.

2027 RESOURCE CHANGES

Resource change	Amount
Assessed valuation growth	\$3.70M
Additional 0.5 mill	\$1.16M
Shift 0.1 mill from debt service	\$233K
Property tax adjustment — subtotal	\$5.09M
Motor vehicle taxes	\$1.01M
Sales and use tax reforecast	\$1.16M
Miscellaneous other taxes	\$1.16M
Motor vehicle transaction fee	\$1.33M
Jail revenues	\$790K
Other miscellaneous changes	(\$422K)

Property-tax adjustment is a subtotal of the valuation and mill components shown above.



2027 County General Fund Expenses

FND160 | Proposed expense forecast, categories and major cost drivers

\$103.17M

2027 expense forecast

+\$8.99M

New expenses

+\$213K

2027 net change

\$5.64M

Ending balance | 5.5% reserve

EXPENSE NOTES

- Personnel accounts for \$5.22 million of expense growth. Main cost drivers:
 - Sheriff Personnel – \$2.16M
 - Cost of Living Adjustments - \$1.57M
 - Removing Personnel Trend - \$900k
- Capital adjustments total \$2.18 million, led by emergency management investment in end-of-life systems - \$1.9 million.
- The forecast maintains a \$5.64 million ending balance and 5.5% reserve.

ADJUSTMENTS BY CATEGORY

Category	Adjustment
Personnel	\$5.22M
Capital	\$2.18M
Operating	\$1.31M
Transfers	\$279K

LARGEST COST DRIVERS

Cost driver	Amount
Emergency radio backhaul lease finance	\$989K
Remove personnel trend	\$900K
Sheriff overtime	\$900K
Union COLA	\$857K
Non-union COLA	\$719K
Sheriff position count update	\$660K

County new-expense total includes capital adjustments.



2027 Department Budget Workshop Recap

2026 Amended / 2027 Budget cycle | 19 of 35 departments reviewed

\$367.87M

Base expenditures

\$444.33M

Department requests

\$391.92M

Proposed budget

\$460.57M

Fully funded estimate

WORKSHOP NOTES

- The proposed budget is \$24.04 million, or 6.5%, above base expenditures.
- Public Works, Fire and Police represent approximately 72.5% of the proposed total.
- Fully funding all estimates would require \$68.66 million above the proposed budget.

DEPARTMENT BUDGET SUMMARY

Department	Base	Request	Proposed	Fully funded
Appraiser	\$3.058M	\$3.058M	\$3.054M	\$3.058M
Clerk	\$1.578M	\$2.033M	\$1.699M	\$2.033M
Community Devo	\$0.259M	—	\$0.281M	\$0.281M
Economic Devo	\$1.912M	\$2.390M	\$2.310M	\$2.390M
Finance	\$7.475M	\$8.652M	\$7.585M	\$9.315M
Fire	\$91.416M	\$96.563M	\$91.868M	\$96.563M
Health	\$5.266M	\$6.342M	\$5.727M	\$6.342M
Human Resources	\$2.532M	\$3.644M	\$2.650M	\$3.790M
NRC	\$6.309M	\$7.192M	\$6.346M	\$7.192M
Parks & Rec	\$14.419M	\$23.264M	\$16.578M	\$25.399M
Police	\$75.149M	\$81.165M	\$76.891M	\$84.562M
Public Works	\$101.364M	\$143.386M	\$115.486M	\$151.659M
Sheriff	\$44.225M	\$50.047M	\$46.460M	\$50.562M
Technology	\$11.406M	\$14.873M	\$13.262M	\$15.707M
Urban Planning	\$1.507M	\$1.721M	\$1.721M	\$1.721M
SUBTOTAL	\$367.874M	\$444.329M	\$391.917M	\$460.573M



Eight City and County Departments Exceed the 4% Benchmark

2027 proposed budget compared with 2026 approved budget

8

Departments above 4%

\$5.14M

Variance above 4%

125.0%

Largest growth rate

\$2.02M

Largest variance

VARIANCE NOTES

- Community Development has the highest growth rate at 125.0%.
- Emergency Management has the largest variance above the benchmark at \$2.02 million.
- Emergency Management and Sheriff represent about 68% of the City and County variance.

CITY DEPARTMENTS

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Community Development	\$124,651	\$280,524	125.0%	\$150,887
Police*	\$66,368,635	\$69,900,651	5.3%	\$877,271
Urban Planning & Land Use	\$1,424,668	\$1,670,642	17.3%	\$188,988

COUNTY DEPARTMENTS

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Community Corrections	\$1,086,274	\$1,211,668	11.5%	\$81,943
Emergency Management	\$2,048,168	\$4,149,991	102.6%	\$2,019,896
Health	\$5,169,097	\$5,727,438	10.8%	\$351,577
Register of Deeds	\$742,929	\$784,457	5.6%	\$11,810
Sheriff	\$43,171,007	\$46,360,321	7.4%	\$1,462,474

* Dispatch & Security had minimal impact on the Police increase.



Twelve Shared Service Departments Exceed the 4% Benchmark

2027 proposed budget compared with 2026 approved budget

12

Departments above 4%

\$10.15M

Variance above 4%

29.6%

Largest growth rate

\$7.10M

Largest variance

SHARED SERVICE NOTES

- NonDepartmental represents 70% of the Shared Service variance above the benchmark.
- The Office of Mayor/CEO has the highest growth rate at 29.6%.
- Technology has the second-largest dollar variance at \$1.52 million.

SHARED SERVICE DEPARTMENTS

Department	2026 Approved	2027 Proposed	Growth	Variance from 4%
Budget	\$1,238,822	\$1,398,152	12.9%	\$109,777
Buildings & Logistics	\$10,731,105	\$11,228,051	4.6%	\$67,702
Commissioners	\$630,701	\$679,997	7.8%	\$24,068
County Administration	\$1,294,870	\$1,567,779	21.1%	\$221,115
Economic Development ¹	\$1,891,079	\$2,389,773	26.4%	\$423,051
Human Resources	\$2,404,443	\$2,583,961	7.5%	\$83,340
Legislative Auditor	\$788,082	\$841,099	6.7%	\$21,494
Office of Mayor/CEO	\$618,686	\$801,911	29.6%	\$158,477
Technology	\$11,292,747	\$13,262,167	17.4%	\$1,517,710
Unified Clerk	\$1,478,685	\$1,656,308	12.0%	\$118,475
Unified Legal	\$2,480,732	\$2,878,776	16.0%	\$298,814
NonDepartmental ²	\$73,344,804	\$83,380,582	13.7%	\$7,101,986

¹ City service; Land Bank is a county service. ² Includes debt service, insurance, reserves and claims.



Upcoming Budget Actions

Joint Public Hearing: (1) Proposed 2027 Budget (2) Consider Exceeding Revenue Neutral Rate— Monday August 24, 2026

2027 Proposed Budget Consideration & Adoption – Thursday August 27, 2026



Budget Actions

Joint Public Hearing: (1) 2027 Proposed Budget (2) Consider Exceeding Revenue Neutral Rate— Monday August 24, 2026

1. Revenue Neutral Public Hearing
2. 2027 Proposed Budget Hearing
3. Consider Exceeding Revenue Neutral Rate (Commission Action)

Budget Actions

Budget Consideration & Adoption – Thursday 27, 2026 – Budget Action Items Below:

1. Resolution/Ordinance – adopting the 2027 Budget for County of Wyandotte
2. Resolution/Ordinance – adopting the 2027 Budget for City of Kansas City, KS
3. Resolution – BPU PILOT Rate
4. Resolution – Wyandotte County Library Budget Adoption
5. Ordinance – Self-Supporting Municipal Improvement District
6. Resolution – Motor Vehicle Fee

****Items Above Require Commission Action****

