



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, October 1, 2026

5:00 PM

1. DOTTE PROUD HONOREES

1.1 PRESENTATION: DOTTE PROUD HONOREES

Synopsis: Dotte Proud Recognition to be conducted in the Lobby:

1. Alpha Kappa Alpha (Mu Chapter) by Mayor Watson
2. Friends of KCK Animal Services by Mayor Watson

For Information Only

Tracking #: 21450

2. CALL TO ORDER/ROLL CALL (ESTIMATED TO BEGIN AT 5:30 PM)

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. REVISIONS TO AGENDA

6. PUBLIC ANNOUNCEMENTS

7. MAYOR'S AGENDA

7.1 RESOLUTION: AMEND SCHEDULE OF MEETING TIMES FOR THE UNIFIED GOVERNMENT FROM NOVEMBER 2026 THROUGH JANUARY 2028

Synopsis: Adopt a resolution to amend the schedule of meeting times for the Unified Government through January 2028.

Tracking #: 21943

8. PLANNING AND ZONING CONSENT AGENDA

8.1 COZ2026-016 - ASHLEY DIXON

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 3218 North 80th Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21892

8.2 COZ2026-018 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING

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 2313 North 55th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0.

Tracking #: 21893

8.3 SP2026-031 - LEXI MCDANIEL WITH LEXXIS SALON

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a learning disabilities training facility and event space at 1000 North 82nd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.

Tracking #: 21681

8.4 SP2026-051 - DANIELLE MOLDER

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1407 North 82nd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.

Tracking #: 21767

8.5 SP2026-056 - LAURA SANCHEZ WITH HOMESTEAD MONTESSORI FARM SCHOOL

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2021-058, expires October 4, 2026) for an in home Montessori farm school at 3800 Weaver Court, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 10 YEARS.

Tracking #: 21771

- 8.6 **SP2026-062 - TOM PROEBSTLE WITH SKYLINE PROPERTY DEVELOPMENT**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-044, expires October 10, 2026) for a Non Owner Occupied Short-Term Rental at 10 South Hallock Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 5 YEARS.
Tracking #: 21895
- 8.7 **SP2026-063 - MICKELL LETHCO WITH SUNSHOT INVESTMENT LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2025-014, expired July 17th, 2026) for a Non-Owner Occupied Short-Term Rental at 2629 South 49th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.
Tracking #: 21896
- 8.8 **SP2026-068 - NADLER PERALTA WITH PERTALTA BROS INC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1107 Orville Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.
Tracking #: 21900
- 8.9 **SP2026-069 - SHAYMOND JANES WITH JANES BROTHERS LLC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit (Renewal of SP2024-031, expired August 8, 2026) for a Non-Owner Occupied Short-Term Rental at 2737 South 53rd Terrace, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 5 YEARS.
Tracking #: 21902
- 8.10 **SP2026-070 - NADLER PERALTA WITH PERALTA BROS INC**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for a Non-Owner Occupied Short-Term Rental at 28 North 14th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 1 YEAR.
Tracking #: 21903
- 8.11 **SP2026-071 - UMED SAIDOV WITH FRANK MOTORS**
Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for automotive sales and repair at 940 Cheyenne Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7-0 FOR 2 YEARS.
Tracking #: 21904

8.12 Miscellaneous

8.12.1 AN ORDINANCE ESTABLISHING THE USE AND REGULATIONS OF ACCESSORY DWELLING UNITS ("ADUs")

Synopsis: An ordinance allowing and regulating accessory dwelling units as a subordinate use to the primary residence in any district that residential uses are allowed. Four different ADU typologies are allowed: interior, attached, detached, and converted, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 0.

Tracking #: 21939

8.13 Minutes

8.13.1 MINUTES

Synopsis: Minutes from the Planning and Zoning/Board of Commissioners meetings on August 27, 2026.

Tracking #: MINUTES

9. PLANNING AND ZONING NON-CONSENT AGENDA

9.1 SP2026-044 - INLAND BLUFFS LLC

Synopsis: A RECOMMENDATION and ORDINANCE for a Special Use Permit for grading and movement of materials at 7000, 6500 Holliday Drive, and 6601 Inland Drive, RECOMMENDED FOR APPROVAL BY A VOTE OF 5-2.

Tracking #: 21690

9.2 Miscellaneous

9.2.1 AN ORDINANCE AMENDING SEVERAL SECTIONS OF THE ZONING CODE IN ORDER TO ENSURE LOCAL COMPLIANCE WITH SB 418 (THE "BY-RIGHT HOUSING DEVELOPMENT ACT").

Synopsis: An ordinance updating planning procedures to subdivisions and rezonings, the administrative appeals process, and residential and light commercial zoning regulations in order to comply with the Kansas By-Right Housing Development Act, in effect as of July 1, 2026, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 1.

Tracking #: 21941

10. REGULAR CONSENT AGENDA

Consent Agenda items will be acted upon by one motion unless a member of the Commission or Administrator requests an item be set aside for discussion and separate action.

10.1 RESOLUTION: FISCAL YEAR 2026 KANSAS DEPARTMENT OF CORRECTIONS ADULT CASE PLAN REPORT

Synopsis: Adoption of a resolution approving the annual case plan report to the Kansas Department of Corrections for the Adult Services program.

*On September 14, 2026, the **Public Works and Safety Standing Committee**, chaired by Commissioner Kump, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21809

10.2 RESOLUTION: KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) INNOVATIVE TECHNOLOGY GRANT APPLICATION FOR SIGNAL IMPROVEMENTS

Synopsis: Adoption of a resolution requesting approval to apply for a Kansas Department of Transportation (KDOT) grant in the amount of up to \$1,000,000 to upgrade signal equipment and signs. This is a one-time cost for a grant match at 25% of the total. We are currently planning on dedicating some of our annual signal maintenance debt funds to this match.

*On September 14, 2026, the **Public Works and Safety Standing Committee**, chaired by Commissioner Kump, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21861

10.3 RESOLUTION: DEPARTMENT OF JUSTICE COPS TECHNOLOGY AND EQUIPMENT PROGRAM FOR PUBLIC ALERTS AND MESSAGING

Synopsis: Adoption of a resolution to apply for a grant to help cover the subscription costs of both the Everbridge public alert messaging system and Web-based Emergency Operations Center (WebEOC), the platform used for incident coordination and situational awareness. The grant would cover the subscription costs of both platforms for two years in the amount of \$225,000. There is no local match required for this submission.

*On September 14, 2026, the **Public Works and Safety Standing Committee**, chaired by Commissioner Kump, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21779

10.4 **RESOLUTION: AMERICORPS SENIORS RSVP GRANT**

Synopsis: Adopt a resolution for the application for, and acceptance if offered, of the service year 2027-2030 AMERICORP Seniors Funding Opportunity Grant. The grant term is three years, running from March 31, 2027, through March 2030, with an award amount of \$75,000.00 plus \$350 per volunteer. 10 percent match in-kind for salary.

*On September 14, 2026, the **Administration and Human Services Standing Committee**, chaired by Commissioner Kump, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21874

10.5 **RESOLUTION: GRANT APPLICATION AND POLICY**

Synopsis: Adopt a resolution amending the grant application and acceptance policy.

*On July 13, 2026, the **Administration and Human Services Standing Committee**, chaired by Commissioner Ramirez, voted unanimously to approve and forward to the Board of Commissioners meeting. This matter was scheduled before the Board of Commissioners on August 6, 2026, and set back to the standing committee for further discussion. On September 14, 2026, the **Administration and Human Services Standing Committee**, chaired by Commissioner Kump, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21526

10.6 **APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Housing Authority:**

Appointment of Stefan King-Term 9/17/26 to 12/15/29, submitted by Commissioner Howard.

Tracking #: 21951

10.7 **COMMUNICATION: PROPOSED 2027 HOLIDAY SCHEDULE**

Synopsis: Below is the following proposed 2027 holiday schedule:

New Year's Day	Friday, January 1
Martin Luther King, Jr. Day	Monday, January 18
Presidents Day	Monday, February 15
Spring Holiday	Friday, March 26
Memorial Day	Monday, May 31
Juneteenth	Friday, June 18
Independence Day	Monday, July 5
Labor Day	Monday, September 6
Veterans Day	Thursday, November 11
Thanksgiving Day	Thursday, November 25
	Friday, November 26
Christmas	Friday, December 24
New Year's Day	Friday, December 31*

*While the second New Year's Day above technically is a 2028 holiday, it is included here because the officially observed holiday occurs in 2027.

Tracking #: 21959

11. PUBLIC HEARING AGENDA

12. STANDING COMMITTEES' AGENDA

13. ADMINISTRATOR'S AGENDA

14. COMMISSIONERS' AGENDA

EXECUTIVE SESSION

- 1 **EXECUTIVE SESSION REGARDING MATTERS RELATING TO EMPLOYER-EMPLOYEE RELATIONS AND NEGOTIATIONS. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.**

Synopsis:

Tracking #: 21960

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

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+13462487799,,86971076459# US (Houston)

Join via audio:

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

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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.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
		Commissioners' Office
AGENDA ITEM #1.1.		
PRESENTATION: DOTTE PROUD HONOREES		
BACKGROUND		
Dotte Proud Recognition to be conducted in the Lobby: 1. Alpha Kappa Alpha (Mu Chapter) by Mayor Watson 2. Friends of KCK Animal Services by Mayor Watson		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Dotte Proud Certificate 10.01.26		

Approved by Mayor/Administrator to add to agenda.



THE DOTTE PROUD AWARD

On behalf of the
Unified Government of Wyandotte County/Kansas City, Kansas
we extend our sincere appreciation and gratitude for your contributions
and your commitment to the betterment of our community.
Your commitment to strengthening our neighborhoods, uplifting our
community, and contributing your time, talent, and energy reflects the
very spirit of what it means to be

Dotte Proud.

In recognition of your outstanding service, leadership, and dedication
to the people of

Wyandotte County/Kansas City, Kansas

Presented this 1st day of October, 2026 to :

Alpha Kappa Alpha
(Mu Chapter)



Mayor/CEO Christal E. Watson



THE DOTTE PROUD AWARD

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we extend our sincere appreciation and gratitude for your contributions
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to the people of

Wyandotte County/Kansas City, Kansas

Presented this 1st day of October, 2026 to : Friends of KCK
Animal Services



Mayor/CEO Christal E. Watson



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Farley, Assistant Counsel mfarley@wycokck.org x5679	Legal
AGENDA ITEM #7.1.		
RESOLUTION: AMEND SCHEDULE OF MEETING TIMES FOR THE UNIFIED GOVERNMENT FROM NOVEMBER 2026 THROUGH JANUARY 2028		
BACKGROUND		
Adopt a resolution to amend the schedule of meeting times for the Unified Government through January 2028.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution_BOC P&Z Meeting Schedule_Amendment_Effect.Pub, Full Commission Schedule 2026-28_Amended		

Approved by Mayor/Administrator to add to agenda.

(Published _____)

RESOLUTION NO. R-_____-2026

**A RESOLUTION AMENDING THE SCHEDULE OF MEETING TIMES FOR THE
UNIFIED GOVERNMENT COMMISSION FROM NOVEMBER 2026 THROUGH
JANUARY 2028.**

WHEREAS, pursuant to the provisions of Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, the Commission is authorized to set the time for regular meetings of the Commission as well as meetings that include planning and zoning matters (“P&Z meetings”) and to do so for a two-year period;

WHEREAS, pursuant to the provisions of K.S.A. 12-757, a protest petition against a proposed change of zone amendment can be filed with the Unified Clerk within 14 days of the conclusion of the City Planning Commission meeting at which a recommendation to the amendment was made;

WHEREAS, the Kansas courts have also extended protest petitions to special use permit amendments, under the same provisions as change of zone amendments in K.S.A. 12-757;

WHEREAS, R-105-25 (“A RESOLUTION SETTING THE SCHEDULES OF MEETING TIMES FOR THE STANDING COMMITTEES OF THE UNIFIED GOVERNMENT COMMISSION AND FOR THE UNIFIED GOVERNMENT COMMISSION THROUGH JANUARY 2028”), made effective by publication on January 1, 2026, established the dates for P&Z meetings, including meetings on November 19 and December 17 of 2026, and June 24, November 18, and December 16, 2027;

WHEREAS, R-_____-26 (“A RESOLUTION AMENDING THE SCHEDULE OF MEETING TIMES FOR THE UNIFIED GOVERNMENT COMMISSION THROUGH JANUARY 2028”), made effective upon passage by the Commission on September 3, 2026, established October 1, 2026 as an additional P&Z meeting but did not address the aforementioned five meeting dates;

WHEREAS, the aforementioned five meeting dates are less than 14 days after the scheduled or presumed meeting date of the City Planning Commission, thereby not providing the full amount of time for a protest petition to a change of zone amendment to be filed;

WHEREAS, in order to comply with both K.S.A. 12-757 and R-_____-26, all change of zone and special use permits receiving a public meeting on the second Monday of the month would not receive a P&Z meeting until the third or last Thursday of following month;

WHEREAS, pursuant to the provisions of Appendix C, Section 107, the Commission is authorized to change the time and date of a meeting if a holiday falls on or near that meeting date, or if the preceding planning commission meeting is less than 14 days before the scheduled P&Z meeting;

WHEREAS, it is the policy of the Commission to promote local development and growth by avoiding unnecessary delays in the planning and zoning process.

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

Section 1. The attached schedule of meeting times of the Unified Government Commission, established pursuant to the provisions of Appendix C, Section 107 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, amends the scheduled previously set by R-105-25 and previously amended by R-_____-26, and is hereby itself set.

Section 2. The meeting times of the standing committees of the Unified Government Commission, established pursuant to the provisions of Appendix C, Section 202 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are not amended and shall remain as set.

Section 3. This Resolution shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

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

Christal E. Watson, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Acting Chief Counsel

OPTION B - AMENDED

3 meetings per month

FEBRUARY 2026- JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays at 5:30 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission

PZ=Planning & Zoning

2026

February	5	BOC
	19	BOC
	26	PZ
March	5	BOC
	19	BOC
	26	PZ
April	9	BOC
	23	BOC
	30	PZ
May	7	BOC
	21	BOC
	28	PZ
June	4	BOC
	18	BOC
	25	PZ
July	9	BOC
	23	BOC
	30	PZ
August	6	BOC
	20	BOC
	27	PZ
September	3	BOC
	17	BOC
	24	BOC & PZ
October	1	BOC & PZ
	15	BOC
	29	PZ
November	5	BOC
	12	BOC
	19	PZ
December	3	BOC & PZ
	10	BOC
	17	PZ

OPTION B - AMENDED

3 meetings per month

FEBRUARY 2026- JANUARY 2028 COMMISSION MEETING SCHEDULE

Thursdays at 5:30 p.m. (unless otherwise specified)

Location: Commission Chambers (or as otherwise provided by notice of the UG Clerk)

BOC=Full Commission

PZ=Planning & Zoning

2027

January	7	<u>BOC & PZ</u>
	21	BOC
	28	PZ
February	4	BOC
	18	BOC
	25	PZ
March	4	BOC
	18	BOC
	25	PZ
April	8	BOC
	22	BOC
	29	PZ
May	6	BOC
	20	BOC
	27	PZ
June	3	BOC
	17	BOC
	24	PZ
July	1	<u>BOC & PZ</u>
	15	BOC
	29	PZ
August	5	BOC
	19	BOC
	26	PZ
September	2	BOC
	16	BOC
	30	PZ
October	7	BOC
	21	BOC
	28	PZ
November	4	BOC
	10	BOC
	18	PZ

December	2	<u>BOC & PZ</u>
	9	BOC
	16	PZ

2028

January	6	<u>BOC & PZ</u>
	20	BOC
	27	PZ



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: October 1, 2026

Re: Change of Zone Petition COZ2026-016

GENERAL INFORMATION

Applicant Information:

Ashley Dixon
317 North 61st Street
Kansas City, Kansas 66102

Subject Property:

3218 North 80th Terrace
Kansas City, Kansas 66109

Requested Action and Purpose:

Approval of Change of Zone from R-1
Single Family District to A-G
Agriculture for keeping livestock and
farming

Commission Districts:

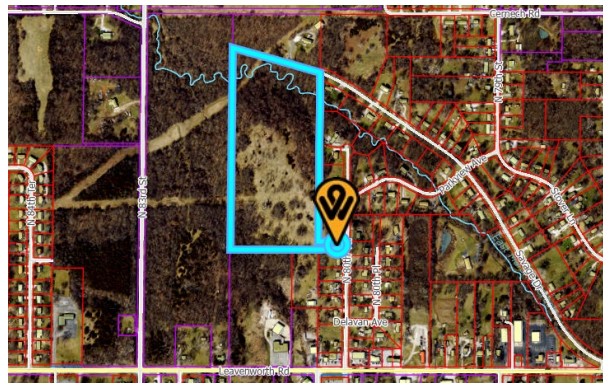
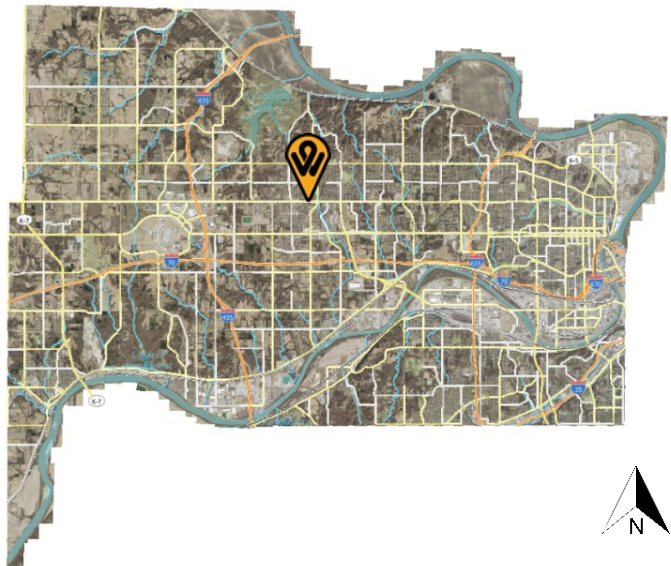
At-Large District #1 Commissioner:
Melissa Bynum
District Commissioner #8:
Andrew Davis

Existing Zoning District(s):

R-1 Single Family District

Proposed Zoning District(s):

A-G Agriculture District



	Adjacent Zoning	Adjacent Uses
North	A-G Agriculture District	Single family residence
South	R-1 Single Family District	Single family residence
East	R-1 Single Family District	Single family residence
West	R-1 Single Family District	Single family residence

Total Tract Size: 21.24 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 neighborhoods.

Major Street Plan: The goDotte County-Wide Mobility Strategy designates North 80th Street as Local street type.

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) requires one (1) shade tree per dwelling unit required in the front or corner side yard. The subject property meets the requirement.

Advertisement: The Wyandotte Echo – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing(s): September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ashley Dixon, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 3218 North 80th Terrace.

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. CAC23-2217 – Code Admin Citation – July 17, 2023 – No Payment – Special Assessment – 2024 Lien tax role. Administrative Citation – Previous property owner.
2. ABT23-1578 – Abatement – June 28, 2023 – No Payment – Special Assessment – Weeds and fallen tree – Previous property owner.

Outstanding or Related Permit and Cases:

1. BOZA2026-021– Variance – September 14, 2026 – Variance for frontage lot width minimum requirement - APPROVED

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 Nearman Hills Statistical Neighborhood and Census Block Group 0446011. The neighborhood consists primarily of large single-family lots to the north, south, east, and west of the property. Some commercial uses are also located to the south of the property as well as Leavenworth Road.

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 single family lots to the north, east, south, and west of the property. To the

south of the property, Leavenworth Road is located. The proposed use, which is residential in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property as the property meets the five (5) acre requirement and there is an A-G Agriculture District lot adjacent to the north of the property. The removal of restrictions will not detrimentally affect nearby property.

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

The property is not vacant.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public as it benefits the applicant and not the public. The proposed use will not affect the use, quality, or marketability of nearby property as the change of zone will affect the property owner and not the surrounding neighbors.

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 North 80th Terrace, a Local street type to accommodate it if managed properly.

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

The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. The proposed use does conform 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. The applicant is requested to reach out to the Conservation District Department to provide a Conservation Plan to better support the environment based on the proposal.

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

a. Electric and Water Service

BPU provides electric and water service.

b. Sanitary Sewer Service

There is no sanitary sewer service to the property.

c. Storm Water Control

The UG provides storm water control to the property.

d. Police

Police service is provided by West Patrol, District #225.

e. Fire

Fire service is provided by Station #13, which is 0.22 of a mile away from the subject property.

f. Transit

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

g. Schools

Public Education is provided by Bethel Elementary School, D.D. Eisenhower Middle School, and Washington High School, Kansas City, Kansas USD 500.

h. Streets

See item #6 above.

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

It would not necessarily have an economic impact to the community but the applicant itself.

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

The proposed use is not capable of meeting ordinance requirements because the property does not meet the lot width requirement of having 250 feet of frontage. However, the applicant did apply for a Variance (BOZA2026-021).

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

The relative gain to public health, safety and welfare is minimal as this action benefits the property owner. If denied, the property owner may not use the property for A-G Agriculture purposes, however, they can still use the property under R-1 Single Family District.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1737 North 82nd Street (West Wyandotte Library, Conference Room B) on August 27, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Lot width frontage

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Is the applicant aware that livestock is permitted under the current zoning, as the property is of sufficient size to accommodate livestock? However, the current zoning regulations limit the size and number of accessory structures permitted on the property.

Applicant's Response: Yes. We understand that livestock may be permitted under the existing R-1 zoning based on the size of the property. However, our request to change the zoning to A-G is not solely for the purpose of keeping livestock.

Our long-term plan is to use the property as both our primary residence and an agricultural homestead. Planned agricultural uses include livestock, gardening and crop production, a barn, and a high tunnel. The A-G Agriculture District more accurately reflects the intended long-term use of the property and accommodates the agricultural accessory structures needed to support those activities. The property is established with the USDA Farm Service Agency as an active farm, and we are actively working with the USDA Natural Resources Conservation Service (NRCS) on conservation practices and agricultural land management.

2. Will the applicant live on the property with livestock, or will livestock be kept on the premises without a residence?

Applicant's Response: Yes. We intend to build our primary residence on the property and live there. The property will also be used as a small family-operated agricultural homestead, including livestock, gardening, and crop production. Because we intend to reside on the property, the livestock and property will be routinely observed and maintained as part of our daily activities.

3. How will animal waste be disposed of and, how often?

Applicant's Response: We initially plan to keep goats and chickens. We are working with the USDA Natural Resources Conservation Service (NRCS) regarding conservation and agricultural management of the property. The number of animals maintained on the property will be based on appropriate stocking rates and the carrying capacity of the land, consistent with the recommendations and parameters developed through our conservation planning. This will allow livestock numbers to remain appropriate for the available acreage, pasture condition, and long-term health of the land.

4. What will the livestock be fed and what is the water source?

Applicant's Response: Livestock will primarily be fed through managed pasture grazing, supplemented with hay and other appropriate feed as needed. Water will be provided from the property's well and pond. Feeding, grazing, and watering practices will be managed according to the needs of the animals and the conservation practices developed for the property.

5. What type of livestock is the applicant proposing to have and the quantity?

Applicant's Response: We initially plan to keep goats and chickens. We are working with the USDA Natural Resources Conservation Service (NRCS) regarding conservation and agricultural management of the property. The number of animals maintained on the property will be based on appropriate stocking rates and the carrying capacity of the land, consistent with the recommendations and parameters developed through our conservation planning. This will allow livestock numbers to remain appropriate for the available acreage, pasture condition, and long-term health of the land.

6. Reach out to the Conservation District to create a Conservation Plan.

Applicant's Response: We have already been actively working with the USDA Natural Resources Conservation Service (NRCS) regarding conservation planning and appropriate agricultural management practices for the property. Our District Conservationist, Timothy McCoy, has visited the property on multiple occasions and has been working with us regarding conservation and land-management practices.

We have also applied for assistance through NRCS's Environmental Quality Incentives Program (EQIP). NRCS completed its initial assessment and evaluation of our application, determined that it met the priorities established for one or more ranking pools, and subsequently notified us that the application was

pre-approved for funding for conservation practices, subject to applicable program requirements.

We will continue working with NRCS and coordinate with the appropriate Conservation District personnel regarding livestock management, appropriate stocking rates and carrying capacity, pasture and grazing management, soil health, nutrient management, and protection of the property's natural resources.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2026-016**, subject to:

1. **This City Planning Commission case is being heard in conjunction with BOZA2026-021. Any approval by the City Planning Commission or Board of Commissioners of this case, and the conditions of approval contained herein, are contingent, and shall only go into effect, upon the approval of BOZA2026-021 by the Unified Government Board of Zoning Appeals and upon any ordinance publications required by law;**
2. **Adhere to the Conservation District comments;**
3. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
4. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
5. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**
6. **A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;**
7. **Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all**

covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed by right or by Special Use Permit under the new zoning district, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located; and,

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

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Plot Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-016** 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 **COZ2026-016**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 1:25:49:

COZ2026-016 - ASHLEY DIXON

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 3218 North 80th Street (in conjunction with BOZA2026-021). Detailed Outline of Requested Action: The applicant, Ashley Dixon, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 3218 North 80th Terrace.

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

Present in Support:

- Ashley Dixon, Applicant, 3218 North 80th Street, Kansas City, Kansas 66109

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:27:33: Osiris Nunez Espinoza, Planner, stated that the property is 21 acres, the related variance has already been approved earlier this evening. Staff recommends approval with conditions outlined in the report.

Motion starts at 1:28:13:

On motion by Commissioner Russell, seconded by Commissioner Foglesong, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-016:**
Carson **Chairman**

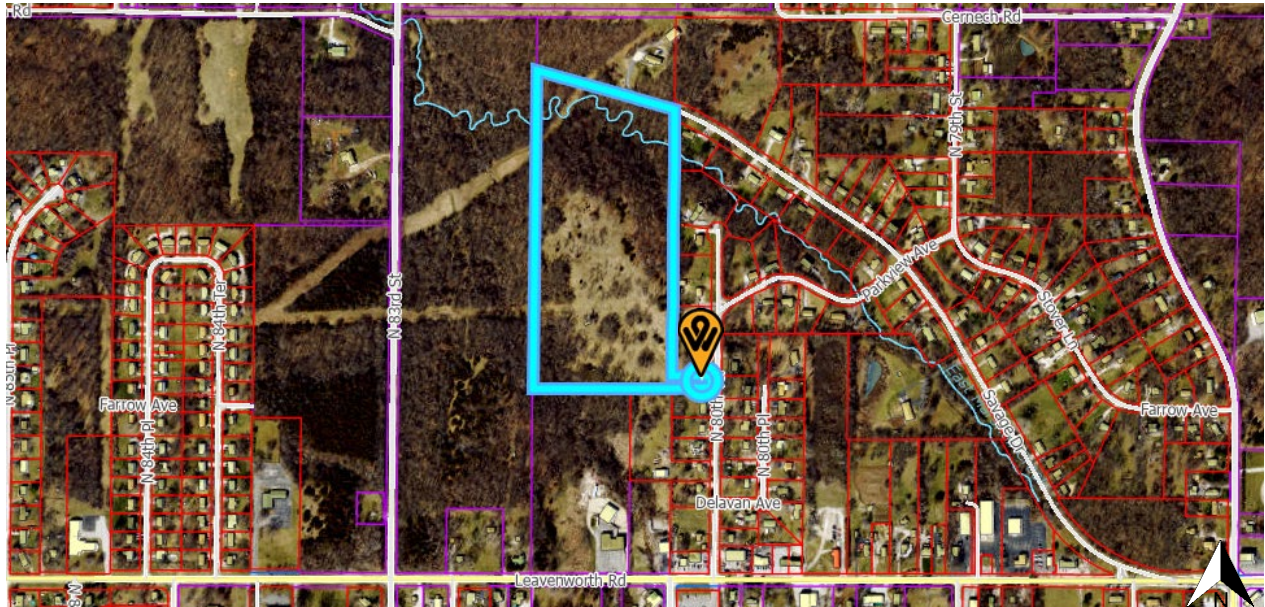
Ward	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Russell	Aye
Foglesong	Aye
Jones	Aye
Miller	Not present
Straws	Not present
Mohler	Not present

Motion to APPROVE Passed: 7 to 0

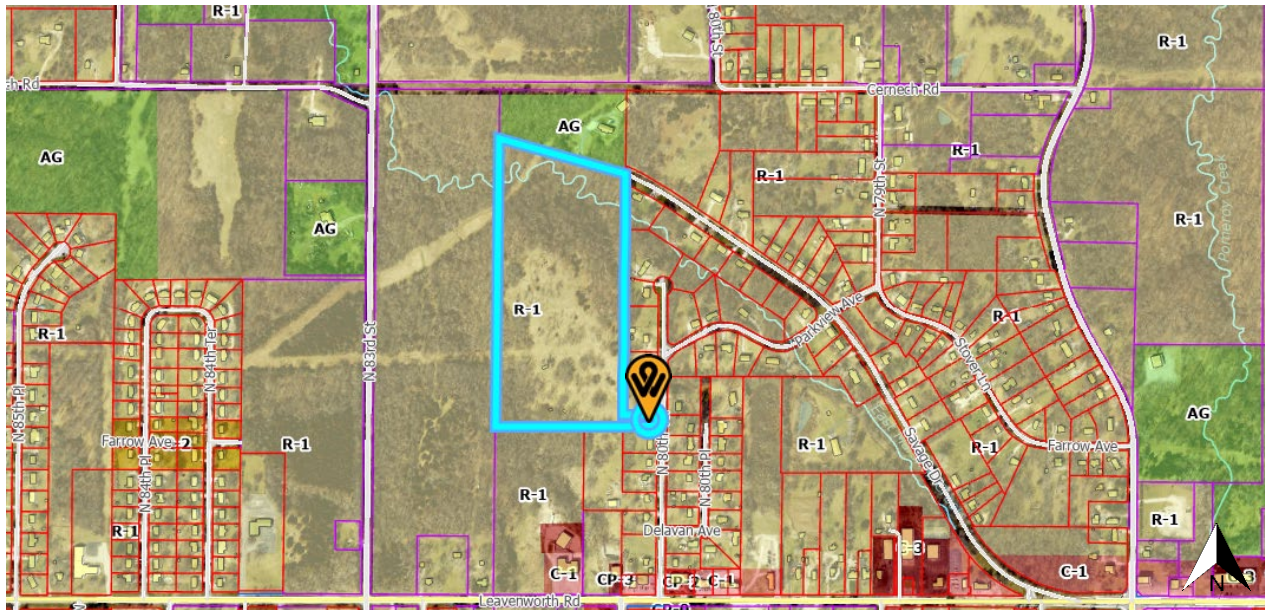
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION AND CONDITIONS.**

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

NEIGHBORHOOD MEETING — ATTENDANCE SHEET

Petitions COZ2026-016 (Change of Zone R-1 to AG) and BOZA2026-021 (Variance)

3218 N 80th Terrace, Kansas City, KS 66109

Thursday, August 27, 2026 — 5:00 p.m. — West Wyandotte Library, Conference Room B, 1737 N 82nd St, Kansas City, KS 66112

[illegible]

ATTACHMENT A - NEIGHBORHOOD MEETING SUMMARY

COZ2026-016 / BOZA2026-021

August 27, 2026 | 5:00 PM | West Wyandotte Library

Meeting Purpose: Neighborhood meeting regarding the proposed change of zoning from R-1 Single Family District to A-G Agriculture District and the related minimum lot-width variance for the property at 3218 North 80th Terrace, Kansas City, Kansas 66109.

Community Question / Comment	Response
How big of a house will be built on the property?	We plan to build a home of approximately 2,500 square feet.
Will there be secondary structures on the property?	Yes. We plan to have a barn and a high tunnel to support the agricultural use of the property.
Will the property have a septic system?	Yes. The home will use a private septic system.
Will this increase traffic on 80th Terrace?	No significant increase in traffic is anticipated. The property will primarily be our private residence and small farm.
How do you plan on keeping goats contained?	Goats will be contained using appropriate agricultural fencing, including electronic fencing, and kept on our property.
Will there be any rental structures on the property?	No. We do not currently plan to have rental homes or rental structures on the property.
Do you plan on cutting down the forest/wooded area?	No. We intend to preserve the wooded areas as much as possible. We are also working with USDA conservation professionals regarding conservation and land-management practices for the property.

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

1. That I am the petitioner for Petition # COZ2026-016 / BOZA2026-021.
2. That I conducted a neighborhood meeting on August 27, 2026, at 5:00 PM at the West Wyandotte Library.
3. The notice to nearby property owners was sent on August 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.


Ashley Dixon, Affiant

Joe R. Smith
Notary Public









(First published _____)

COZ2026-016

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 3218 North 80th Terrace, 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 August 29, 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:

TRACT 1: Beginning at a point 897 feet North of the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 29, Township 10, Range 24, thence North 60 feet, thence East 207.43 feet, thence South 60 feet, thence West 207.43 feet to the point of beginning, or as otherwise described: The North 60 feet of the South 957 feet of Lot 5, ROEMERMAN ESTATES, in Wyandotte County, Kansas.

AND TRACT 2: Beginning at the Southeast corner of the West 1/2 of the Southwest 1/4 of Section 29, Township 10, Range 24, thence North along the East line of the West 1/2 of said Southwest 1/4 897.0 feet to the true point of beginning, thence continuing North along said East line of the West 1/2 of the Southwest 1/4 1744.31 feet to the Northeast corner of the West 1/2 of said Southwest 1/4, thence West along the North line of the Southwest 1/4 of said Section 658.5 feet to the Northwest corner of the East 1/2 of the West 1/2 of said Southwest 1/4 1746.77 feet, thence East and parallel to the South line of said Southwest 1/4 659.0 feet to the true

point of beginning, excepting that part on the North being used as roadway, and beginning at a point 897 feet North of the Southwest corner of the East 1/2 of the Southwest 1/4 of Section 29, Township 10, Range 24, thence North 60 feet, thence East 207.43 feet, thence South 60 feet, thence West 207.43 feet to the beginning, less that part taken for road purposes, in Wyandotte County, Kansas, located at approximately 3218 North 80th Terrace, 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: October 1, 2026

Re: Change of Zone Petition COZ2026-018

GENERAL INFORMATION

Applicant Information:

Krystal Voth with Atlas Land
Consulting
Owner
Rodolfo Orozoco
2313 North 55th Street
Kansas City, Kansas 66104

Subject Property:

2313 North 55th Street
Kansas City, Kansas 66104

Requested Action and Purpose:

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

Commission Districts:

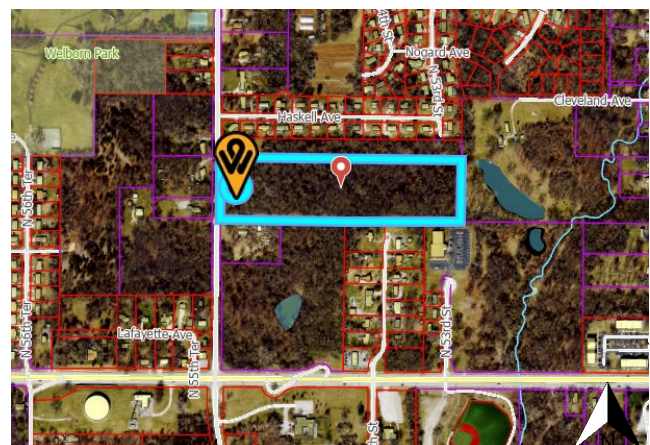
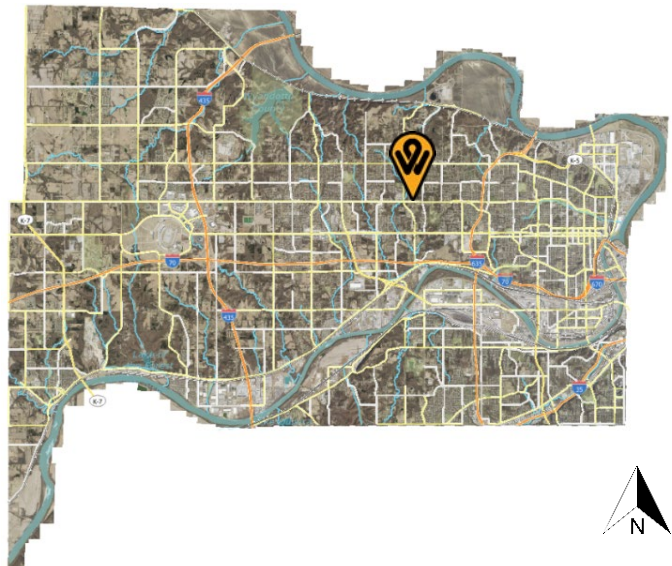
At-Large Commissioner, District #1:
Melissa Bynum
District #8 Commissioner:
Andrew Davis

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	Single family residence
East	R-1 Single Family District	Single family residence
West	R-1 Single Family District	Single family residence

Total Tract Size: 11.7 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 neighborhoods.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 55th Street as a Minor Collector.

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. The property does not meet the requirement, but the lot is undeveloped.

Landscaping Requirement: Section 27-700(a) requires one (1) shade tree per dwelling unit required in the front or corner side yard. The subject property meets the requirement.

Advertisement: The Wyandotte Echo – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing(s): September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: There were two (2) people present at the City Planning Commission meeting, with questions on types of animals and size of the barn.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Krystal Voth with Atlas Land Consulting, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 2313 North 55th Street.

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. 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 Bethel-Welborn Statistical Neighborhood, Leavenworth Road Association Neighborhood Business Group, Census Block Group 0444003. The neighborhood consists of single-family lots to the north, east, south, and west of the subject property. Parallel Parkway is directly to the south of the property.

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

The zoning and uses are set out above. The subject property is surrounded by the single family lots to the north, east, south, and west of the property. To the south of the property, Parallel Parkway is located. The proposed use, which is residential in nature, is compatible with nearby uses if properly managed.

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

The proposed use is suitable for the subject property as the property meets the five (5) acre requirement however, there are no A-G Agriculture District properties near by. The removal of restrictions will not detrimentally affect nearby property.

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

The property is vacant, as the property is undeveloped.

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 it benefits the applicant and not the public. The proposed use will not affect the use, quality, or marketability of nearby property as the change of zone will affect the property owner and not the surrounding neighbors.

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

The proposed use does not the potential to increase vehicular traffic, and should not exceed the capacity of North 55th Street, a Collector street type to accommodate it if managed properly.

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

The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. The proposed use does conform 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. The applicant is requested to reach out to the Conservation District Department to provide a Conservation Plan to better support the environment based on the proposal.

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

a. *Electric and Water Service*

BPU provides electric and water service.

b. Sanitary Sewer Service

There is no sanitary sewer service to the property. Septic service is required.

c. Storm Water Control

The UG does not provide storm water control to the property.

d. Police

Police service is provided by West Patrol, District #223.

e. Fire

Fire service is provided by Station #18, which is 0.75 mile away from the subject property.

f. Transit

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

g. Schools

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

h. Streets

See item #6 above.

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

It would not necessarily have an economic impact to the community but the applicant itself.

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

The proposed use meets all applicable ordinance requirements, including the subject property being at least five (5) acres to be rezone. The proposed uses are allowed by right under the proposed zoning change, A-G Agriculture District.

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

The relative gain to public health, safety and welfare is minimal as this action benefits the property owner. If denied, the property owner may not use the property for A-G agricultural purposes, however, they can still use the property under R-1 Single Family District.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting via Google Meet on August 25, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

None

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Will the applicant live on the property with livestock, or will livestock be kept on the premises without a residence?
 - a. If the applicant does not reside on the property, how often will the applicant return to the property to check on the animals and ensure the property is being continuously maintained?

Applicant's Response: The Property will not have Residence on premises; however we will be there daily to check animals and be sure that the property is being maintained.

2. Provide up to date photos of the property.

Applicant's Response: See Attached.

3. Is the applicant aware that livestock is permitted under the current zoning, as the property is of sufficient size to accommodate livestock? However, the current zoning regulations limit the size and number of accessory structures permitted on the property.

Applicant's Response: Yes, being ten acres, we have sufficient land space.

4. What type of livestock is the applicant proposing to have and the quantity?

Applicant's Response: We are going to have sheep and goats on the piece of property. With Kansas guidelines of 3 to 6 head per acre, we do not want to over graze the grass and want to keep a good look we are only planning on putting 25-30 head on this piece.

5. How will animal waste be disposed of and, how often?

Applicant's Response: With running only 25-30 head of goats and sheep on 10 acres waste will be minimal. If waster builds up in a certain area, we will clean waste up and haul off site to use for fertilizer.

6. What will the livestock be fed and what is the water source?

Applicant's Response: We will have a city water meter and install automatic water so animals always have access to clean safe water. We plan to graze the grass and supplement grain and alfalfa/hay as needed.

7. Reach out to the Conservation District to create a Conservation Plan for the keeping of livestock.

Applicant's Response: Can Staff please provide the requirements for when a Conservation Plan is required for the keeping of livestock? What is the minimum threshold?

Staff's Comment: Staff cannot provide this information as this would be required to be reviewed by the Conservation District Department.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **COZ2026-018**, subject to:

- 1. **Adhere to the Conservation District comments;**
- 2. **Section 27-608(3) Accessory buildings such as barns, silos, other exclusively agricultural structures, roadside stands, etc., provided that such structures are set back at least 50 feet from any street line;**
- 3. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 4. **A Right-of-Way Permit is required. The applicant is required to contact the Public Works Department at (913) 573-5311 or by info@wycokck.org to confirm if they need a right-of-way permit, and if so, must take it upon themselves to initiate the permit process accordingly;**

5. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
6. 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,
7. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Survey
Image of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Change of Zone	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **COZ2026-018** as meeting all the requirements of the city code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition **COZ2026-018**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 1:28:59:

COZ2026-018 - KRYSTAL VOTH WITH ATLAS LAND CONSULTING

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 2313 North 55th Street. Detailed Outline of Requested Action: The applicant, Krystal Voth with Atlas Land Consulting, is requesting a Change of Zone from R-1 Single Family District to A-G Agriculture District for keeping of livestock and farming at 2313 North 55th Street.

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

Present in Support:

- Krystal Voth, Applicant Representative, Atlas Land Consulting, 14500 Parallel Road, Basehor, KS 66007

Present in Opposition:

- Brenden, 5405 Haskell Avenue, Kansas City, Kansas 66104, questions on what types of animals will be raised on the property.
- Pam Fellows, 5333 Haskell Avenue, Kansas City, Kansas 66104, questions on the size of the barn.

Voth replied that the barn will likely be larger than 1000 square feet. The owners are planning to keep 25 to 30 sheep and goats. A condition of rezoning is that the applicant must meet with the Conservation District to ensure that they are meeting all of the soil and water conservation requirements.

Staff Recommendation starts at 1:36:02: Osiris Nunez Espinoza, Planner, stated that the main reason that the applicants are seeking a change of zone to AG Agriculture District is to build a larger barn, which is limited to under 1000 square feet in R-1 Single-Family District. The build will be at least 50 feet away from any boundary line, giving space to neighboring properties. The applicants are planning to keep 25 to 30 animals on site, but the conservation district could restrict the property to fewer animals. Staff recommends approval subject to the conditions listed in the staff report.

Commissioner Beth asked how the animals will be taken care of because no one will be living on the property. Voth replied that the applicant intends to visit the site once per day, have fencing on the property, and automatic watering systems. Commissioner Russell asked how far the applicants are living from the property right now and if the conservation district can approve other types of animals on the property as well. Voth replied that she didn't currently know, but could get the information. Espinoza stated that the conservation district can approve other types of animals, but since the acreage of the property is quite large the applicants could also keep those types of animals currently. The main difference after rezoning to AG Agriculture District is being able to have an accessory structure larger than 1000 feet.

Motion starts at 1:41:47:

On motion by Commissioner Beth, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of COZ2026-018:**

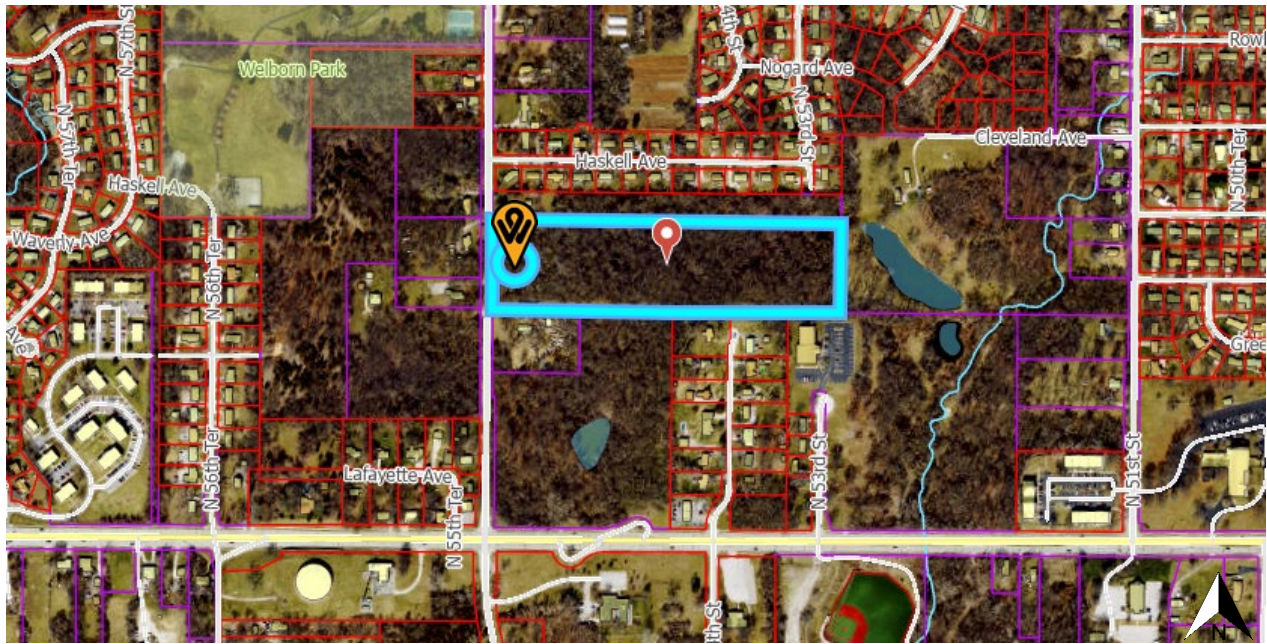
Carson	Chairman
Ward	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Russell	Aye
Foglesong	Aye
Jones	Aye
Miller	Not present
Straws	Not present
Mohler	Not present

Motion to recommend APPROVAL passed: 7 to 0

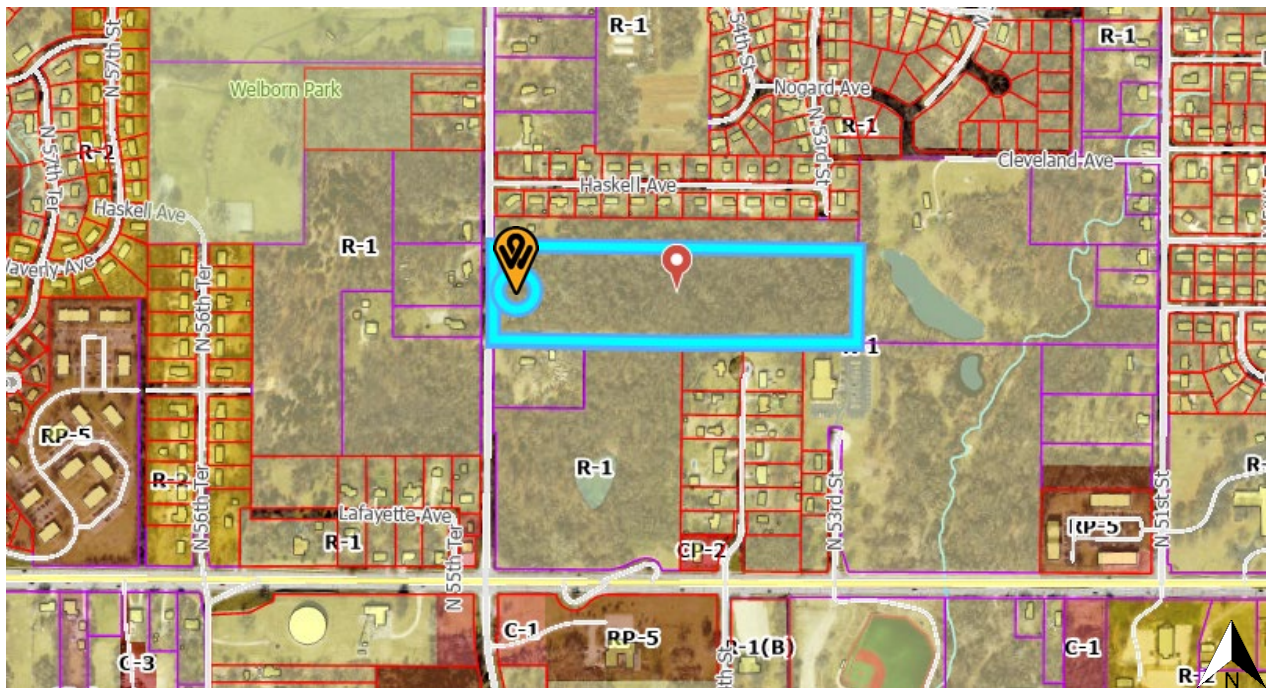
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION AND CONDITIONS.**

ATTACHMENTS

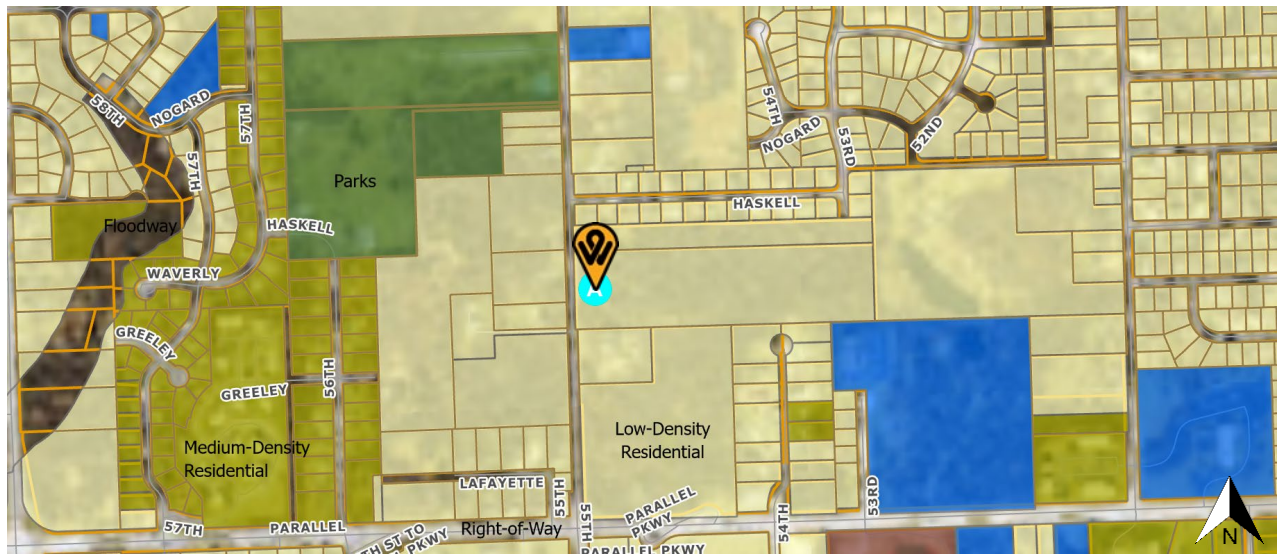
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

NHM Minutes for COZ2026-018

August 24, 2026

5:30PM-6:30PM

In attendance: Krystal Voth – Atlas Land Consulting

Members of the Public:

Mr. David Lee Brown and Dr. Nozella Brown 5319 Haskel

Mr. and Dr. Brown were curious about the process before them regarding the rezoning. Krystal explained the overall zoning process, including requirements for the neighborhood meeting and public meeting. Krystal also explained that the reason for the rezoning request is to allow for a barn larger than 1,000 square feet to be built on the parcel in the event that farm animals are kept on the property.

The Browns were also concerned about the existing wildlife on the property. Krystal explained that any land disturbances larger than one acre are required to receive a land disturbance permit.

Meeting adjourned at 6:30PM

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Leavenworth) SS:

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

1. That I am the petitioner for Petition # COZ2026-018.
2. That I conducted a neighborhood meeting on 8/25/2026.
3. The notice to nearby property owners was sent on 8/10/2026.
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.

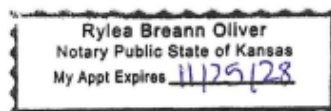
Further affiant saith not.

[Signature]
Affiant

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

My commission expires 25th of November, 2028.

Bream
[Signature]
Notary Public





(First published _____)

COZ2026-018

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 2313 North 55th Street, 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 July 29, 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:

BEGINNING AT A POINT 2 POLES SOUTH AND 72.7 PLES WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 10, RANGE 24, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 22 POLES; THENCE WEST 87.3 POLES; THENCE NORTH 22 POLES; THENCE EAST 87.3 POLES TO THE PLACE OF BEGINNING LESS THAT PART TAKEN OR USED FOR PUBLIC ROAD PURPOSES, located at approximately 2313 North 55th Street, 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: October 1, 2026

Re: Special Use Permit Petition SP2026-031

GENERAL INFORMATION

Applicant Information:

Lexi McDaniel
Lexxis Salon
1000 North 82nd Street
Kansas City, Kansas 66112

Subject Property:

1000 North 82nd Street
Kansas City, Kansas 66112

Requested Action and Purpose:

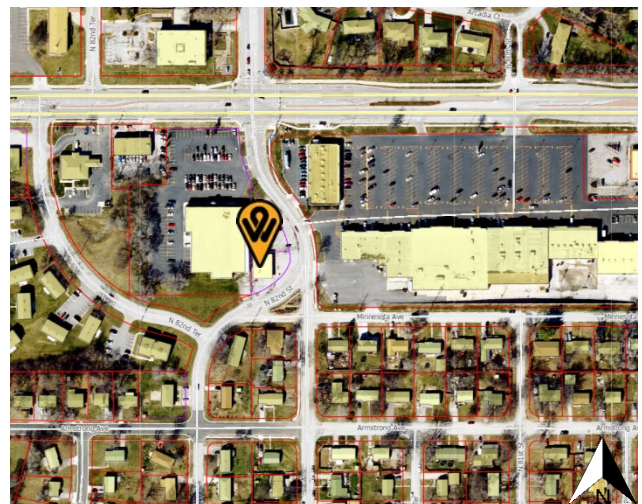
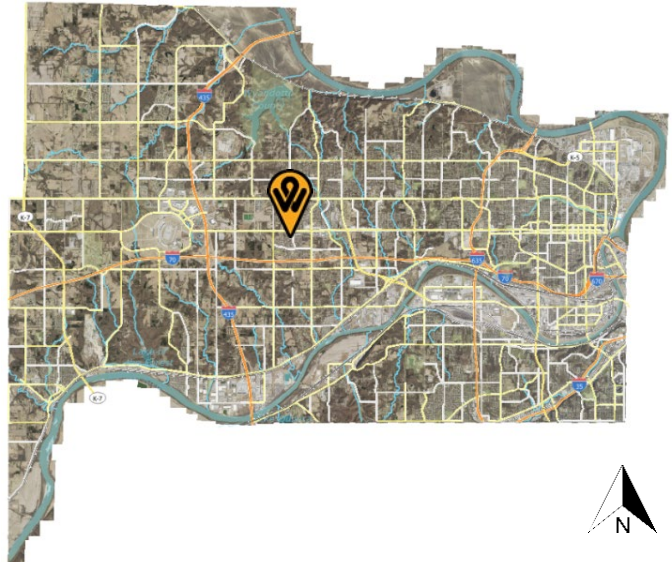
Approval of Special Use Permit to operate a skills training facility and banquet facility for adults with learning disabilities (SP2021-008 expired on June 3, 2023).

Commission Districts:

At-Large Commissioner, District #2:
Melissa Bynum
District #8 Commissioner:
Andrew Davis

Existing Zoning District(s):

CP-1 Planned Limited Business
District



	Adjacent Zoning	Adjacent Uses
North	CP-1 Planned Limited Business District	Commercial building
South	R-1 Single Family District	Single-family homes (across North 82 nd Street)
East	CP-1 Planned Limited Business and CP-2 Planned General Business Districts	Westfield Shopping Center
West	CP-1 Planned Limited Business District	Ranch Bowl bowling alley

Total Tract Size: 0.22 Acre

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Corridor Mixed Use, which allows retail, office, small businesses and residential. Access to residential uses and their facilities is allowed at street level. Live/work units with commercial/retail on the street level and residential above are allowed if the work units on the first floor contribute to the commercial/retail nature of the block.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates North 82nd Street as a Minor Collector.

Parking Requirement: Section 27-464(e) requires four (4) parking spaces for every 1,000 square feet of building space in a CP-1 District. Section 27-668(a)(11) requires places of assembly to have one (1) parking space for every four (4) seats. A parking plan of the property has not been provided, so Staff does not know how much parking is currently available on the site, nor can Staff calculate how much space is needed.

Landscaping Requirement:

Section 27-464(g) Trees are required at not less than one (1) per 7,000 square feet of site area. Six (6) foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property.

Advertisement:

The Wyandotte Echo – May 14, 2026
Letters to Property Owners – May 15, 2026, May 29, 2026, July 7, 2026, and August 3, 2026

Public Hearing:

September 14 and October 1, 2026

Public Support:

None to date.

Public Opposition:

None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Lexi McDaniel with Lexxis Salon, is requesting a Special Use Permit for a mixed-use facility that will serve as an education/job skill training facility during the day for adults with learning disabilities, and will be converted into a banquet facility on nights and weekends at 1000 North 82nd Street. The applicant previously had a Special Use Permit, SP2021-008, expiring on June 3, 2023 for the same use.

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. 2020 - June 3, 2020- Environment/Weed.
2. 2020 - May 21, 2020 – Graffiti.
3. 2020 - October 15, 2020 – Graffiti.
4. 2020 - September 24, 2020 – Graffiti.
5. 2019 - June 26, 2019 – Graffiti.
6. 2018 - October 24, 2018 - Trash, 14-Day Abatement.
7. 2018 - October 23, 2018 - Other Multiple Violations.
8. 2017 - November 14, 2017 - Tall grass, weeds, and debris.

9. 2017 - October 30, 2017 - Exterior structure in need of repainting.
10. 2017 - January 4, 2017 - Boarded Structure, 14-Day Abatement.
11. 2017 - January 3, 2017 - Other Multiple Violations.
12. 2015 - July 10, 2015 - Exterior structure in need of repainting.
13. 2013 - April 8, 2013 – Graffiti.
14. 2012 - May 31, 2012 - Other Multiple Violations.
15. 2010 - December 1, 2010 - Environment/Trash.
16. 2010 - July 19, 2010 - Environment/Weed.
17. 2009 - September 23, 2009 - Other Multiple Violations.
18. 2009 - February 24, 2009 - Other Multiple Violations.
19. 2008 - October 13, 2008 – Graffiti.
20. 2008 - January 23, 2008 – Graffiti.
21. 2007 - July 10, 2007 - Stop Work Order.
22. 2007 - March 27, 2007 – Graffiti.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2021 – SP2021-008 – Special Use Permit for a training facility for the disabled and a banquet hall. Approved for two (2) years.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is within the Victory Hills Statistical Neighborhood, Stony Point/Hunters Glen Neighborhood Group, Census Block Group 0441021. The property is located just south of State Avenue, serving as a transition between the commercial uses of State Avenue and the single-family residences to the south.

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

Nearby uses to the north, east, and west are all commercial. The use to the east—Westfield Shopping Center—is a significantly more intense commercial use than the proposed uses of the subject property. Although there is a single-family neighborhood to the south, the mixed uses of training facility and banquet facility are not so intense as to be incompatible with the surrounding properties.

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

The subject property is suitable as a mixed-use training facility and a banquet facility because the uses will occur at distinct, separate times of the day and the week. The property is located adjacent to State Avenue and all other properties on the block are zoned as CP-1 Planned Limited Business District. The additional uses will not detrimentally affect nearby 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. The property has been operating as a training facility and banquet hall since 2021.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. According to the Comprehensive Plan, the Corridor Mixed Use land use designation should be located at major arterial intersections and integrate complimentary uses of retail, office, small businesses and residential. The proposed uses integrate education and training with commercial and semi-private dining. Through the applicant's business model, both uses are quite complimentary to each other, both in terms of skill building and development, as well as timing of the uses. The proposed uses conform well with the Comprehensive Plan.

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

A banquet hall will bring in a substantial amount of people to a parcel that is less than one-quarter (0.25) acre in size. The applicant must submit a parking plan to ensure that all parking requirements have been met. This use may need a parking agreement with adjacent property or properties. If the applicant cannot reach a sufficient parking agreement, then they will need to receive a variance to the parking requirement, due to the small size of the lot.

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 uses provide valuable on-site training and real-world experience in the same building, perhaps even in the same day. Job skill programs for adults with learning disabilities are often overlooked and underfunded. The applicant is providing a need service to an underserved population, but is also running a banquet facility that can be utilized by the general public. The proposed uses are reasonably necessary for the convenience and welfare of the public. The small parking lot, however, will result in the need for spillover

parking, which will have a direct effect on any property that the applicant makes a shared parking agreement with, and indirectly this parking spillover will cause some degree of injury to the substantial or permanent injury to the appropriate use, visual quality, or marketability of adjoining properties.

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

Guests attending the banquet facility may cause noise and spillover parking. The subject property's proposed evening uses and its proximity to a residential neighborhood raises concerns over lighting issues from both cars' headlights and on-site, exterior lighting. To address these concerns, the applicant should provide either the capacity of the building or the proposed limit of guests in order to better assess the risk of noise pollution. Furthermore, the parking lot must be properly screened and landscaped in order to reduce the amount of light escaping the premises.

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

The proposed use should not pollute the land or water, if recycling and disposal of food waste and trash is properly disposed in the dumpsters.

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

There are no irreplaceable natural resources that would be damaged by the proposed uses in a pre-existing building in a built-out commercial area with no proposed expansion of the building's space or footprint.

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

The relative gain to the public health, safety, and welfare well outweighs any hardships that may be imposed on the individual landowner or landowners. The services provided, both to the community at large and to specific demographics within the community, promotes public welfare. At the same time, the proposed uses may produce noticeable amounts of pollution, noise, or light, and will increase traffic and parking to the site, especially on evening and/or weekends when a banquet is being held.

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

The applicant will be required to maintain the property based on conditions of approval, including hours of operations, general cleanup, noise, 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 applicant should provide staff with the proposed number of training staff, trainees, and banquet attendees, so Staff can make a better assessment to factors such as parking, traffic, and undue concentrations of population. Staff does note that a banquet hall by its very nature has the potential to cause both an overcrowding of land, especially on such a small lot, and causing undue concentrations of population at night (and across the street from a single-family neighborhood, no less).

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 1000 North 82nd Street in August 2026. No one attended the neighborhood meeting.

KEY ISSUES

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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

- 1. How have you complied with the previous, albeit expired conditions of approval from SP2021-008?**
 - a. Section 27-464(c)(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 AM and 1:00 AM of the following day;
 - b. Per Business Licensing Division: If approved, the applicant will need to file and maintain a current business occupation tax application with this office;
 - c. Per Building Inspection Department: A building permit is required for a change of occupancy. Please contact the Building Inspection Department to begin that process;
 - d. According to 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 to begin this process;
 - e. The applicant has provided a floor plan configuration demonstrating 40 seats. No banquet seating arrangement may exceed 40 seats;
 - f. Conformance with the Commercial Development Guidelines Overlay District—unless a deviation is requested—as outlined in the “Staff Comments” section of this report;
 - g. Conformance with all parking lot and landscaping requirements, as outlined in the “Staff Comments” section of this report;

- h. Conformance with all building element requirements, as outlined in the “Staff Comments” section of this report;
- i. Conformance with all exterior screening requirements, as outlined in the “Staff Comments” section of this report;
- j. At least 10 parking spaces must be provided;
- k. Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design;
- l. ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
- m. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
- n. A parking agreement is to be filed with the Register of Deeds for the parking provided by the training facility owned by the applicant next to this property to be used for the event space;
- 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. 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 in order 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; and,
- q. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.

Applicant Response: Yes. We have done everything.

2. The event space/banquet hall has been operating without a Special Use Permit for at three (3) years. Why was this permit not renewed in 2023?

Applicant Response: Lost parent due to Covid. Did not receive a notification of expiration.

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

Applicant Response: Lexi and Dennis McDaniel. (913) 481-2004 / (913) 486-9594.

4. **What are the proposed days and hours of operation?**

Applicant Response: Thursday, Friday and Saturday.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

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

1. **The days for the event space are Thursday, Friday and Saturday.**
2. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**
3. **If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;**
4. **All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
5. **All existing and future driveways must feature curb cuts that are constructed to UG standards;**
6. **Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**

7. 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;
8. 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;
9. 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;
10. 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;
11. 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,
12. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all

conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Letter from the Applicant
Applicant Response Letter
Site Plan
Floor Plan
Building Elevations

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-031** 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 **SP2026-031**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 1:43:31:

SP2026-031 - LEXI MCDANIEL WITH LEXXIS SALON

Synopsis: Special Use Permit for a learning disabilities training facility and event space at 1000 North 82nd Street. Detailed Outline of Requested Action: The applicant, Lexi McDaniel with Lexxis Salon, is requesting a Special Use Permit for a mixed-use facility that will serve as an education/job skill training facility during the day for adults with learning disabilities, and will be converted into a banquet facility on nights and weekends at 1000 North 82nd Street. The applicant previously had a Special Use Permit, SP2021-008, expiring on June 3, 2023 for the same use.

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

Present in Support:

- Lexi McDaniel, Applicant, 1000 North 82nd Street, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 1:45:12: Osiris Nunez Espinoza, Planner, stated that staff recommends approval for two (2) years with the conditions outlined in the staff report.

Motion starts at 1:45:45:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-031 for two (2) years:**

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

Motion to APPROVE Passed: 7 to 0

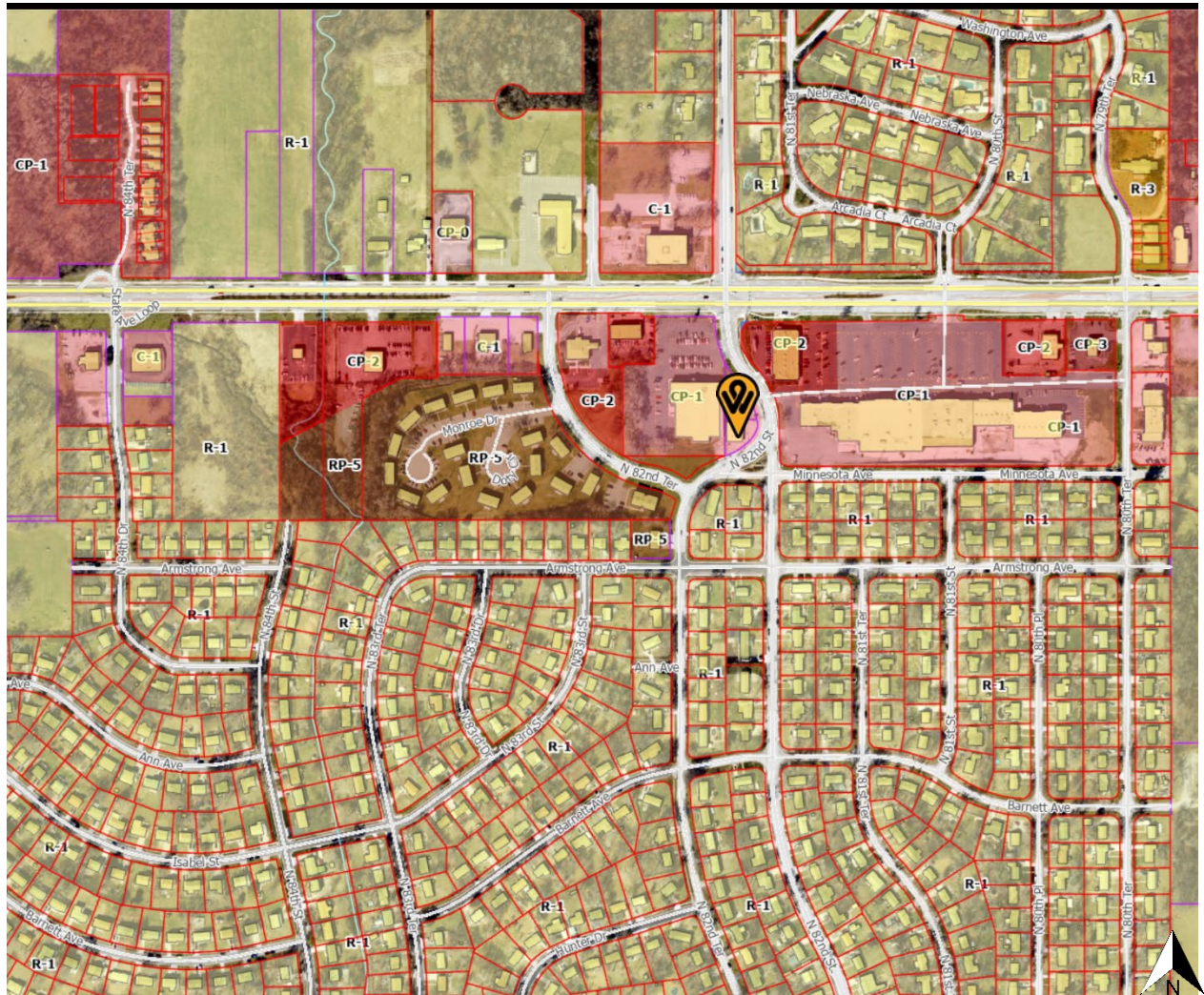
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION AND CONDITIONS.

ATTACHMENTS

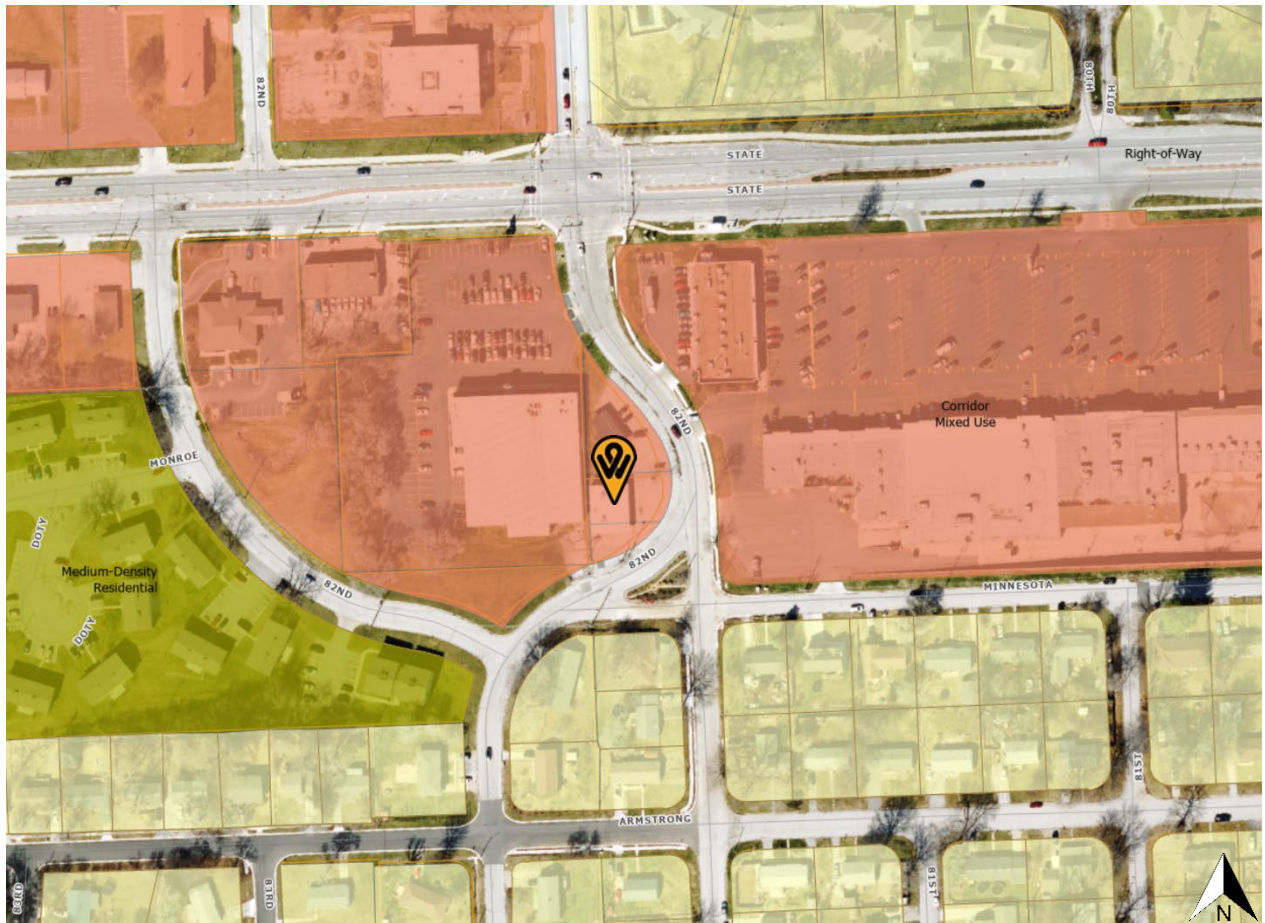
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

MARCH 26, 2026

Urban Planning and Land Use Dept
4953 State Ave
Kansas City KS 66102

To Whom It May Concern:

Our names are Dennis and Lexi McDaniel and we have been Wyandotte County residents for our entire lives. We have been the owners of Lexxi's Salon and McDaniel Barber Shop, located at 1016 N 82nd St, KCKS 66112, for nearly 24 years. We have been able to serve, buildup and volunteer in our community on various occasions. We have participated and contributed to women's shelter, youth organizations and the Leavenworth Rd Parade. It has been an honor to be able to serve our Wyandotte County community.

We believe in our hearts that there are more voids to fill in this wonderful community. Based on this, we would love to extend more services to Wyandotte County families. With the purchase of the property located at 1000 N 82nd St, we would like to create a space for our community to assist them in their need for the following positive and safe environment in the form of an adult daycare facility and reception hall. This space will be an opportunity for regular social interaction for residents and would be used dual purposes. We would like to be available to also host nutrition educational meetings, individual celebrations (birthday, engagement) and other events for the community.

In our salon, we have enjoyed the experience and opportunity with working and serving the elderly and disabled. Dennis McDaniel has experience while working as a Caretaker for Wyandotte Developmental Disabilities Services (WDDS) for five years from 1996-2001.

We are looking forward to hearing from you. If you have any questions, please contact us at 913-481-2044.

Thanks in advance for your consideration.

Dennis & Lexi McDaniel

Dennis & Lexi McDaniel
1908 N 94th St
Kansas City KS 66112

The applicant should provide staff with the proposed number of training staff, trainees, and banquet attendees, so Staff can make a better assessment to factors such as parking, traffic, and undue concentrations of population. Staff does note that a banquet hall by its very nature has the potential to cause both an overcrowding of land, especially on such a small lot, and causing undue concentrations of population at night (and across the street from a single-family neighborhood, no less).

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 **May 25, 2026**, and on **May 27, 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

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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous, albeit expired conditions of approval from SP2021-008?

- YES** a. Section 27-464(c)(9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 AM and 1:00 AM of the following day;
- YES** b. Per Business Licensing Division: If approved, the applicant will need to file and maintain a current business occupation tax application with this office;
- YES** c. Per Building Inspection Department: A building permit is required for a change of occupancy. Please contact the Building Inspection Department to begin that process;
- YES** d. According to 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 to begin this process;

- ☒ YES e. The applicant has provided a floor plan configuration demonstrating 40 seats. No banquet seating arrangement may exceed 40 seats;
- ☒ YES f. Conformance with the Commercial Development Guidelines Overlay District—unless a deviation is requested—as outlined in the “Staff Comments” section of this report;
- ☒ YES g. Conformance with all parking lot and landscaping requirements, as outlined in the “Staff Comments” section of this report;
- ☒ YES h. Conformance with all building element requirements, as outlined in the “Staff Comments” section of this report;
- ☒ YES i. Conformance with all exterior screening requirements, as outlined in the “Staff Comments” section of this report;
- ☒ YES j. At least 10 parking spaces must be provided;
- ☒ YES k. Any signage must comply with the sign code and be permitted through the Department of Planning and Urban Design;
- ☒ YES l. ADA compliant parking proximate to the entrance must be installed, including the required graphics and sign placards;
- ☒ YES m. All exterior lighting on the building must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;
- ☒ YES n. A parking agreement is to be filed with the Register of Deeds for the parking provided by the training facility owned by the applicant next to this property to be used for the event space;
- ☒ YES 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;
- ☒ YES p. 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 in order 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; and,
- ☒ YES q. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department (check made payable to the Unified Treasurer) immediately following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into

effect until the ordinance is published in the newspaper.

Applicant Response: UNDERSTOOD. A CHECK WILL BE DROPPED OFF.

2. The event space/banquet hall has been operating without a Special Use Permit for at three (3) years. Why was this permit not renewed in 2023?

Applicant Response: LOST PARENT DUE TO COVID. DID NOT RECIEVE A NOTIFICATION OF EXPIRATION.

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

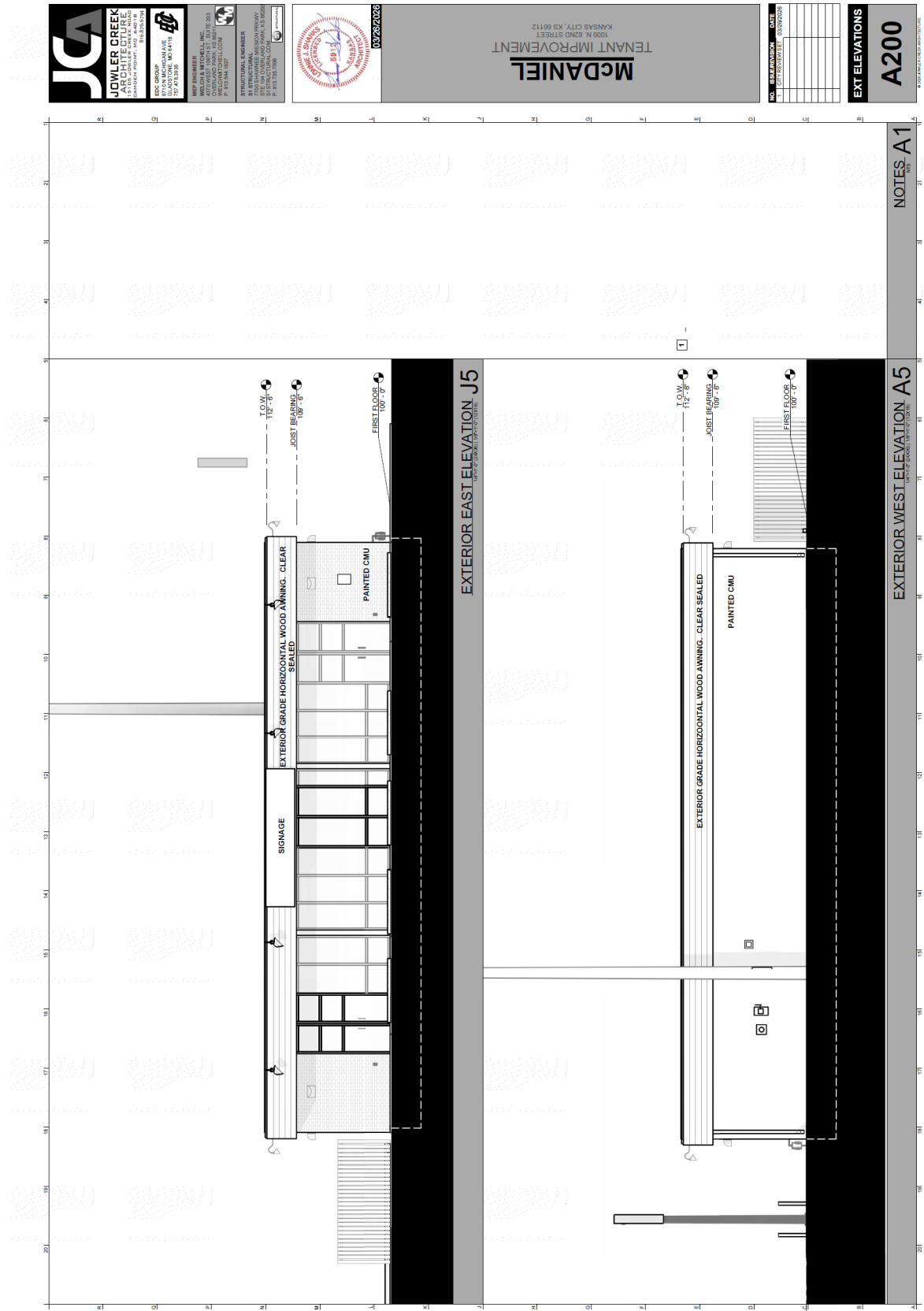
Applicant Response: LEXI AND DENNIS MCDANIEL. (913) 481-2044/(913)486-9594.

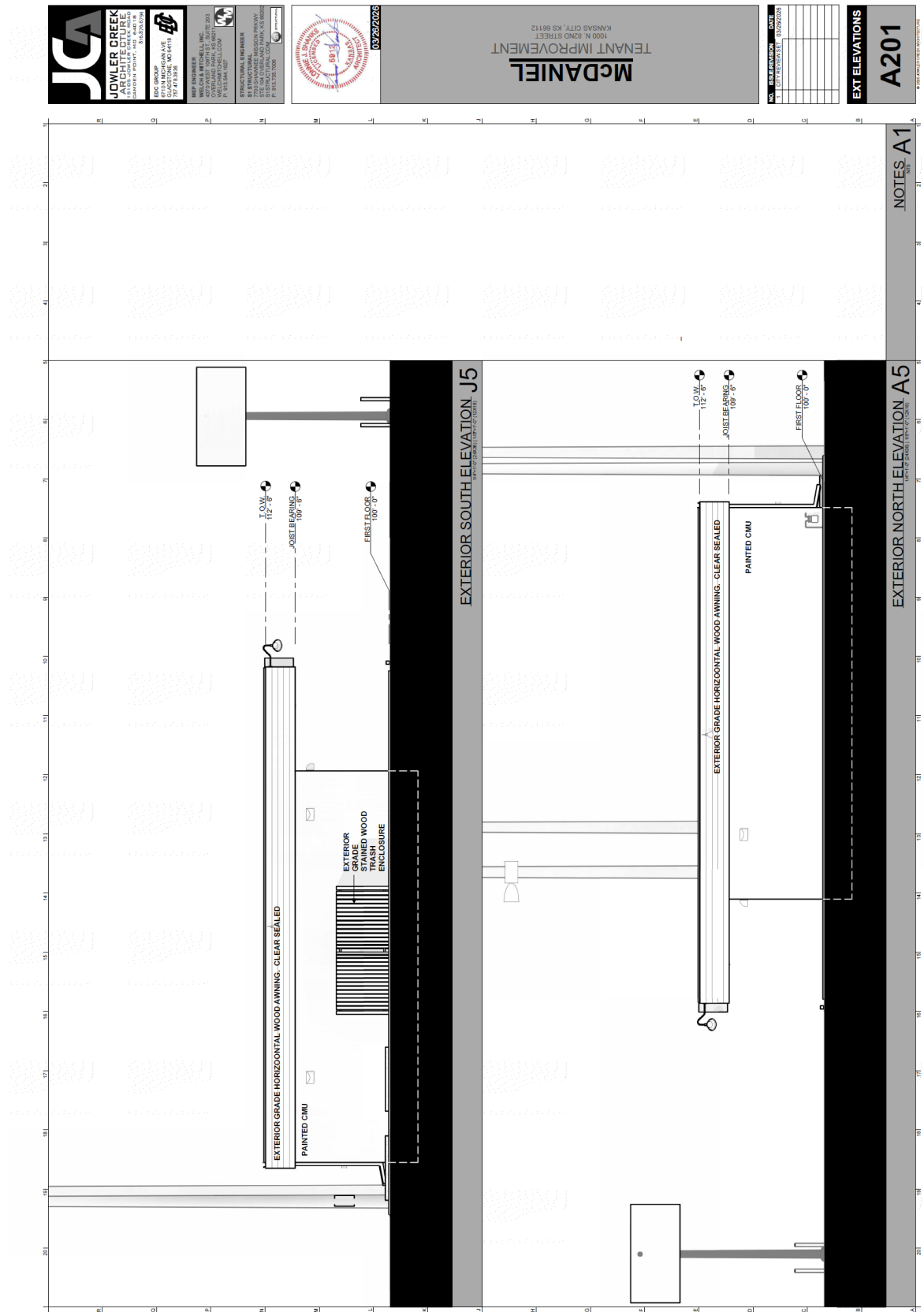
4. What are the proposed days and hours of operation?

Applicant Response: THURSDAY/FRIDAY/SATURDAY.

FLOOR PLAN
A100

NOTES A1





(Published _____)

SP2026-031

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 SP2026-031, commonly known as 1000 North 82nd Street, Kansas City, Kansas, legally described as:

9308, S8, T11, R24, ACRES 0.22, BEG 365.95FT S OF NW COR NE1/4; E TO 82ND ST, SWLY TO PT S OF BEG, N TO POB CONTG 0.22AC M/L, located at approximately 1000 North 82nd Street, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for a learning disabilities training facility and event space.

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. The days for the event space are Thursday, Friday, and Saturday.
2. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
3. If approved, the occupying business must file and maintain a current business occupation tax application with the Business Licensing Division.

Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;

- 4. All exterior lighting, whether mounted on a building or within a parking lot must be hooded or controlled to direct light 90 degrees downward. No light may cast light or glare off the property or onto the public street;**
- 5. All existing and future driveways must feature curb cuts that are constructed to UG standards;**
- 6. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;**
- 7. 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;**
- 8. 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;**
- 9. 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;**
- 10. 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;

11. 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,
12. 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: October 1, 2026

Re: **Special Use Permit Petition SP2026-051**

GENERAL INFORMATION

Applicant Information:

Danielle Molder
209 Lake Forest Drive
Bonner Springs, Kansas 66012

Subject Property:

1407 North 82nd 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:

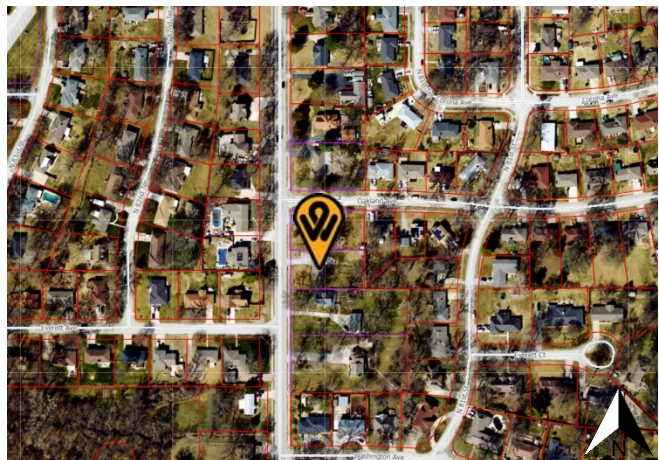
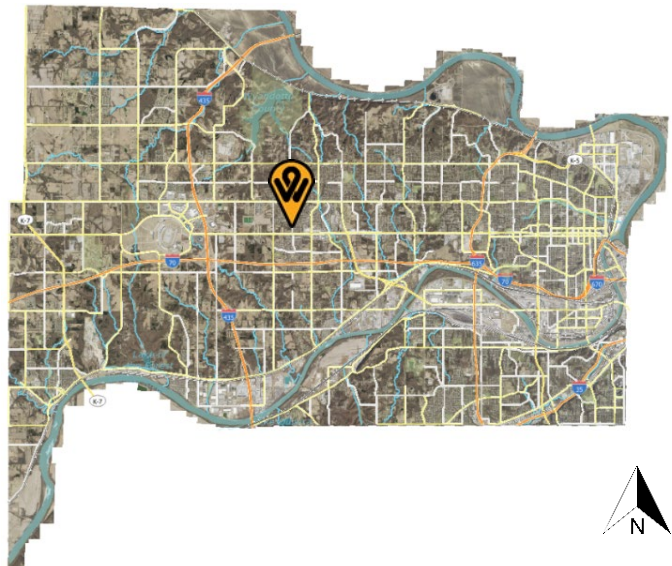
At-Large Commissioner, District #1:
Melissa Bynum
District #5 Commissioner:
Dr. Edward Pacheco III

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: 0.43 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 North 82nd Street as a Minor Collector.

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 and August 10, 2026

Public Hearing(s): September 14 and October 1, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Danielle Molder, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 1400 block of North 82nd Street between Everett Avenue and Oakland 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. 2020 – 20206-00038 – Code Enforcement – Dead tree in front yard – Completed.
2. 2018 – 18206-00098 – Code Enforcement – Trees limbs in the driveway – Completed.
3. 1999 – 99202-00004 – Code Enforcement – Fire damaged structure – Completed.

Outstanding or Related Permit and Cases:

1. 2001 – 01380-00539 – Electrical Permit – 100-amp service upgrade – Completed.

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, Leavenworth Road Association Neighborhood Business Group and Census Block 0441032. The neighborhood consists of single-family homes, as this property is mid-block between State Avenue to the south and Parallel Parkway to the north. North 82nd Street is a Minor Collector in the midtown area linking the aforementioned Major Arterials.

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

Arrowhead Middle School approximately one-quarter (¼) mile south on North 82nd Street. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along Oakland Avenue in the Westfield and Arrowhead Village neighborhoods. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the 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 North 82nd Street, a Minor 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 guests, although the applicant has indicated four (4) guests occupancy limit. 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 August 12, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Home Inspection Report

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The home inspection denotes a major defect, the electrical that needs to be upgraded and there are defect/safety issues regarding loose outlets, GFCI outlets, and handrail guard in the basement that need to be fixed. What is the timeline to make these repairs? Staff cannot proceed with a recommendation until the defect and safety issues are completed.

Applicant Response: The electrical findings noted in the original inspection report have been resolved and confirmed by reinspection on 7/25/26, as reflected in the amended inspection report enclosed with this letter. This includes the GFCI devices, which test and function properly; the previously loose kitchen receptacle; and the loose ceiling fan in the back right bedroom. The loose kitchen cabinet noted in the original report has also been repaired and confirmed by reinspection. Carbon monoxide alarms, which were flagged as missing in the original report, have since been installed throughout the property.

Regarding the basement stairway: A metal guardrail runs across the top of the basement stairwell opening, and a wood ledge extends partway down the left side wall (facing down the stairs). Beyond that point, the wall narrows enough that a person descending or ascending can readily reach and grasp the wall edge for support the rest of the way down. Given this existing configuration, does this satisfy the handrail requirement for this stairway?

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: Noted. Maximum occupancy at this property is four (4) guests, below the seven-guest threshold that triggers a Kansas Department of Agriculture Lodging Establishment License. No such license applies to this 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: The entire home – three (3) bedrooms, one (1) bathroom, living and kitchen areas, and the fenced backyard – is rented as a single whole-home reservation; there is no owner-occupied or excluded space. Off-street parking is provided by the one-car garage and adjacent parking pad areas shown on the enclosed site plan, accommodating up to [three (3) / confirm number] vehicles. No on-street, grass, or driveway-blocking parking is permitted for guests.

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

Applicant Response: Four (4) guests maximum at any one time, per the posted house rules provided to every reservation.

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: Danielle Molder is the owner and sole property manager for this property; there is no third-party management company involved. Contact information for neighbors within the notice area: [PHONE / EMAIL].

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

Applicant Response: I've met all immediate neighbors and they have my phone number if they need to report anything.

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

Applicant Response: I reside in Bonner Springs, Kansas, approximately 20 minutes from the property, and can be on-site within 20 minutes.

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

Applicant Response: The property has been operating as a short-term rental since June 1, 2026, so a full year of occupancy data is not yet available.

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

Applicant Response: Working smoke detectors are installed in each bedroom and on each level of the home. GFCI outlets are installed and functioning properly in all bathrooms and the kitchen, per the amended inspection report. No double-keyed deadbolts are used anywhere on the property. Copper is not used on any gas lines. All windows are operable and unobstructed. A guardrail is in place at the top of the stairs of the basement stairwell opening. There is an outstanding question on if it's sufficient. The water heater and furnace are properly vented and operational. The electrical panel and circuits are safe, per the amended inspection report. The property is professionally cleaned and sanitized after every guest checkout, before the next arrival.

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 and VRBO both collect and remit applicable state and local lodging/transient guest taxes automatically as part of each guest transaction. I do not separately collect or remit these taxes on reservations booked through either platform.

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

Applicant Response: Yes. A Welcome Book is provided to every guest, covering house rules (no parties, no smoking indoors, registered guests only, four-guest occupancy limit), check-in and checkout procedures, and pet policy.

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

Applicant Response: Pets are permitted with prior approval only. Maximum of two (2) dogs; cats are not accommodated. Pet policy details, including crating requirements and waste cleanup responsibility, are included in the Welcome Book.

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: Acknowledged. Host Compliance contact information (913-246-5133) is included in the Welcome Book's Check-In & House Info section provided to every guest.

I have enclosed the amended home inspection report (Eades Home Inspections, LLC, reinspected 7/25/26) documenting the completed repairs referenced above. I am happy to provide any additional documentation the Commission or Staff may need.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-051**, for one (1) year, subject to:

1. **Based on the three (3) bedroom, the maximum number of guests shall be seven (7). The applicant has specified that four (4) guests are the occupancy limit;**
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 one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.**

ATTACHMENTS

September 14, 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
Home Inspection Report
Images Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-051** 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 **SP2026-051**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 7:02:

SP2026-051 - DANIELLE MOLDER

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1407 North 82nd Street. Detailed Outline of Requested Action: The applicant, Danielle Molder, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 1400 block of North 82nd Street between Everett Avenue and Oakland 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:

- Danielle Molder, Applicant, 1407 North 82nd Street, Kansas City, Kansas 66112

Present in Opposition:

- No one appeared

Staff Recommendation starts at 8:04: Osiris Nunez Espinoza, Planner, stated that this property has enough bedrooms for a max of seven (7) guests, but the applicant has stated that they are planning for a maximum of four (4) guests. Staff recommends approval for one (1) year.

Motion starts at 8:32:

On motion by Commissioner Russell, seconded by Commissioner Easterwood, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-051 for one (1) year:**

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

Motion to APPROVE Passed: 7 to 0

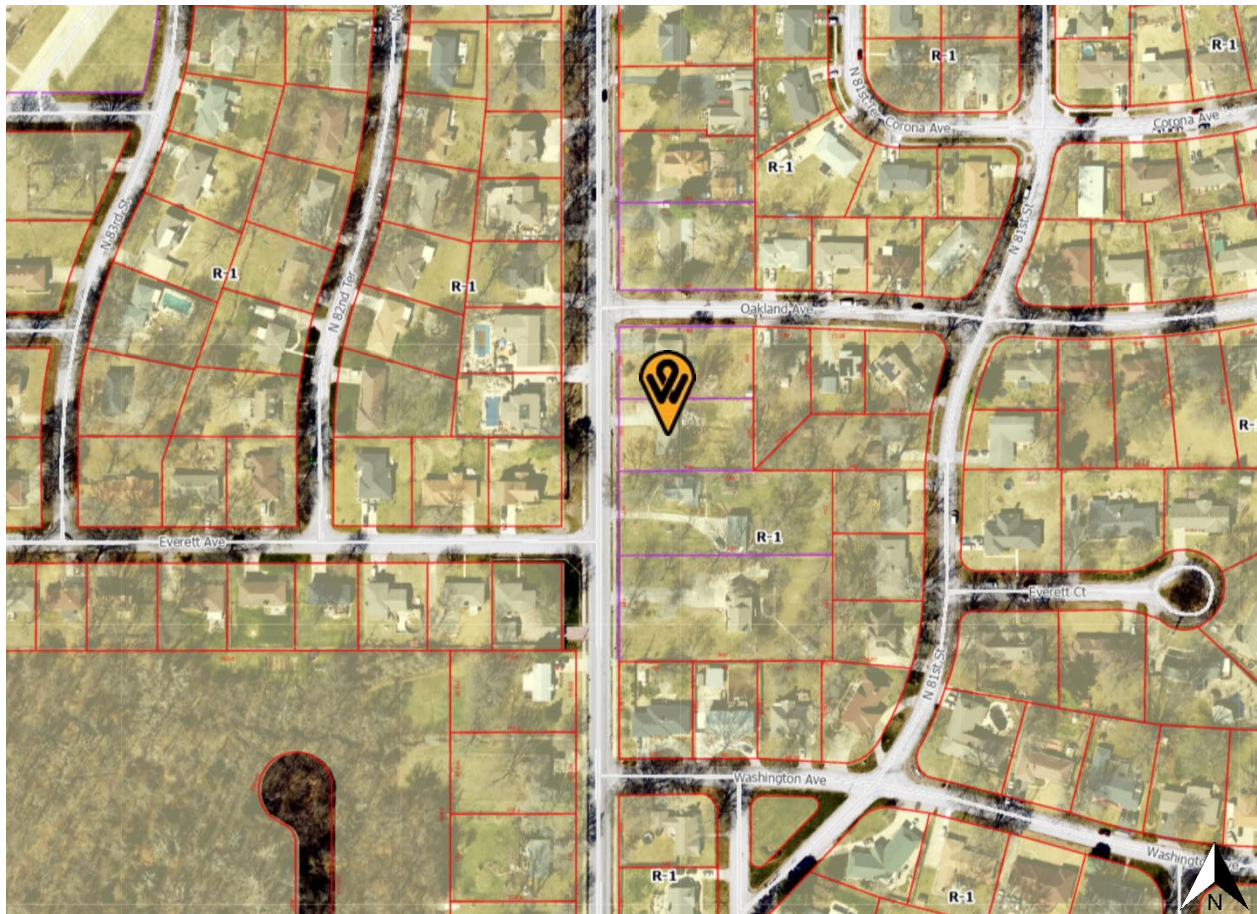
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION AND CONDITIONS.**

ATTACHMENTS

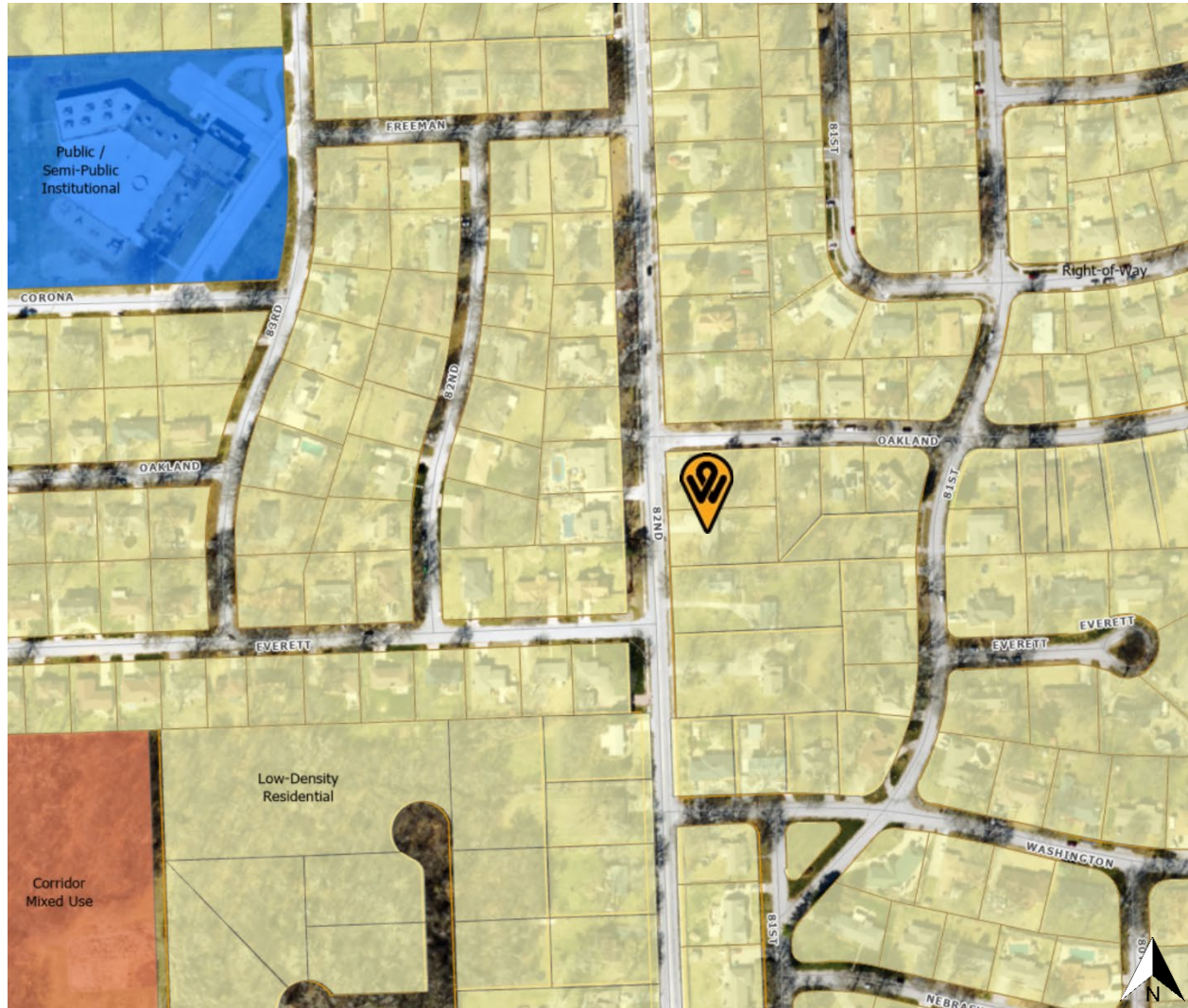
AERIAL IMAGERY



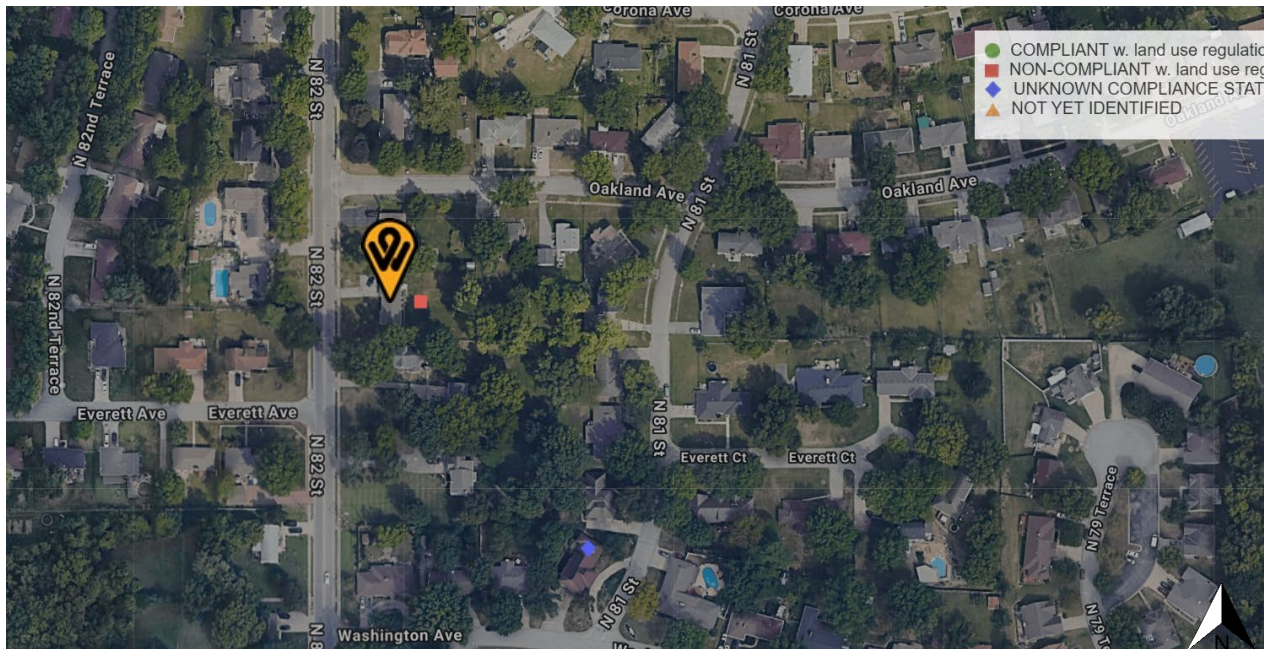
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

July 27, 2026

Byron Toy, AICP

Department of Planning + Urban Design

Unified Government of Wyandotte County, Kansas City, Kansas

701 N 7th Street, Suite 423

Kansas City, Kansas 66101

Re: Special Use Permit Petition SP2026-051 — 1407 North 82nd Street, Kansas City, KS 66112

Dear Mr. Toy,

Thank you for the opportunity to respond to the Staff Comments and Suggestions included in the staff report for Petition SP2026-051. Please find my responses to each numbered item below, in the order presented in the report.

1. Timeline for defect and safety issue repairs

The electrical findings noted in the original inspection report have been resolved and confirmed by reinspection on 7/25/26, as reflected in the amended inspection report enclosed with this letter. This includes the GFCI devices, which test and function properly; the previously loose kitchen receptacle; and the loose ceiling fan in the back right bedroom. The loose kitchen cabinet noted in the original report has also been repaired and confirmed by reinspection. Carbon monoxide alarms, which were flagged as missing in the original report, have since been installed throughout the property.

Regarding the basement stairway: A metal guardrail runs across the top of the basement stairwell opening, and a wood ledge extends partway down the left side wall (facing down the stairs). Beyond that point, the wall narrows enough that a person descending or ascending can readily reach and grasp the wall edge for support the rest of the way down. Given this existing configuration, does this satisfy the handrail requirement for this stairway?

2. Lodging Establishment License

Noted. Maximum occupancy at this property is four (4) guests, below the seven-guest threshold that triggers a Kansas Department of Agriculture Lodging Establishment License. No such license applies to this property.

3. Areas rented, maximum vehicles, and parking location

The entire home — three bedrooms, one bathroom, living and kitchen areas, and the fenced backyard — is rented as a single whole-home reservation; there is no owner-occupied or excluded space. Off-street parking is provided by the one-car garage and adjacent parking pad areas shown on the enclosed site plan, accommodating up to [three (3) / confirm number] vehicles. No on-street, grass, or driveway-blocking parking is permitted for guests.

4. Maximum number of guests

Four (4) guests maximum at any one time, per the posted house rules provided to every reservation.

5. Designated property manager and contact information

Danielle Molder is the owner and sole property manager for this property; there is no third-party management company involved. Contact information for neighbors within the notice area: [PHONE / EMAIL].

6. Communication with neighbors

I've met all immediate neighbors and they have my phone number if they need to report anything.

7. On-site response time

I reside in Bonner Springs, Kansas, approximately 20 minutes from the property, and can be on-site within 20 minutes.

8. Projected annual occupancy rate

The property has been operating as a short-term rental since June 1, 2026, so a full year of occupancy data is not yet available.

9. Safe and sanitary maintenance

- a. Working smoke detectors are installed in each bedroom and on each level of the home.
- b. GFCI outlets are installed and functioning properly in all bathrooms and the kitchen, per the amended inspection report.
- c. No double-keyed deadbolts are used anywhere on the property.
- d. Copper is not used on any gas lines.
- e. All windows are operable and unobstructed.
- f. A guardrail is in place at the top of the basement stairwell opening. There is an outstanding question on if it's sufficient.

- g. The water heater and furnace are properly vented and operational.
- h. The electrical panel and circuits are safe, per the amended inspection report.
- i. The property is professionally cleaned and sanitized after every guest checkout, before the next arrival.

10. Kansas State Lodging Taxes

Airbnb and VRBO both collect and remit applicable state and local lodging/transient guest taxes automatically as part of each guest transaction. I do not separately collect or remit these taxes on reservations booked through either platform.

11. Guest manual / house rules

Yes. A Welcome Book is provided to every guest, covering house rules (no parties, no smoking indoors, registered guests only, four-guest occupancy limit), check-in and checkout procedures, and pet policy.

12. Pets

Pets are permitted with prior approval only. Maximum of two dogs; cats are not accommodated. Pet policy details, including crating requirements and waste cleanup responsibility, are included in the Welcome Book.

13. Host Compliance by Granicus

Acknowledged. Host Compliance contact information (913-246-5133) is included in the Welcome Book's Check-In & House Info section provided to every guest.

I have enclosed the amended home inspection report (Eades Home Inspections, LLC, reinspected 7/25/26) documenting the completed repairs referenced above. I am happy to provide any additional documentation the Commission or Staff may need.

Thank you for your consideration.

Sincerely,

Danielle Molder

209 Lake Forest Drive

Bonner Springs, Kansas 66012

August 28, 2026

MINUTES / SUMMARY OF NEIGHBORHOOD MEETING
Petition #SP2026-051

- **Date/Time held:** August 27, 2026, 6:30 p.m.– 7:00 p.m. (30 minutes)
- **Format:** Zoom Call, per notice sent to nearby property owners on August 12, 2026
- **Conducted by:** Danielle Molder, petitioner
- **Purpose:** Neighborhood meeting regarding Special Use Permit application SP2026-051, 1407 N. 82nd Street, Kansas City, KS 66112
- **Attendance:** No neighboring property owners or members of the public joined the call.
- **Duration of availability:** The petitioner remained available on the line for the full 30-minute period as noticed, in case any attendees joined late.
- **Discussion:** None occurred, as no attendees were present.
- **Outcome:** Meeting concluded with no comments, questions, or concerns raised, as no neighbors attended.

Respectfully submitted,
Danielle Molder
Petitioner, SP2026-051

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas

SS:

COUNTY OF Wyandotte

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

1. That I am the petitioner for Petition #SP2026-051
2. That I conducted a neighborhood meeting on 8-27-2026
3. The notice to nearby property owners was sent on 8-12-26
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.

Danielle Molder
Affiant

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

My commission expires 22 of 04, 2030.



Noel A. Gordillo
Notary Public

WELCOME

1407 N 82nd Street Kansas City, KS



AMENITIES

We provide a variety of household amenities items for you to use during your stay. Please let us know if you need additional items or assistance locating these items.

INDOOR

- Air conditioning
- WIFI
- TV
- Washer & dryer
- Refrigerator
- Dishwasher
- Electric Kettle
- Dishes & Cups
- Hair dryer
- Bath towels
- Shampoo & conditioner
- body wash

OUTDOOR

- Dining table
- Fenced yard
- BBQ
- Outdoor chairs
- Off Street Parking
- Garden



CHECK IN & HOUSE INFO

- ☐ Your personalized door code will be provided before arrival.
- ☐ The front door may occasionally swell during periods of high humidity. If the door is difficult to open, close, lock, or unlock, pull the door firmly toward you while entering the code or pushing the lock button.
- ☐ When leaving the home, please ensure the deadbolt is fully engaged and the door is securely locked. Triple check it before you leave the property.
- ☐ There is a fire extinguisher in the kitchen in the cabinet next to the stove.
- ☐ KCK Short-Term Rental Compliance: The Unified Government uses Host Compliance for short-term rental concerns. Host Compliance may be reached at 913-246-5133.

HOUSE RULES

1

NO SMOKING

Strict no smoking policy on the premises. Vaping is ok outdoors.

2

PETS

All pets must be pre-approved before arrival. 2 Dog maximum. Unfortunately we can not accommodate cats.

3

REGISTERED GUESTS

Only registered guests are allowed on the premises. If you would like to have someone visit, please text me and let me know who will be in the house.

4

OCCUPANCY

There is a 4 person maximum occupancy.

5

PARTIES

Strict no-party policy.

Sit. Stay. Please Read If Traveling With Dogs.

To avoid additional cleaning fees please follow these rules

- ☐ Maximum of 2 dogs - Must be pre-approved before arrival.
No cats allowed.

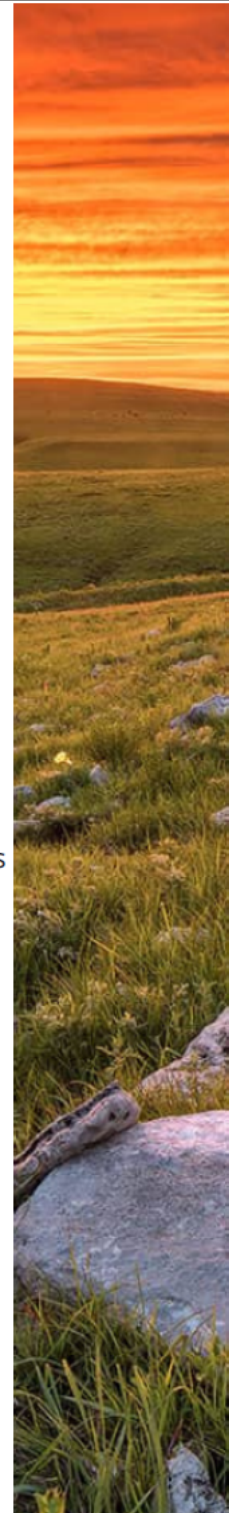
- Please avoid dogs on the beds. If it can't be avoided and your dog gets the bedding dirty, please put the comforter in the washer and start it when you leave (text me to let me know so I can plan accordingly.) Ensure excessive pet hair has been removed from pillows, bedding, couch. There is a lint roller in the kitchen drawer
- ☐

- ☐ All pet waste should be picked up from the yard and deposited in the trash can provided outside the backdoor

Before You Close the Gate

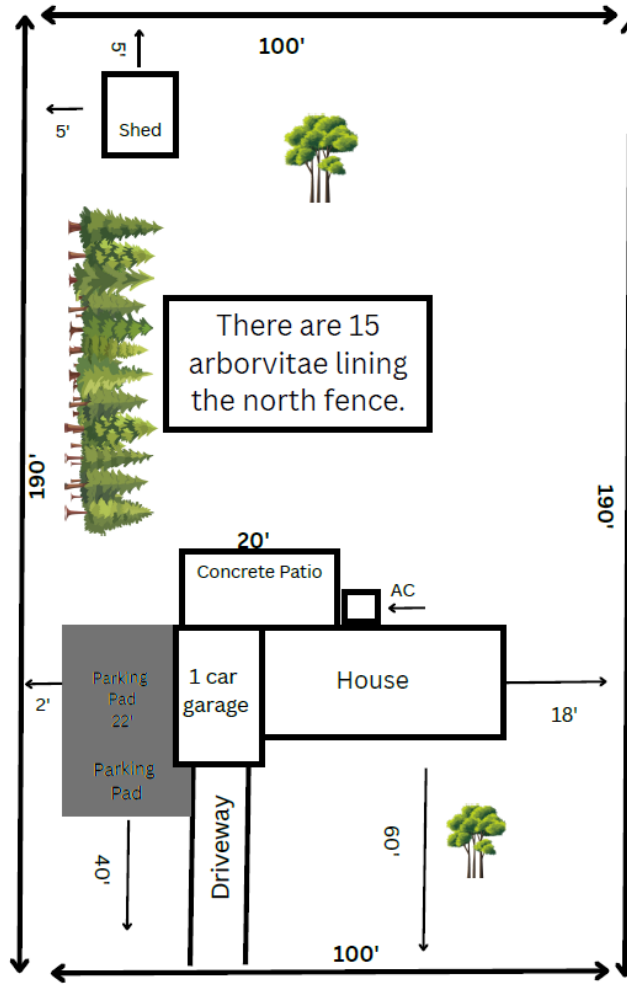
We hope you had a wonderful stay at The Garden Beyond the Gate!
As you head out, please take a moment to complete these quick check-out steps:

- ☐ Pick up all trash inside and outside the home.
- ☐ Place dirty dishes in the dishwasher and start it. If anything doesn't fit, please hand wash those remaining items.
- ☐ Ensure all lights, appliances, and TV are off.
- ☐ Feel free to leave behind any unopened, reusable food or drinks you're unable to take with you. Danielle runs a Facebook group called Leftover Love, where extra food is shared with the community instead of going to waste.
- ☐ Double check the front and backdoor are locked. Both doors can swell making them difficult to lock. Pull it tight and try again if it doesn't lock the first time. If you have any problems text Danielle.



Danielle Molder
1407 N 82nd Street, KCK

SEC-05 TWP-11 RNG-24, S5, T11, R24,
ACRES 0.420000, 393B1 BEG PT
N&S CEN LI 1221.15FT S CEN SEC
E220FT S100FT W200FT TO PT CEN
LI N100FT TO BEG CONTG .46AC M/L



82nd Street

SCALE: 1" = 40'

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

8.0 ELECTRICAL SYSTEM

8.10 GFCI Devices

8.10.1 The GFCI(s) did not trip when tested and has an open ground. A qualified electrician should further assess and correct as required for electrical safety. **(Hall Bathroom)**

8.10.2 The GFCI(s) did not trip when tested and has an open ground. A qualified electrician should further assess and correct as required for electrical safety. **(Kitchen)**

11.0 INTERIOR

11.6 Stairs / Railings / Guardrails

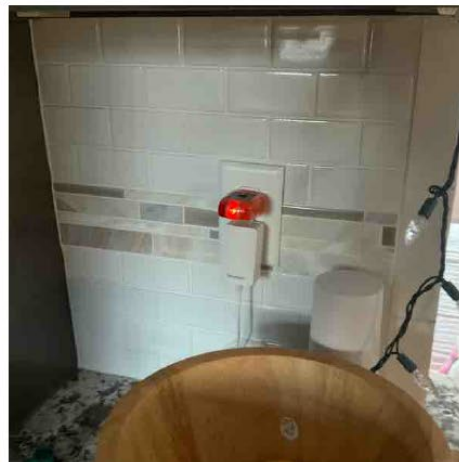
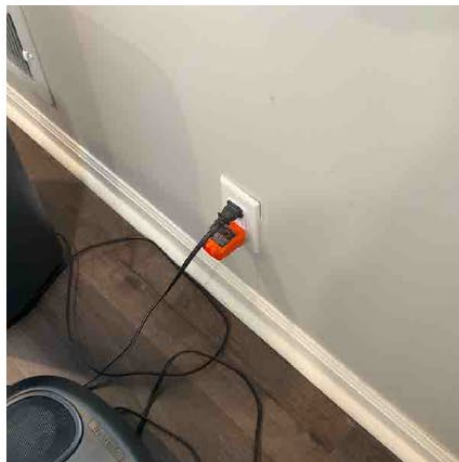
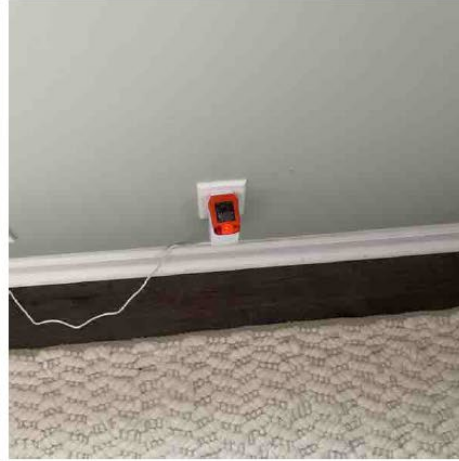
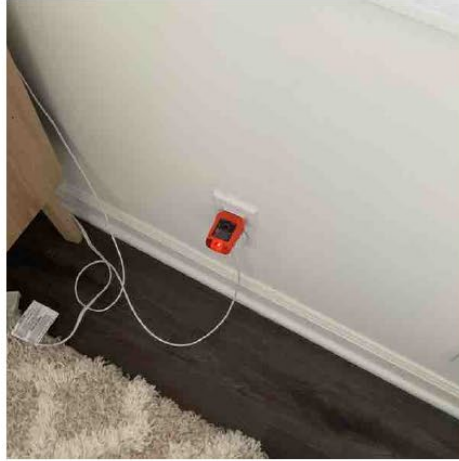
11.6.1 The stairs, handrail and guardrail are missing / incomplete. Install as required for health and safety. **(Garage)**

11.7 Countertops / Cabinets

11.7.1 The kitchen cabinet is slightly loose to the wall. Attach as required for proper function and safety. **(Kitchen)**

8.7.2 The receptacle(s) are miswired (open ground). A qualified electrician should correct as required for electrical safety.

- Front Left Bedroom
- Back Right Bedroom
- Front Right Bedroom
- Living Room
- Kitchen (Throughout)



8.7.3 The receptacle(s) are loose. A qualified electrician should correct as required for electrical safety. (Kitchen)



8.7.4 The electrical receptacles are mostly two prong/ungrounded three prong receptacles throughout the entire structure. This means there is not a ground wire. This is typical for the age of this house. Recommend updating to GFCI receptacles where needed throughout the property and install a whole house surge protector in distribution panel to protect electrical devices from an electric surge.

8.8 Lighting / Ceiling Fan(s)

8.8.1 The ceiling fan(s) are loose to the ceiling. A qualified electrician should correct as required for electrical safety. (Back Right Bedroom)



8.9 Exhaust Fan(s)

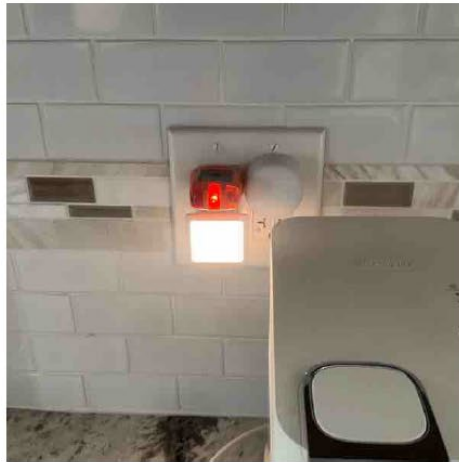
⊙ Bathroom

8.10 GFCI Devices

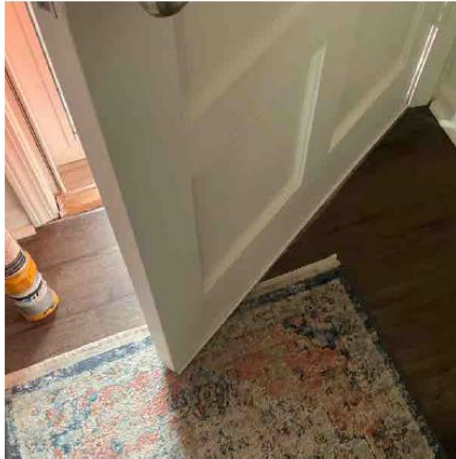
8.10.1 The GFCI(s) did not trip when tested and has an open ground. A qualified electrician should further assess and correct as required for electrical safety. (Hall Bathroom)



8.10.2 The GFCI(s) did not trip when tested and has an open ground. A qualified electrician should further assess and correct as required for electrical safety. (Kitchen)

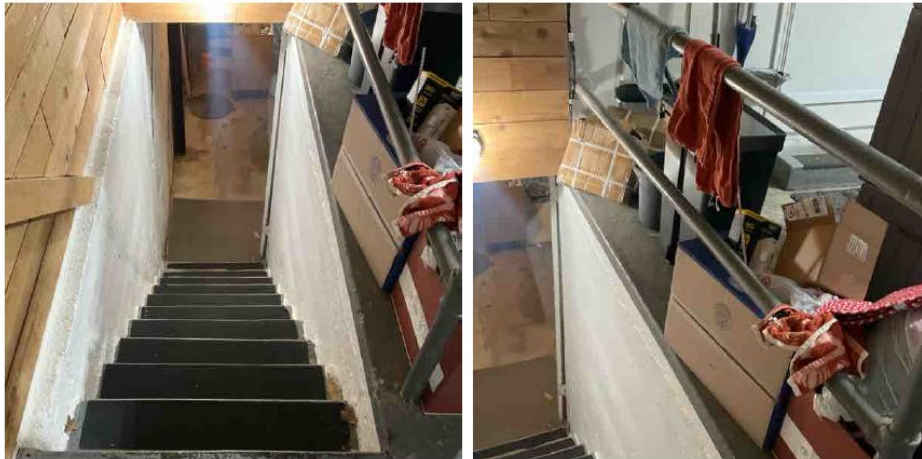


11.5.2 The door seal is rubbing on the floor when opening and closing. Repair as needed to prevent wear to the floor. (Living Room)



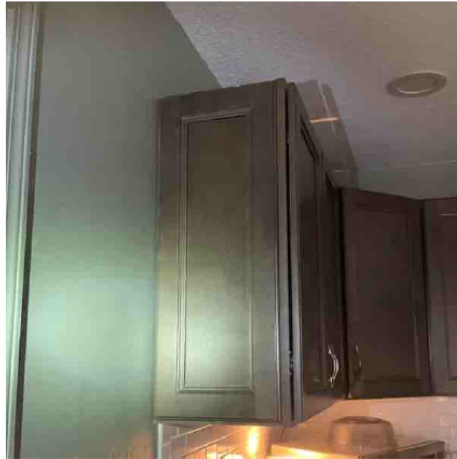
11.6 Stairs / Railings / Guardrails

11.6.1 The stairs, handrail and guardrail are missing / incomplete. Install as required for health and safety. (Garage)



11.7 Countertops / Cabinets

11.7.1 The kitchen cabinet is slightly loose to the wall. Attach as required for proper function and safety. (Kitchen)

**12.0 APPLIANCES****12.1 Ranges / Ovens / Cooktops**

☒ Electric

12.1.1 The oven(s) were operated for primary function and worked as intended.

12.2 Range Hood

☒ Recirculating

12.2.1 The range hood(s) were operated for primary function and worked as intended.

12.3 Dishwasher

☒ Built-in

12.3.1 The dishwasher(s) were operated for primary function and worked as intended.

12.4 Microwave Oven

☒ Countertop

12.5 Food Waste Disposer

12.5.1 The food waste disposer(s) were operated for primary function and worked as intended.













(Published _____)

SP2026-051

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 SP2026-051, commonly known as 1407 North 82nd Street, Kansas City, Kansas, legally described as:

SEC-05 TWP-11 RNG-24, S5, T11, R24, ACRES 0.420000, 393B1 BEG PT N&S CEN LI 1221.15FT S CEN SEC E220FT S100FT W200FT TO PT CEN LI N100FT TO BEG CONTG .46AC M/L, located at approximately 1407 North 82nd 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. **Based on the three (3) bedroom, the maximum number of guests shall be seven (7). The applicant has specified that four (4) guests are the occupancy limit;**
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;
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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



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: October 1, 2026

Re: **Special Use Permit Petition SP2026-056**

GENERAL INFORMATION

Applicant Information:

Laura L Sanchez with Homestead
Montessori Farm School
3800 Weaver Court
Kansas City, Kansas 66104

Subject Property:

3800 Weaver Court
Kansas City, Kansas 66104

Requested Action and Purpose:

Renewal of Special Use Permit for an
in-home Montessori Farm School
(SP2021-058 expires on October 4,
2026).

Commission Districts:

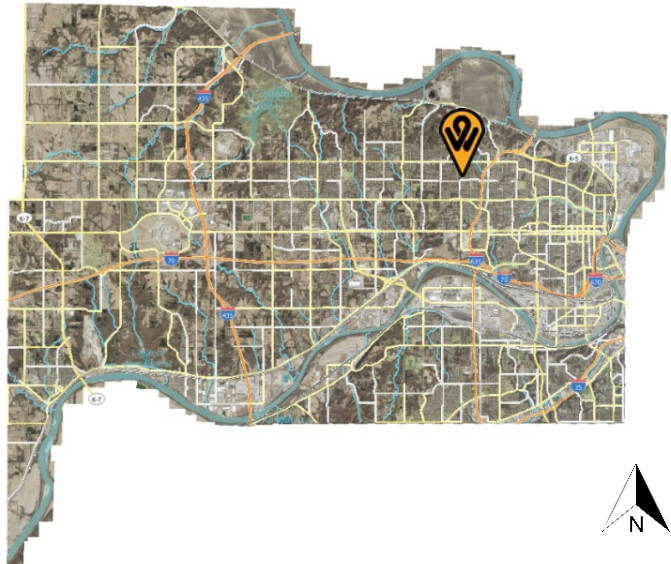
At-Large Commissioner, District #1:
Melissa Bynum
District #1 Commissioner:
Jermaine Howard

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

PlanKCK Comprehensive Plan



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

Total Tract Size: 0.67 Acre

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

Major Street Plan: The goDotte County-Wide Mobility Strategy designates Weaver Court as a Local street.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

Landscaping Requirement: Section 27-700(a) states that one (1) shade tree per dwelling unit is required in the front or corner side yard, and one 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): September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Laura L Sanchez with Homestead Montessori Farm School, is requesting a renewal of a Special Use Permit (SP2021-058 expires on October 4, 2026) to continue operating an in-home Montessori Farm School at 3800 Weaver Court, Kansas City, Kansas 66104.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

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

Building, Zoning, or Code Enforcement Complaints:

1. CMP21-1154 – Enforcement Complaint – June 4, 2021 – Closed (Complaint did not state the issue, but it case was closed).

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. SP2021-058 – Special Use Permit – May 28, 2021 – Approved – In-home school. Approved for five (5) years.
2. SP2019-091 – Special Use Permit – June 28, 2019 – Approved – In-home school. Approved for five two (2) years.

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Quindaro Bluffs Statistical Neighborhood and Census Block Group 0445003. The neighborhood is primarily comprised of single-family residences located to the north, east, south, and west of the subject property, along with large undeveloped single-family residential lots situated to the north and east.

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

The zoning and uses are set out above. The subject property is surrounded by the R-1(B) Single Family District to the north, east, south, and west. The proposed use, which is commercial in nature, is compatible with nearby uses if properly managed.

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

The property was developed as a residence and is located in an exclusively residential neighborhood. By continuing to allow a commercial use in the neighborhood, there are some changes to the neighborhood to be expected such as the increase in traffic for pickup or drop-off.

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

The property is not vacant.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family, detached residential development on standard lot sizes intended to both support infill within and protect established single-family neighborhoods. The proposed use does not to the PlanKCK Comprehensive Plan designation as it does not address the specific use within a residential neighborhood.

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.*

During the initial application, the applicant indicated that most students carpooled from The Legends. This should alleviate any possible concerns for overcrowding or increased traffic.

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.*

A Montessori school is not a necessity for a traditional residential neighborhood. The continued presence of chickens and bees, while legal, does add elements that could potentially cause problems with neighbors in the future. In the past, the applicant indicated that she would like to add six (6) more chickens in the future (12 total), however, a variance is necessary because the property is less than one (1) acre.

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 only noise expected is the normal outdoor noises children make when playing outside, again during normal school hours. In a neighborhood, this is to be expected, but the concentration of children on a regular basis may create problems for the neighbors.

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 single family home.

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 single-family residence in a single-family neighborhood.

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

The relative gain to public health, safety and welfare is large as there are no in-home schools within the surrounding area and the closest public elementary school is approximately 3,500 feet away from the proposed site. If denied, the property owner may not use the property for an in-home school, however, they can still use the property as a single-family home.

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

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the proposed use operates from 8:00 AM to 4:00 PM and most residents at this time are at work. Therefore, overcrowding is not a concern.

NEIGHBORHOOD MEETING INFORMATION

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

KEY ISSUES

Previous conditions

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How has the applicant complied with the conditions of SP2021-058 and SP2019-091?
 - a. In the future, to have more than six (6) chickens and/or pygmy goats, a variance must be applied for because the property is less than one (1) acre. The appeal must be approved by the Board of Zoning Appeals, so you may file an application for a variance at the same time as a Special Use Permit application to keep livestock is filed. Section 27-593(a)(10) Fowl, keeping of permitted fowl in lots not zoned agricultural:
 - b. Closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals, fowl, or closer than ten (10) feet to the property line of the lot.
 - c. Exceeding a total of six (6) fowl regardless of lot size;
 - d. No signage advertising the school shall be posted on the property;
 - e. Per the applicant, the teacher student ratio shall not exceed 1:12;
 - f. Hours of operation shall be from 8:00 AM to 4:00 PM;
 - g. Per Business Licensing Division:
If approved, the applicant will need to file and maintain a current business occupation tax application with this office;

Conditions of approval from 2019 (#SP-2019-91):

- a. Staff wants to remind Applicant that if the Montessori school were to move locations within Kansas City, she would need to reapply for a Special Use Permit, regardless of the timing of her most recent permit obtained or renewed.
- b. The back yard is entirely fenced. The animals are in the fenced area inside a coop in the back yard.
- c. The applicant currently has six (6) children enrolled and does not wish to have more than twelve (12) students to keep the student to teacher ratio low for optimum interaction with students.
- d. A Home Occupancy Special Use Permit allows for limited commercial use of a residential building, but the use of the building and the property is fundamentally residential. This is proven by the fact that if the Special Use Permit were revoked, expired, or not renewed, use of the primary structure on the property would revert back and could only be residential;
- e. 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;
- f. 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,

- g. 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 in order 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.

Applicant Response:

1. *The coop is over 30 feet off the property line and is in compliance.*
2. *I had previously asked for 12 chickens, and it was stated in my previous application comments that I didn't have an acre. I acquired the land bank land attached to my property as a yard and garden extension and I now have 1.91362 acres. I also have an agreement with the neighboring property owner that has 11.7 acres to be allowed to hike and forage on her property with my students.*
3. *No signage advertising the school shall be posted on the property; there is a small sign at the mailbox, not legible from the street. I explicitly asked and was told this was acceptable. It is mainly posted so that anyone that is a registered sexual offender is aware that there are children on the premises and any LEOs or First responders to be aware in case of Emergency.*
4. *Per the applicant, the teacher student ratio shall not exceed 1:12 There are currently 8 enrolled students with 2 teachers or assistants on site.*
5. *Hours of operation shall be from 8:00 AM to 4:00 PM – Those are our business hours.*
6. *Per Business Licensing Division: If approved, the applicant will need to file and maintain a current business occupation tax application with this office – I have complied each year.*

2. Have there been any changes since SP2021-058 was approved?

Applicant Response: I acquired 3 parcels of landbank property as a yard extension, giving me a total of 1.914 acres. We have added 4H to our program and Laura is a chair on the Wyandotte 4H Program Development Committee at the Extension office. Our students participate in the Wyandotte County Fair and the State Fair.

3. What is the number of students enrolled?

Applicant Response: Currently 8 with 3 tours for new students scheduled.

4. Provide age ranges of the students enrolled

Applicant Response: K– 7th grade currently.

5. What are the days and hours of operation?

Applicant Response: Monday – Friday, 8 AM – 4 PM.

6. Have there been any reported disturbances or neighborhood complaints related to the proposed use?

Applicant Response: There have been no reported disturbances or complaints that I am aware of. I do my best to be a good neighbor and keep good relationships. I had one (1) confrontation from a neighbor that my students got near his truck with baseball bats. I explained that they were foam play swords and that the children were 6- and 7-year-olds that were not trying to hurt his truck they were just chasing each other playing. He normally doesn't park on the cul-de-sac where they play but he was home that day. I apologized and told him I would speak to the children about not going near his truck and cars when they are parked there, and I took him a bottle of honey to smooth things over.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-056**, for **10 years**, subject to:

1. **In the future, to have more than six (6) chickens and/or pygmy goats, a separate Special Use Permit must be applied for properties between one (1) and five (5) acres.**
 - a. **Cannot exceed a total of six (6) fowl regardless of lot size in the R-1 Single Family District;**
2. **Closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals, fowl, or closer than ten (10) feet to the property line of the lot;**
3. **Hours of operation are Monday through Friday, 8:00 AM – 4:00 PM;**
4. **Adhere to the Conservation District comments;**

5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
12. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

13. The Special Use Permit shall be valid for 10 years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
15. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Business Plan
Mission
Floor Plan
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-056** 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 **SP2026-056**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

SP2026-056 - LAURA SANCHEZ WITH HOMESTEAD MONTESSORI FARM SCHOOL

Synopsis: Special Use Permit (Renewal of SP2021-058, expires October 4, 2026) for an in home Montessori farm school at 3800 Weaver Court. Detailed Outline of Requested Action: The applicant, Laura L Sanchez with Homestead Montessori Farm School, is requesting a renewal of a Special Use Permit (SP2021-058 expires on October 4, 2026) to continue operating an in-home Montessori Farm School at 3800 Weaver Court, Kansas City, Kansas 66104.

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

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda.”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

Motion starts at 1:24:27:

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

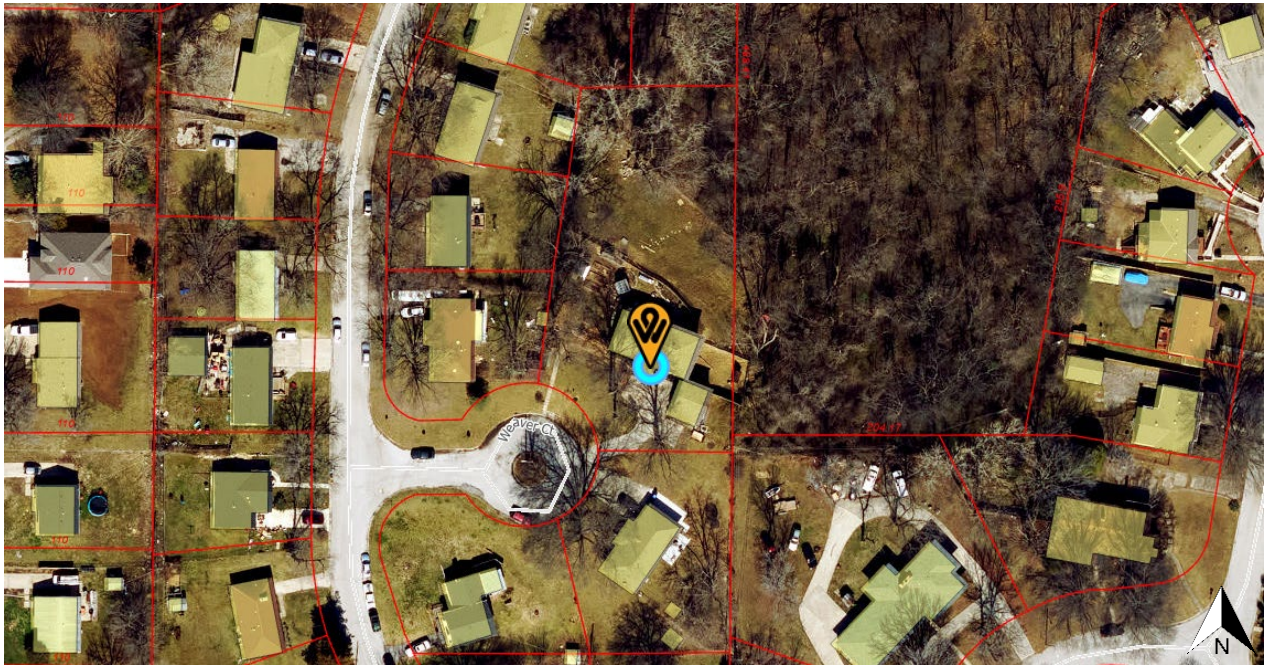
Carson	Chairman
Ward	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Russell	Aye
Foglesong	Aye
Jones	Aye
Miller	Not present
Straws	Not present
Mohler	Not present

Motion to APPROVE Passed: 7 to 0

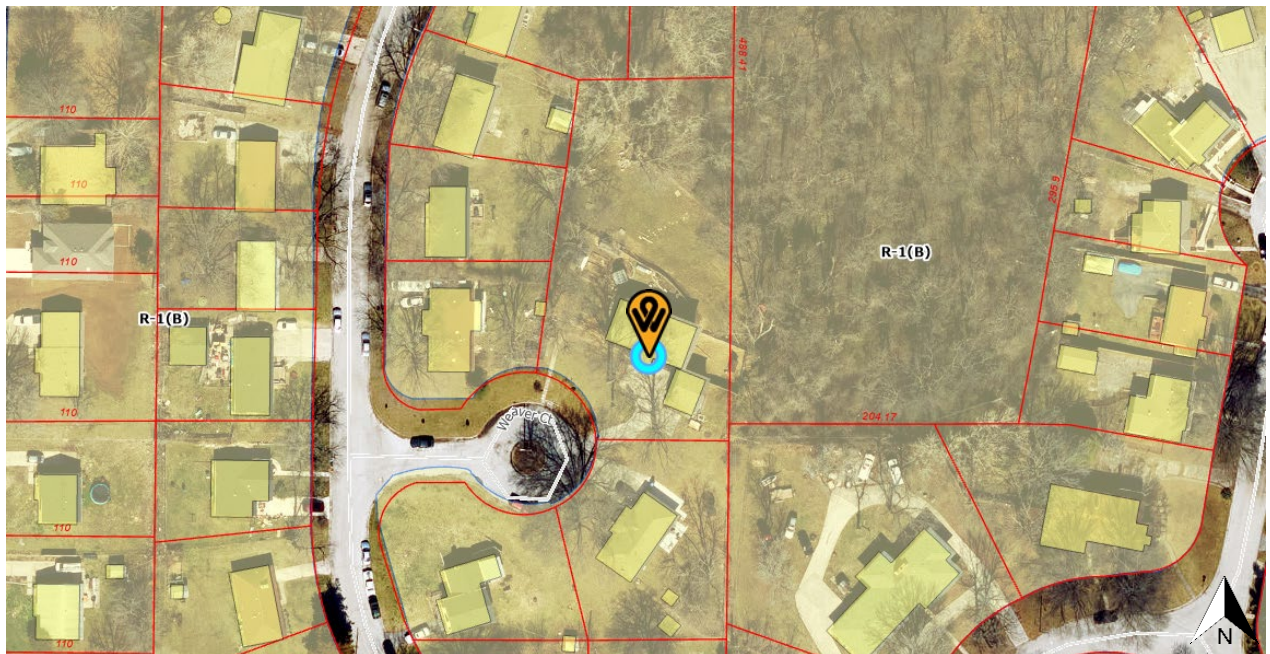
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION AND CONDITIONS.**

ATTACHMENTS

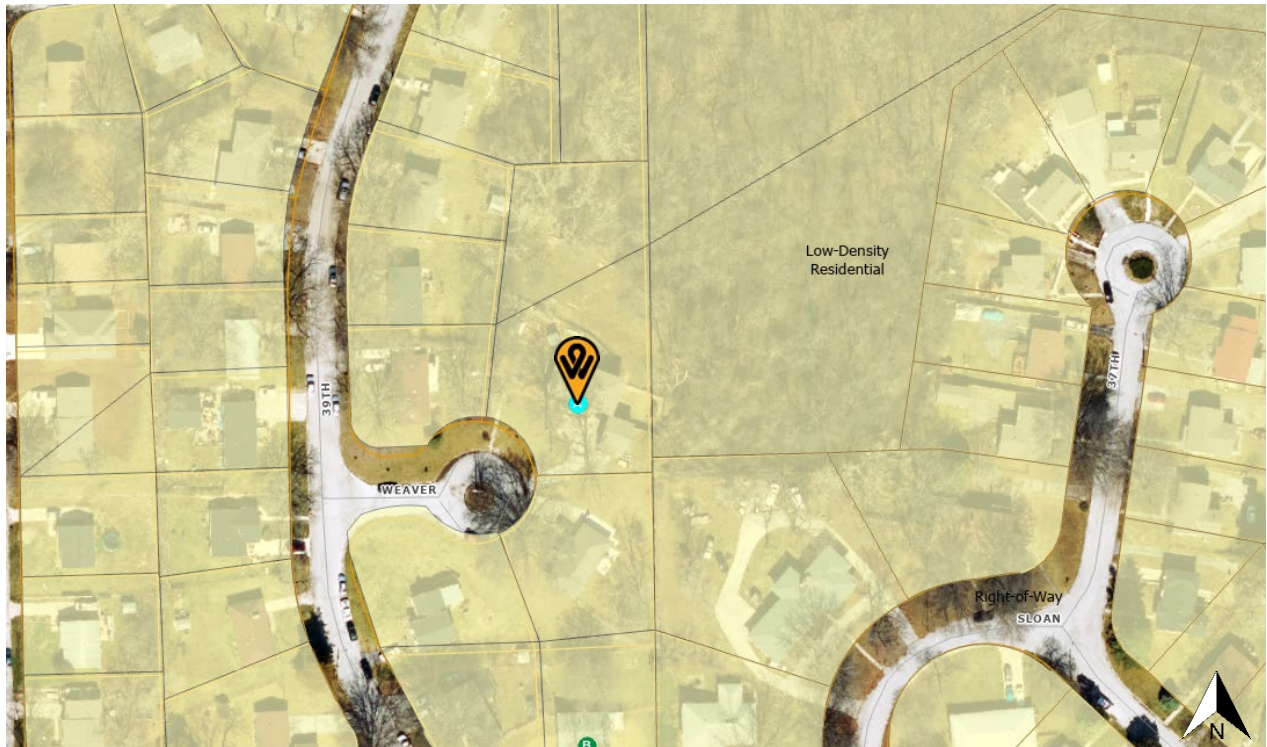
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

See Notes Attached

Minutes taken by: Zoom AI

Neighborhood Meeting, August 22nd - Quick recap

Laura conducted a neighborhood meeting regarding the renewal of her special use permit for her Montessori Homestead Farm School at 3800 Weaver Court, but no residents attended the conversation despite her sending out 34 letters, due to recent storms in Wyandotte. Laura shared updates about her school's seventh year of operation, including having six current students with a possible seventh, and discussed recent storm damage affecting the property and surrounding community.

Summary

Montessori Farm Permit Renewal Meeting

Laura conducted a neighborhood meeting regarding the renewal of her special use permit for Montessori Homestead Farm School at 3800 Weaver Court, which has operated for 7 years and currently has 6 students enrolled. She noted that a previous meeting on July 27th had only 3 attendees including herself and mentioned that residents might be occupied with storm cleanup from a recent weather event. The meeting appeared to be ongoing with no additional attendees present in the waiting room at the time of the discussion.

Laura discussed updates to her website at homesteadmontessori.com and mentioned adding 2 acres of land for hiking and nature study

No one attended the August 22, 2026, Zoom neighborhood meeting except Laura Sanchez. A prior neighborhood meeting was held on July 27, 2026, at 6:30 p.m., with three neighbors in attendance. Laura also spoke with Melvin Collins on August 11. He said he would be unable to attend the Zoom meeting but expressed support for the school.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)

) SS:

COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition #2026-056.
2. That I conducted a neighborhood meeting on August 22, 2026 at 6:00pm.
3. The notice to nearby property owners was mailed on August 5, 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 Urban Planning and Land Use Department.

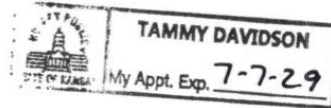
Further affiant saith not.


Laura L Sanchez

Affiant

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

My commission expires 07 of 07, 2029




Notary Public



Private School Business Plan – Executive Summary

Homestead Montessori Farm School is a private school that has for the last 7 years has been in a quiet residential neighborhood in Kansas City, Kansas, United States of America. We are a Montessori private school that is composed of elementary (first through sixth grade) and secondary (seventh through 12th grade) that will be predominantly funded through tuition fees from student families, from fundraising, and from other private sources.

Homestead Montessori is a student-focused and result driven private school that provides broad-based learning approaches and experience at and reasonable tuition that is affordable for families with multiple children.

We will offer standard and professional teaching services in a peaceful, homelike and conducive learning environment to all our students. We will ensure that we work hard to meet and surpass all our parents' expectations and educational goals for their child.

At Homestead Montessori Farm School, our students' best interest always comes first, and everything we do is guided by our values and professional ethics. We ensure that we hire teachers that are Montessori trained or certified, experienced and passionate in imparting knowledge to students at various learning levels.

Homestead Montessori has demonstrated their commitment to sustainability, both individually and as an educational organization, by actively participating in our communities and integrating sustainable business practices wherever possible.

We ensure that we hold ourselves accountable to the highest standards by meeting our students' individual needs. We cultivate a working environment that provides a human, sustainable approach to earning a living, and living in our world, for our partners, employees and for our students.

We have plans to offer payment plans to families who may not be able to afford full tuition through fund-raising efforts. Our overall business goal is to position our private school to eventually be able to purchase a larger tract of land and grow the school to be able to serve more families within the first 10 years of operations.

We believe that the surrounding areas are interested in a hands-on Montessori approach school since there are so few in the area that offer elementary through high school programs. There are many primary Montessori schools that could feed into our program.

Homestead Montessori Farm School is founded by Mrs. Laura L Sanchez. She has been working with children for 40+ years. She began as a Children's and Youth Pastor. After

homeschooling her children for several years, she became a professional educator and has been teaching for 20+ years. She is a licensed Early Childhood director in Kansas and Missouri. Her passion for teaching is contagious, and she endeavors to pass on the love for a life-time of learning.

- **Our Product and Services**

Homestead Montessori offers varieties of educational services within the scope of Montessori education. Our intention of starting our private school is to soundly educate our students in various subjects and of course to make profits from the educational industry to support our teaching staff, cover our yearly expenses and re-invest toward the goal of growing our program.

Our service offerings are listed below:

- Teaching basic reading, writing, grammar and literary skills using Montessori methods and materials, supplemented with materials created by its owner, Laura Sanchez.
- Establishing foundations in science, mathematics, geography, history and other social sciences
- Constantly working hard to meet student benchmark skills on an individual student basis
- Administering private funding efforts
- Providing access to extracurricular activities such as 4-H, County and state fair exhibitions and Erdkinder going-outs.
- Retailing of Educational Books and Materials created by Laura L Sanchez
- Erdkinder sales of plants, eggs, vegetables and honey. Donations to neighbors to maintain harmony in the neighborhood.

- **Our Vision Statement**

Our overall business goal is to position our small private school to eventually be able to purchase a larger tract of land and grow the school to be able to serve more families after the first 7 years of operations. We are currently preparing to buy almost 2 acres of land behind the school for hiking trails, gardening, to plant fruit bearing trees, blackberries and other means of foraging. We plan to make an outdoor classroom and to install a hoop tunnel for year-round gardening. We want to utilize the elders in our community that possess rapidly diminishing skills like sewing, knitting, woodworking, carving etc. So that they can pass on their skills to a new generation.

- **Our Mission Statement**

Our vision is to create a safe, loving atmosphere where children are at ease and able to explore and absorb all the knowledge that they can. Using Montessori methods and materials we will allow our students to grow and investigate the world around them in hands-

on practical applications. In a small hobby farm environment, our students will learn to care for living things, learn about their world and learn a strong work ethic.

Our Business Structure

It is a known fact that, the success of any business is to a large extent dependent on the business structure of the organization and the people who occupy the available roles in the organization. Homestead Montessori Farm School will build a solid business structure that can support the growth of our private school as it grows. Starting with 10 students that will be a manageable number for a small amount of staff until we begin to grow.

We will ensure that we hire competent hands (teaching and non - teaching staff members) to help us build the private school of our dream. The fact that we want to become one of the leading private Montessori schools in the area makes it highly necessary for our organization to deliberately build a well - structured business from the onset.

We will work hard to ensure that we only attract people with the right mindset to help us achieve our business goals and objectives in record time. Below is the business structure that we plan to use to build Homestead Montessori Farm School:

- Owner and Lead Teacher (School Directress)
- Montessori Trained Teachers
- Assistant Teachers
- Parent Volunteers & Advisors
- Accountant

Roles and Responsibilities

Owner and Lead Teacher / School Directress:

- Responsible for providing direction for the school
- Creates, communicates, and implements the organization's vision, mission, and overall direction
- Responsible for handling tours and attracting new clients
- Responsible for fixing fees and signing business documents
- Responsible for signing checks and documents on behalf of the school
- Responsible for overseeing the smooth running of administrative tasks for the school
- Designs job descriptions teachers
- Regularly hold meetings with parents to review the effectiveness of the schools' Policies, Procedures and Processes
- Maintains supplies by checking stocks; placing and expediting orders; evaluating new products.
- Ensures operation of equipment by completing preventive maintenance requirements; calling for repairs.

- Defines job positions for recruitment and managing interviewing process
- Carries out staff induction for new team members
- Responsible for training, evaluation and assessment of employees
- Responsible for arranging travel, meetings and appointments
- Updates job knowledge by participating in educational opportunities; reading professional publications; maintaining personal networks; participating in professional organizations.
- Oversees the smooth running of the daily activities of the private school.

Directress for Various Subjects – Erdkinder (seventh through 12th grade)

- Effectively teach subject / subjects as assigned by the school administrator
- Accesses the progress of students under their care
- Ensures that students abide by the rules and regulations of the private school
- Contributes his / her quota towards growing the private school
- Receives complaints from parents and channel it to the appropriate quarters
- Handle any other duty as assigned by the school administrator.

Directress for Various Subjects – Elementary (first through sixth grade)

- Effectively teach subject / subjects as assigned by the school administrator
- Teaching basic literacy and numeracy
- Establishing foundations in science, mathematics, geography, history and other social sciences
- Accesses the progress of students under their care
- Ensure that students abide by the rules and regulations of the school administrator
- Contributes his / her quota towards growing the private school
- Receives complaints from parents and channel it to the appropriate quarters
- Handles any other duty as assigned by the school administrator.

Accountant – Jon Freeman of JF Consulting

- Responsible for preparing financial reports, budgets, and financial statements for the organization
- Provides managements with financial analyses, development budgets, and accounting reports; analyzes financial feasibility for the most complex proposed projects; conducts market research to forecast trends and business conditions.
- Responsible for financial forecasting and risks analysis.
- Performs cash management, general ledger accounting, and financial reporting for one or more properties.
- Responsible for developing and managing financial systems and policies
- Responsible for administering payrolls
- Ensures compliance with taxation legislation
- Handles all financial transactions for Homestead Montessori Farm School
- Serves as internal auditor for the school

Homestead Montessori Farm School Business Plan – SWOT Analysis

Homestead Montessori Farm School is being created to fill a need in the community. Since there are many early childhood schools in the Kansas counties of Johnson, Wyandotte, and Douglas, and Jackson County, MO, but few elementary and secondary schools, there is a great need for the parents that would like for their children to continue their Montessori Education.

- **Strength:**

As a private school, our core strength lies in the power of our educational method and the passion for education of our teachers. We have an owner with years of education and experience in the Montessori Environment backed by parents that believe in her teaching ability and the care that her children receive. We are well positioned in a community with the right demography and we know we will attract more students from the day we open our doors and welcome additional students for enrollment.

- **Weakness:**

As a new private school in the area it may take time and effort for our organization to break into the market and gain acceptance via reputation in the already saturated education/private schools industry; that is perhaps our major weakness that can be overcome by word-of-mouth experience and advertising.

- **Opportunities:**

The opportunities in the education/ private schools industry is massive considering the number of parents who would want their children to excel in their education and become happy productive citizens. With the growing dissatisfaction with the public school system, Homestead Montessori Farm School is ready to take advantage of any opportunity that comes their way.

- **Threat:**

Every business faces a threat or challenge at any part of the life cycle of the business. These threats can be external or internal. This shows the importance of a business plan, because most threats or challenges are to be anticipated and plans put in place to cushion what effect they might bring to the private school.

Some of the threats that we are likely going to face as a private school operating in the United States of America are unfavorable government policies or undue restrictions and regulations that might affect private schools, the arrival of a competitor within our location of operations and global economic downturn which usually affects spending/ purchasing power. There is hardly anything we can do as regards these threats other than to be optimistic that things will continue to work for our good and that we have favor with those in places of authority.

Private School Business Plan – MARKET ANALYSIS

• **Market Trends**

The trend in the private school line of business is that the key to attracting students is the educational performance and the pass rate of their students in national exams. Any private school that has good records will always thrive.

The demand for private schools is driven by the fact that most public/ government owned schools cannot accommodate every students or potential students in a given geographical location. In some cases, students with special needs cannot cope in public schools hence the need for private schools.

The economic downturn hasn't really affected this industry, especially in countries that believe in the efficacy of education. The areas you would need to spend heavily on is in curriculum and materials, staff salaries, your advertisements, and on insurance policy cover. 2020 was its own challenge with early lock-downs and Covid 19.

Since that time, Parent dissatisfaction has grown tremendously with millions of families leaving the public schools and searching for other methods that align with their core beliefs. Many have turned to homeschooling, and some feel woefully unable to meet all their child's academic needs. This is a great target group for our method of education.

• **Our Target Market**

Our target market as a private school cuts across students from varying income demographics. We are coming into the private school industry with a business concept that will enable us work with the students at different learning stages residing in the Johnson, Wyandotte and Jackson County area.

• **Our Competitive Advantage**

The private schools industry is highly competitive and the entry barriers are high. As a matter of fact, the private school industry is an industry in which it is difficult for new entrants to establish themselves. With this, it is obvious that a new entrant into the private school industry cannot offer this. Reputation indeed is imperative to parents' decisions when shopping for private school for their children. This is so because the quality of education cannot be assessed until well after it is complete. As a major marketing tool, schools need to show parents in a tangible manner that their students are excelling.

One of the most important elements in education is a consistent quality of service, the students should be able to experience remarkable differences and improvement and should be able to meet the expectations of both teacher and parents alike.

Homestead Montessori Farm School may be a new entrant into the education, but the owner of the school is considered a "jill-of-all-trades" or a "Renaissance Woman ". She is a

core professional, licensed and trained Montessorian. This is part of what will count as a competitive advantage for us.

Lastly, our employees when they become necessary (teaching and non – teaching staff members) will be well paid, and their working environment will be among the best within our industry, meaning that they will be more than willing to build the business with us and help deliver our set goals and achieve all our business aims and objectives.

Private School Business Plan – SALES AND MARKETING STRATEGY

Our marketing currently consists of a website and word-of-mouth. We will also ensure that our students' love of learning speaks for us in the marketplace; we want to build a standard and first – class Montessori school that will leverage on word of mouth advertisement from satisfied clients (both individuals and corporate organizations).

Homestead Montessori Farm School is set to make use of the following marketing and sales strategies to attract clients;

- Print out fliers and business cards and strategically drop them in schools, libraries and even student organizations.
- Keep a user-friendly website, allowing parents to be able to look you up, and allows you to interact and educate them.
- Word of Mouth advertising about our private school
- Post on bulletin boards in places like schools, libraries, and local coffee shops.
- Advertising online by using an advertising platform such as Google AdWords, that will allow us to place text advertisements alongside on websites with related contents, and along results from search engines.
- Advertise our private school in relevant educational magazines, newspapers, TV stations, and radio station.
- Participate in relevant educational expos, seminars, and business fairs
- Encourage word of mouth marketing from loyal and satisfied clients

Sources of Income

Homestead Montessori Farm School will maximize profits in the private school industry, and we will ensure that we do all it takes to attract students on a regular basis.

Sales Forecast

One thing is certain; there would always be parents and students who would need the services of private schools to be able to achieve their educational goals and as such the services of private schools will always be needed.

We are well positioned to take on the available market in the Kansas City Metro, and we are quite optimistic that we will meet our set target of generating enough income / profits from the first six month of operations and grow the private school and our student base.

Below is the sales projection for Homestead Montessori Farm School, it is based on the location of our tutorial center and of course the wide range of tutorial services that we will be offering;

- **First Fiscal Year:-** \$28,000 (4students)
- **Second Fiscal Year:** \$14,000 (2 families moved, 2 full-time students, opened enrichment program to homeschoolers)
- **Third Fiscal Year Goal:** \$49,000 (7 students)
- **Fourth Fiscal Year:** 12 students (full and part time)
- **Fifth Fiscal Year:** 9 students
- **Sixth Fiscal Year:** Currently 8 students

• **Our Pricing Strategy**

Private schools in the United States of America and of course in all the parts of the world charge students per term / per session and students have the options of either paying their tuitions before resumption or during the school session. Private schools generally charge students based on loads of factors, locations, services offerings and extra – curricular activities et al

At Homestead Montessori Farm School we will keep our fees at the average market rate for all our students by keeping our overhead low and by collecting payment in advance when able. In addition, we will also offer special discount rates to all our students at regular intervals.

We are aware that there are some students that would need special assistance, we will offer flat rate for such services that will be tailored to take care of such students' needs.

• **Payment Options - 9-month, 12 month or lump-sum options**

Our payment policy will be all inclusive because we are quite aware that different people prefer different payment options as it suits them. Here are the payment options that we will make available to our clients;

- Payment via check
- Payment via Venmo
- Payment with cash
- Encourage parents to pay from a 529 educational account

Private School Business Plan – Financial Projections and Costing

In setting up a private school business, the amount or cost will depend on the approach and scale you want to undertake.

Homestead has chosen an in-home school to minimize the start-up costs.

However, this is what it would cost us to start Homestead Montessori Farm School in the United of America;

- Business licensing fees in the United States of America will cost – **\$160.**

- The budget for Liability insurance, permits and license will cost annually – **\$1000**
- Rent for the school property **\$4050 / 9 Months**
- Equipping the classes with Montessori Materials – **\$8,000**
- Website cost – **\$200/year**
- The budget for the payment of salaries operations: **\$45,000/year**

Going by the market survey and feasibility studies conducted, we came to the conclusion that we will need an average of **\$20,000** to start our small scale but standard private school in Wyandotte County.

Generating Funding / Homestead Montessori Farm School

Homestead Montessori Farm School is a business that will be owned and managed by Mrs. Laura L Sanchez.

PRIVATE SCHOOL BUSINESS GROWTH: Sustainability and Expansion Strategy

One of our major goals of starting Homestead Montessori Farm School is to build a business that will survive off its own cash flow without the need for injecting finance from external sources once the business is officially running.

We know that one of the ways of gaining approval and winning customers (students and parents alike) over is to ensure that we offer nothing less than the best, to offer quality education to all our students so much so that they can favorably compete with students all over the United States and gain admission to the college of their choice.

Homestead Montessori Farm School will make sure that the right foundation, structures and processes are put in place to ensure that our staff welfare are well taken of.

Check List / Milestones

- Business Entity: In Good Standing
- Business Name Reserved: EIN 84-2140611
- Opening of Corporate Bank Accounts various banks in the United States: **Completed**
- Opening Online Payment Platforms: **Completed**
- Application and Obtaining FEIN: **Completed**
- Application for business license and permit: **Completed 2019 Renewed in 2021, Up for renewal in 2026, Process begun for 2026**
- Purchase of All form of Insurance for the Business: **Completed – Farm Bureau Insurance**
- Securing a standard facility large enough to accommodate our design: **Completed**
- Generating part of the start – up capital from the founders: **Completed**
- Writing of Business Plan: **Completed**
- Drafting of Employee's Handbook: **Completed**
- Drafting of Contract Documents: **Completed**
- Design of The School Logo: **Completed**
- Graphic Designs and Printing of Packaging Marketing / Promotional Materials: **Completed Business Cards**
- Recruitment of employees: **Completed**



Parents, we are so excited about this upcoming school year! Can you believe we are beginning our seventh year of Homestead Montessori? We have made updates to our enrollment fees, contracts, and Parent Handbook. We have done our best to highlight our changes for returning families. Please, thoroughly review all documents and let us know if you have any questions. We have also included a summary of our vision and classroom methodology here at Homestead.

Our Mission:

Farm schools often don't have traditional "subject days" in the way a traditional classroom might. Instead, they integrate learning across subjects and allow for child-led exploration and inquiry. They may have themes for the week or specific areas of focus, but the curriculum is often designed to be flexible and adapt to the children's interests and the natural environment.

Here's a more detailed look at how nature schools approach learning:

Integrated Curriculum:

Subjects like reading, writing, math, science, and art are interwoven throughout the day, rather than being taught in separate blocks of time.

Inquiry-Based Learning:

Children are encouraged to ask questions, explore, and discover, with teachers guiding and facilitating their learning rather than directly instructing them.

Nature as a Classroom:

The natural world is the primary learning environment, and lessons are often tied to what the children are observing and experiencing outdoors.

Field Studies and Wilderness Skills:

Many nature schools incorporate field studies in natural science, and may also teach wilderness skills like navigation, shelter building, and fire starting, and survival skills.

Play-Based Learning:

Children are given opportunities for free play, both structured and unstructured, which supports their social, emotional, and cognitive development.

Seasonal Rhythms:

Some nature schools follow a seasonal curriculum, exploring different topics and themes based on the time of year.

3500 Willow St., Kansas City, MO 64114 | 816-820-7475 | homesteadschool2@icloud.com
www.homesteadmontessori.org

Flexibility and Adaptability:

Nature school schedules and activities are often designed to be flexible and adapt to the weather, the needs of the children, and the opportunities presented by the natural environment.

Our Classroom:

Homestead Montessori Farm School is a type of educational institution that integrates the Montessori method of teaching with a farm setting. It provides a unique learning environment that combines academic study with hands-on experience in a natural, outdoor setting, often including opportunities for gardening, animal care, and other farm-related activities.

Here's a more detailed look at what Montessori Farm Schools do:

Key Features:

Montessori Method:

The core educational approach is based on Maria Montessori's principles, emphasizing self-directed learning, individualized instruction, and a prepared learning environment.

Farm Setting:

The school is located on or includes a working farm, providing opportunities for hands-on learning, real-world experiences, and connection to nature.

Curriculum:

We use many different curricula blending our own and including Waseca, The Good and Beautiful, Spectrum, Forest School and Elephant Math online. The curriculum often incorporates elements related to agriculture, gardening, animal husbandry, and sustainability, while still covering traditional academic subjects.

Student Roles:

Students may have roles on the farm, such as tending to animals, planting and harvesting crops, or helping with farm operations, harvesting honey and beekeeping.

Community

The farm environment fosters social interaction, responsibility, and a sense of community, while also providing opportunities to develop practical life skills.

Environmental Stewardship:

Our Montessori Farm School emphasizes stewardship of creation and teaches students about the importance of caring for the land, animals and our resources.

Benefits:**Hands-on Learning:**

Provides students with opportunities to learn by doing, engaging in real-world experiences that complement classroom learning.

Nature Connection:

Fosters a love for nature and a deeper understanding of the natural world.

Practical Life Skills:

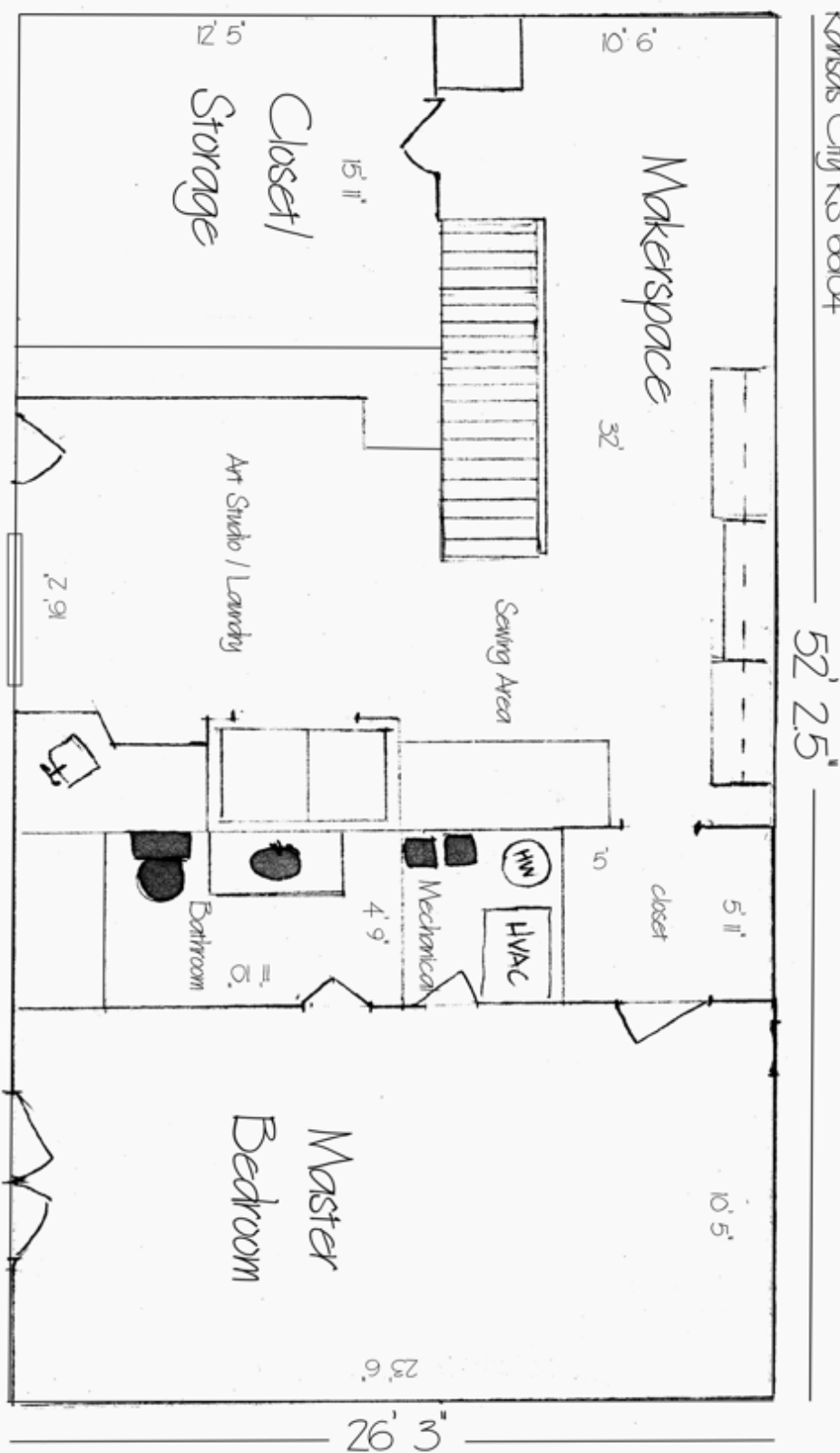
Develops practical skills, such as gardening, animal care, and problem-solving, that can be applied in various aspects of life.

HOMESTEAD MONTESSORI

3800 Weaver Ct

Kansas City KS 66104

LOWER LEVEL

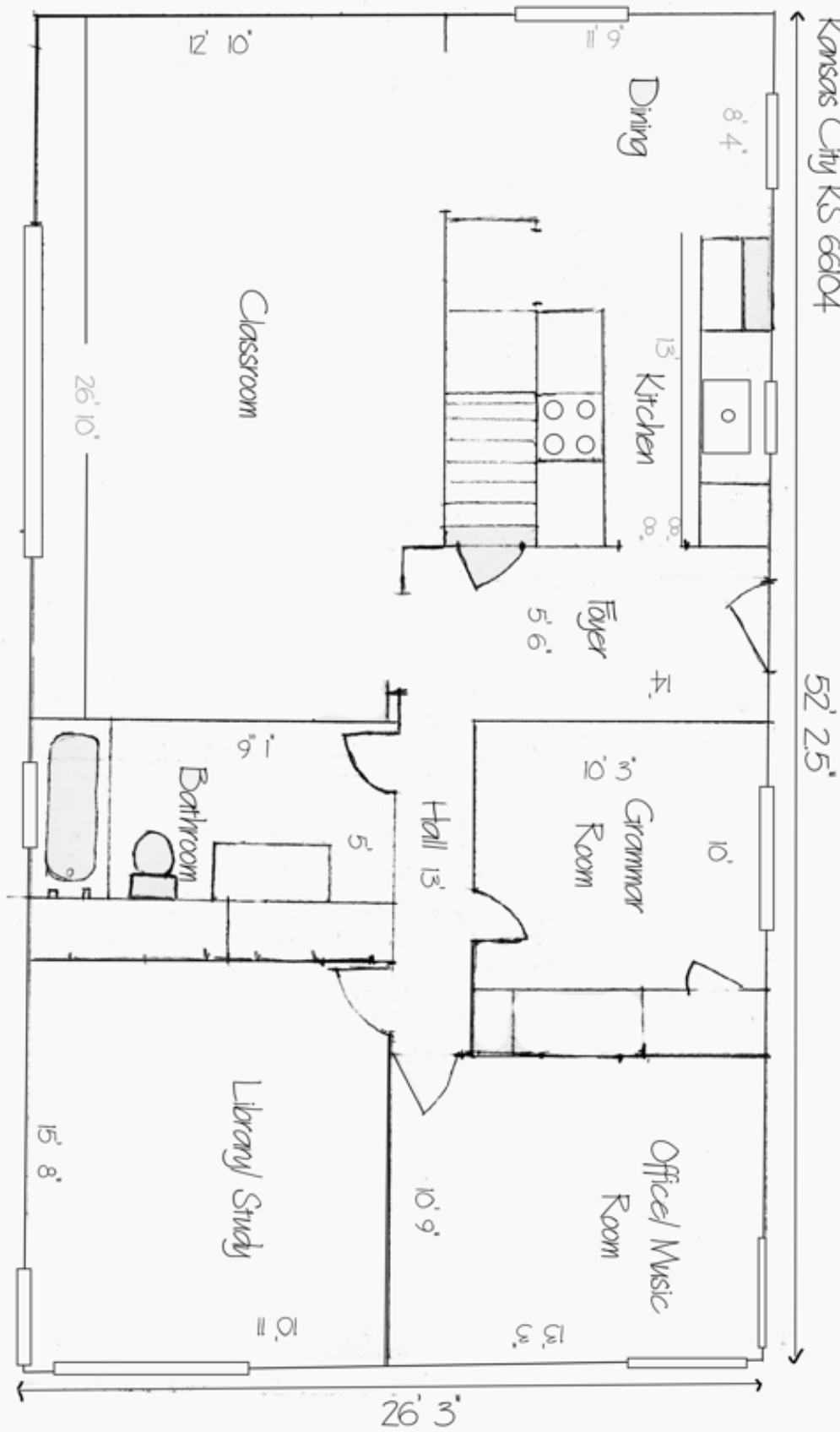


HOMESTEAD MONTESSORI

3800 Weaver Ct

Kansas City KS 66104

UPPER LEVEL

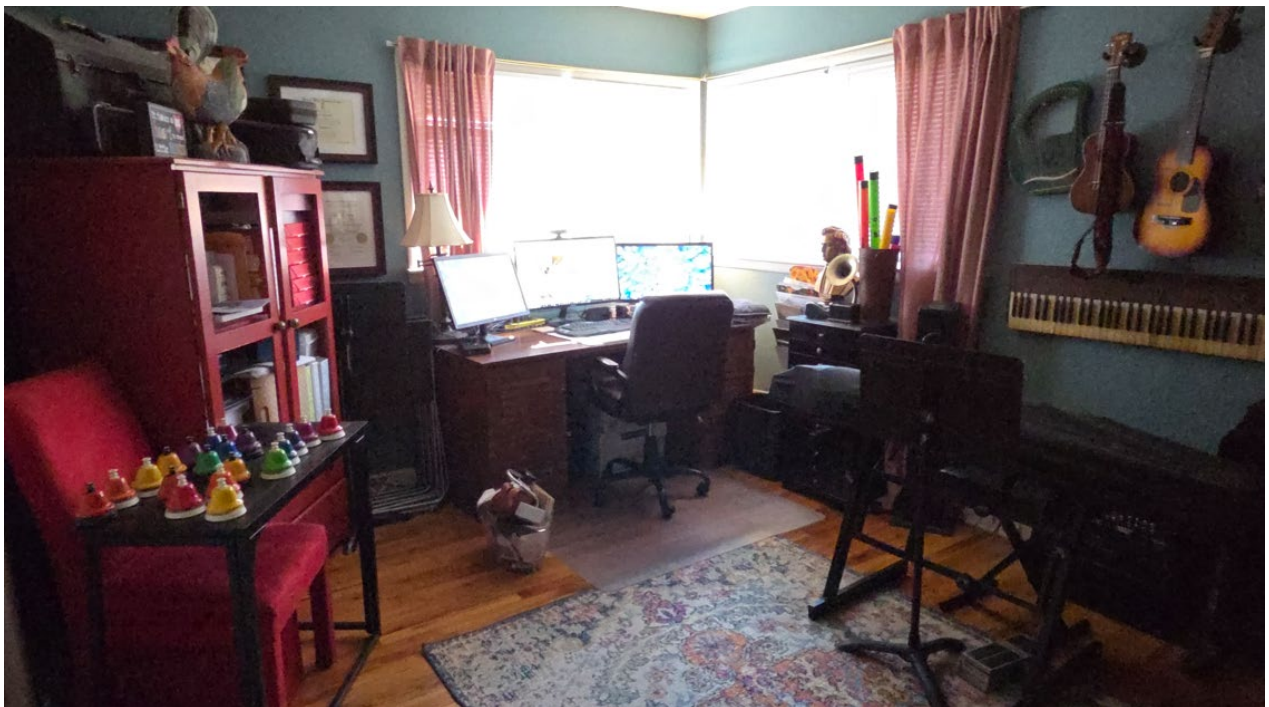












(Published _____)

SP2026-056

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 SP2026-056, commonly known as 3800 Weaver Court, Kansas City, Kansas, legally described as:

WEAVER, NEAL ESTATES RES L 1, S30, T10, R25, ACRES 0.680000, L5,
located at approximately 3800 Weaver Court, Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for an in-home Montessori farm school.

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. **In the future, to have more than six (6) chickens and/or pygmy goats, a separate Special Use Permit must be applied for properties between one (1) and five (5) acres.**
 - a. **Cannot exceed a total of six (6) fowl regardless of lot size in the R-1 Single Family District;**
2. **Closer than 25 feet to the nearest portion of any building occupied by or in any way used by human beings, other than the dwelling occupied by the owner or keeper of the animals, fowl, or closer than ten (10) feet to the property line of the lot;**
3. **Hours of operation are Monday through Friday, 8:00 AM – 4:00 PM;**

4. Adhere to the Conservation District comments;
5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspections Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
12. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or

constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

13. The Special Use Permit shall be valid for 10 years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
14. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
15. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: October 1, 2026

Re: Special Use Permit Petition SP2026-062

GENERAL INFORMATION

Applicant Information:

Tom Proebstle
Skyline Property Development
1615 Baltimore Avenue
Kansas City, Kansas 64108

Subject Property:

10 South Hallock Street
Kansas City, Kansas 66101

Requested Action and Purpose:

Renewal of a Special Use Permit (SP2024-044) to continue operating a short-term rental (expires October 10, 2026).

Commission Districts:

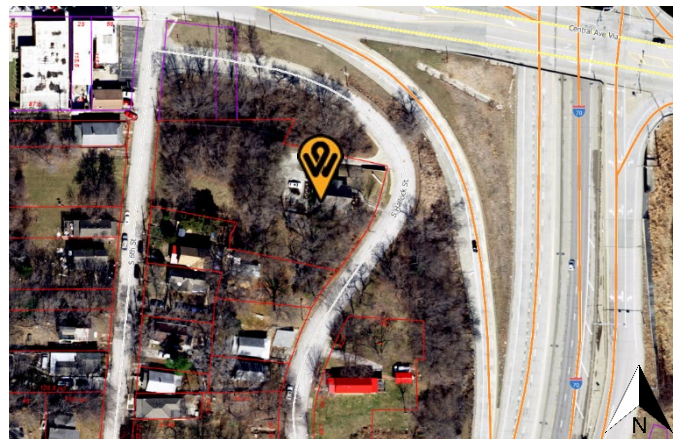
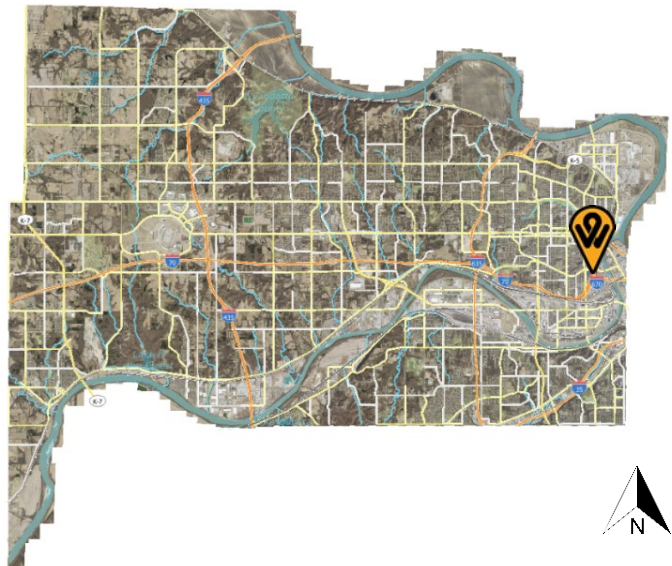
Commissioner At-Large, District #2:
Andrew Kump
District #2 Commissioner:
William Burns Jr.

Existing Zoning District(s):

CP-0 Planned Non-Retail Business
and R-1(B) Single Family Districts

Plan Area

Central Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-1(B) Single Family District	Vacant Lot
South	R-1(B) Single Family District	Single-family Residence
East	None (Right-of-Way)	Interstate 70
West	R-1(B) Single Family District	Single-family Residence

Total Tract Size: 0.82 Acre

Comprehensive Plan Area: Central Area Plan

Comprehensive Plan Designation: The Central Area Plan designates the subject property as Urban Density, which allows for a mix of detached and attached residential homes.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South Hallock Street as a Local Street.

Parking Requirement: Section 27-455 (d) states two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling. The subject property provides 7 off-street parking spaces.

Landscaping Requirement: Section 27-700 (a) states 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 – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing: September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Tom Proebstle, is requesting a renewal of a Special Use Permit (SP2024-044) to continue operating a short-term rental

at 10 South Hallock Street, Kansas City, Kansas 66101 (expiring on October 10, 2026). This is not the owner's primary residence. This would be the only permitted short-term rental on the 100 block of South Hallock 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. 2020: 2020-00017867 – Suspicious Vehicle.
2. 2019: 2019-00091446 – Suspicious Activity.
3. 2019: 2019-00082240 – Suspicious Activity.
4. 2019: 2019-00084122 – Suspicious Activity.
5. 2019: 2019-00059130 – Abandoned Vehicle.

Building, Zoning, or Code Enforcement Complaints:

1. 2022: ZONE2022-024 – Operating a Short-Term Rental and Event Space without an approved Special Use Permit.

Outstanding or Related Permit and Cases:

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

Previous Planning Actions:

1. 2024: SP2024-044 – Special Use Permit to operate a short-term rental for two (2) years.
2. 2023: SP2023-004 – Special Use Permit to operate a short-term rental for one (1) year.
3. 2022: SP2022-059 – Special Use Permit to operate a short-term rental and event center.
4. 2022: BOZA2022-016 – Variance for parking space requirements.
5. 2021: VAC2021-001 – Vacation of Right of Way for new apartment building.
6. 2021: MPL2021-028 – Master Plan Amendment from Urban Density to High Density Residential for an apartment building.
7. 2021: COZ2021-051 – Change of Zone from R-1(B) Single Family and CP-0 Planned Nonretail Business Districts to RP-6 Planned High-Rise Apartment District for an apartment building.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Riverview Statistical Neighborhood, the St. Joseph Watchdogs Neighborhood Group, the Central Avenue Betterment Association Neighborhood Business Group, and Census Block Group 0424002. The neighborhood consists of homes on narrow lots and urban in character. There are mixed residential and commercial uses in the neighborhood. The subject property is a mixed-use structure; it retains its previous appearance as a large single-family residence.

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 primarily single-family homes; the property is close to a C-3 Commercial District corridor. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties or in close proximity such as a coffee shop, upholstery store, law firm, and drinking establishment. 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 short-term rental and event space since 2022.

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

Special Use Permits are not addressed in the Central Area Plan. The Central Area Plan designates the subject property as Urban Density, which allows for a mix of detached and attached residential homes. The proposed use conforms to the Central Area Plan designation.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of South Hallock Street, 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 maintained the proposed use as originally proposed.

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. 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 534 Central Avenue on August 31, 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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval from SP2024-044?
 - a. Maximum number of guests shall be seven (7).
 - b. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.
 - c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.
 - d. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
 - e. Applicant is to maintain liability insurance.
 - f. The property must remain in proper maintenance and free of hazards, pests, or infestations.
 - g. The granting of this Special Use Permit does not transfer with a change of ownership of the property.

- h. Must provide a manual/welcome packet that lists all rules, including “No Parties, etc.” This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
- i. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
- j. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
- k. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
- l. All existing and future driveways must feature curb cuts that are constructed to UG standards.
- m. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
- n. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
- o. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.
- p. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision

within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;

- q. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.
- r. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
- 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. Is there still an event space operating out of this address?

Applicant Response: No.

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

Applicant Response: We have two (2) full bedrooms, kitchenette, living room, game room, dining room, and 1.5 baths. Per your request, only three (3) cars can be parked on off street, which we have adequate capacity.

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

Applicant Response: Per Planning, we are allowed 7. We list for up to six (6) with option of a fold-out couch to sleep 7 total.

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: Building owner (number withheld in these public documents but provided in Welcome document). Noted, neighbors had our contact for years.

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

Applicant Response: We assume any issues would be noted by neighbors or guests and be communicated immediately to us and/or 911 if it is an emergency.

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: 20 – 30 minutes.

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

Applicant Response: We anticipate 30%.

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: Building is modern and meets or exceeds all of these requirements.

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: Per the Kansas Department of Commerce: Some Kansas cities and counties impose a transient guest tax (in addition to the sales tax) on the rental of rooms, lodging, or other sleeping accommodations. The guest tax applies when there are more than two (2) bedrooms furnished for the accommodations of guests and when the room is rented for 28 consecutive days or less. This building is two (2) bedrooms, is listed as two (2) bedroom on Airbnb, and therefore appears to be exempt for KS Lodging Taxes.

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

Applicant Response: Yes.

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

Applicant Response: Yes, dogs only on an pre-approved basis.

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: Noted.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None
- B) Items that are conditions of approval:
1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-062, 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. 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 be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the

- Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 17. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Applicant Response Letter
Neighborhood Meeting Documents
Site Plan
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	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-062** 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 **SP2026-062**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

CONSIDERATION OF THE AUGUST 10, 2026 CITY PLANNING COMMISSION MINUTES.

SP2026-062 - TOM PROEBSTLE WITH SKYLINE PROPERTY DEVELOPMENT

Synopsis: Special Use Permit (Renewal of SP2024-044, expires October 10, 2026) for a Non Owner Occupied Short-Term Rental at 10 South Hallock Street. Detailed Outline of Requested Action: The applicant, Tom Proebstle, is requesting a renewal of a Special Use Permit (SP2024-044) to continue operating a short-term rental at 10 South Hallock Street, Kansas City, Kansas 66101 (expiring on October 10, 2026). This is not the owner's primary residence. This would be the only permitted short-term rental on the 100 block of South Hallock Street.

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

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda.”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

Motion starts at 1:24:27:

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

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

Motion to APPROVE Passed: 7 to 0

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

ATTACHMENTS

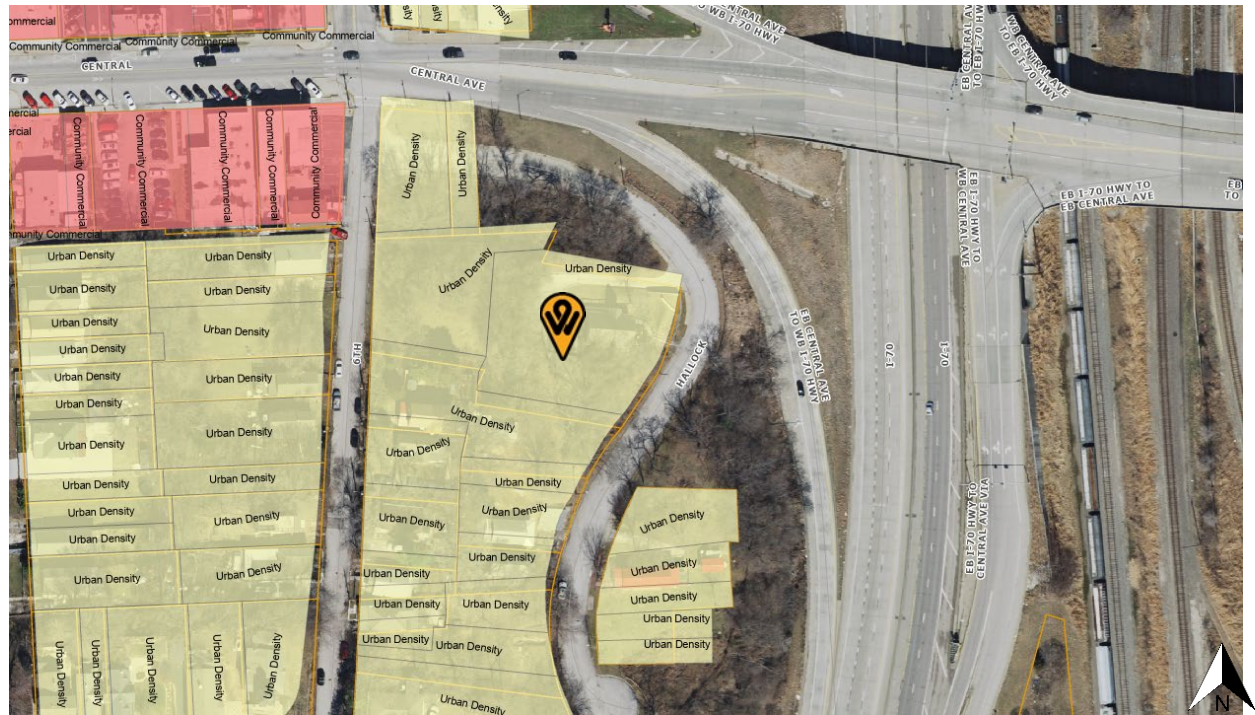
AERIAL IMAGERY



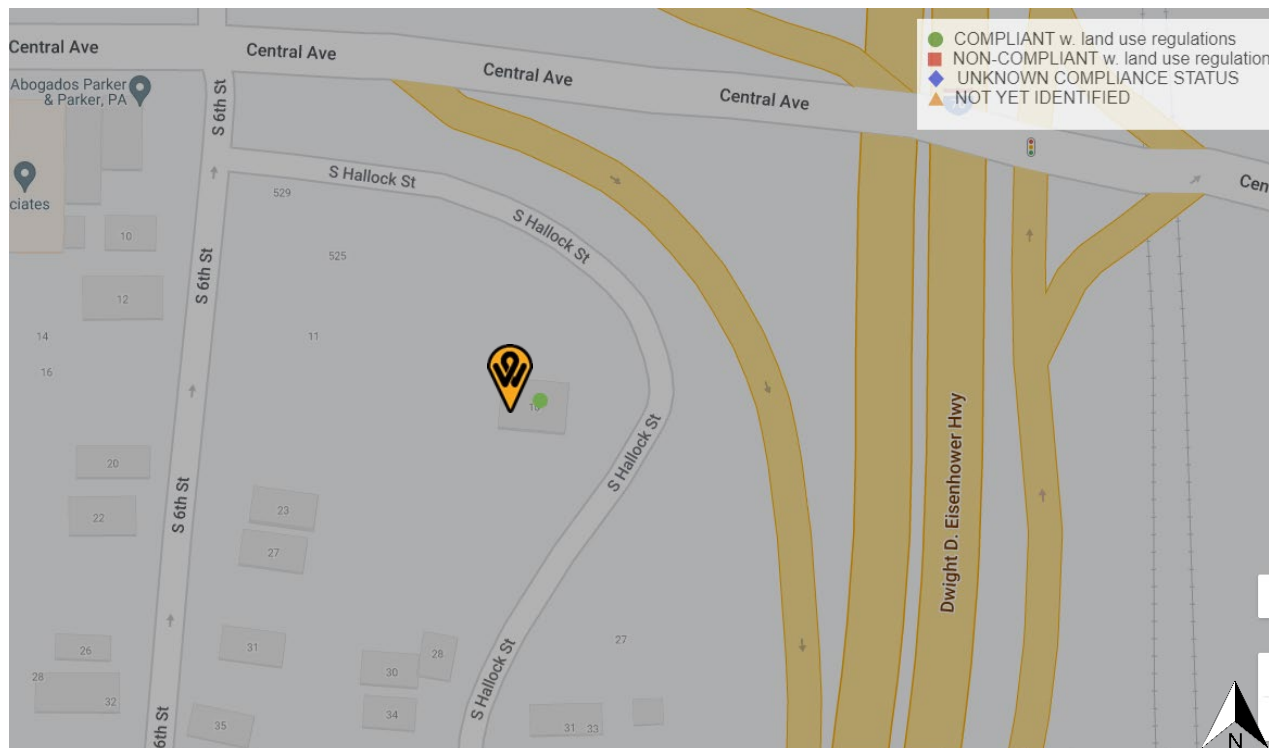
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



ADDITIONAL ATTACHMENTS

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

The applicant has maintained the proposed use as originally proposed.

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. 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 neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

The deadline for the neighborhood meeting is **August 31, 2026**, and on **September 2, 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

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How have you complied with the previous conditions of approval from SP2024-044?
 - a. Maximum number of guests shall be seven (7).
 - b. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.
 - c. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax.

- d. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
- e. Applicant is to maintain liability insurance.
- f. The property must remain in proper maintenance and free of hazards, pests, or infestations.
- g. The granting of this Special Use Permit does not transfer with a change of ownership of the property.
- h. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).
- i. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.
- j. If approved, occupying businesses must file and maintain a current business occupation tax application with this office.
- k. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.
- l. All existing and future driveways must feature curb cuts that are constructed to UG standards.
- m. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
- n. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations.
- o. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468

through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.

- p. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
- q. The Special Use Permit shall be valid for two (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved.
- r. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper.
- s. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Applicant Response:

2. Is there still an event space operating out of this address?

Applicant Response: No

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

Applicant Response: We have 2 full bedrooms, kitchenette, living room game room, dining room, and 1.5 baths. Per your request, only 3 cars can be parked off street, which we have adequate capacity.

SP2026-062

September 14, 2026

8

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

Applicant Response: Per Planning, we are allowed 7. We list for up to 6 with option of a fold-out couch to sleep 7 total.

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: Building owner (number withheld in these public documents but provided in Welcome document). Noted, neighbors had our contact info for years.

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

Applicant Response: We assume any issues would be noted by neighbors or guests and be communicated immediately to us and/or 911 if it is an emergency.

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: 20-30 minutes.

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

Applicant Response: We anticipate 30%

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: Building is modern and meets or exceeds all of these requirements

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:

Per the Kansas Dept of Commerce: Some Kansas cities and counties impose a transient guest tax (in addition to the sales tax) on the rental of rooms, lodging, or other sleeping accommodations. The guest tax applies when there are more than two bedrooms furnished for the accommodations of guests and when the room is rented for 28 consecutive days or less. This building is two bedrooms, is listed as two bedroom on Airbnb, and therefore appears exempt from KS Lodging Taxes.

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

Applicant Response: Yes.

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

Applicant Response: Yes, dogs only on a pre-approved basis.

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: Noted

PLEASE SIGN IN

SP2026-062 (10 S. Hallock) Short Term Rental Permit Renewal
8/31/2026 Neighborhood Meeting

Name:

Daniel Parker	535 Central Ave KCRS
Tom PROBSTLE	SKYLINE PROPERTY DEV.
Jen Gulvik	Skyline Property Development

Application Number: SP2026-062 (10 S. Hallock)

Date and Location: August 31, 2026 at Chicago's Neighborhood Bar

Meeting called to order at:
5:20 pm

Names of people in attendance:

David Parker, Abogados Law Firm Partner

Tom Proebstle and Jen Gulvik, Skyline Property Development

Introductions:

David and Tom Proebstle of Skyline Property Development are acquaintances and greeted each other. David was asked to sign in on the sign-in sheet and did so.

Presentation by applicant and/or team:

Tom shared details on the airbnb at 10 S. Hallock and showed pictures and the current listing on airbnb. He asked David if he had any questions or feedback about renewing the airbnb permit. David said he had no questions and is fully in favor of the airbnb continuing to operate. He was complimentary toward the neighborhood guide at the airbnb that promotes various businesses nearby. He shared that he likes bringing new people and business to the neighborhood. No further questions or feedback. Both parties departed Chicago's around 5:45 p.m.

Questions and answers:

No questions were asked of the participant who attended only to voice approval of the airbnb's continuation.

Meeting adjourned at: 5:45 p.m.

Minutes taken by: Jen Gulvik, spouse of Tom Proebstle and co-partner in Skyline Property Development

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
COUNTY OF Jackson) ss:

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

1. That I am the petitioner for Petition # SP2026-062
2. That I conducted a neighborhood meeting on 8/31/2026
3. The notice to nearby property owners was sent on 8/17/26.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2 day of September, 2026.

My commission expires 5 of January, 2030.

Notary Public

SHANKEYTHIA D. PICKENS
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan. 5, 2030
Commission #26404510

Emergency + Safety

In the event of severe weather or shelter-in-place directives, proceed to the lower level bathroom and kitchen area.

In the event of an evacuation order, proceed to exit from either door on the 1st level – the main entry door or the door to the parking area (off the game room/pantry).

Emergency contact phone numbers:

KC Board of Public Utilities (BPU) power emergency line:
913-573-9522

BPU water emergency line:
913-573-9622

Fire or medical emergencies, call 911

Closest hospital:
University of KS Hospital
901 N. 5th St., Kansas City, KS

To report any issues regarding non-compliance of your
Airbnb hosts, report to 913-246-5133 or visit
www.hostcompliance.com/tips



HILL HOUSE ADDRESS

10 South Hallock St.
Kansas City, KS
66101

WiFi

WIFI PASSWORD



Check out

Check out is at 11am. We do our best to accommodate late check-outs, so get in touch if you need that. We can sometimes accommodate, pending our next check-in and cleaning schedule.

HOUSE RULES

- No smoking
- No parties or events
- No candles
- No more than three vehicles can park on site per our permit
- Lock all doors when not occupying the house
- Please draw shades down when you leave
- Please respect the neighbors and keep noise at a minimal level

Neighborhood gems

SPLITLOG COFFEE

Support local! This is your go-to coffeeshop; breakfast & lunch items as well. Rooftop deck, drive through, locally roasted coffee steps from your place, across the street.

SLAPS BBQ

Nationally award-winning, TV show-making BBQ a block away, across from Splitlog. Speaking of blocks, be prepared to stand in a line down the block to order. Yes, it's that good. Kansas City BBQ, baby.

STRAWBERRY HILL CULTURAL MUSEUM

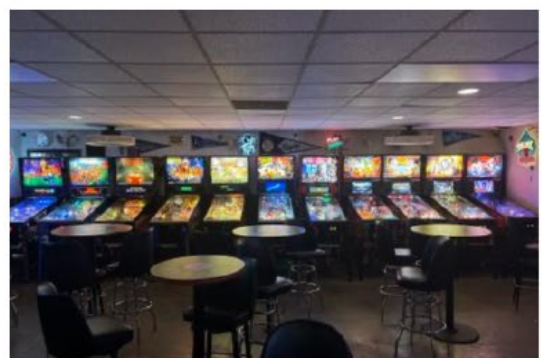
Tours are Saturday and Sunday only, 12 pm, 1 pm, 2 pm and 3 pm and advance tickets are required (can't buy same-day). Hosts ethnic dinners and classes as well, and a lost-in-time Tea Room that's open the first weekend of every month. Rezos required.

CHICAGO'S

The epitome of the local, neighborhood tavern. Here you'll get beer and the talk of the town.

403 CLUB

A pinball (dive) bar. All that needs to be said. Nearby is another quirky bar called Fat Matt's Vortex. You're in the home of dive bars - just google it, it's a thing.



THESE TOO

- The Blue Palm Tiki Bar
- Hey Sugar Ice Cream & Candy
- Breit's Stein & Deli
- Underground Bowling Alley at St. John's Catholic Church
- Epic Arts Open Studio

Fireplace Instructions

Don't attempt to 'figure out' how to start the fireplace.
Safety could be at risk if the gas is mistakenly left on.

To turn ON the fireplace:

1. First, on the side wall of the fireplace (TV side) there's a switchplate. Flip the switch UP, to on.
2. Pull the lower grill of the fireplace down to expose all the operating knobs.
3. Press and turn the Pilot knob simultaneously, so that "Pilot" aligns with the red arrow.
4. Press and hold the Pilot button for 10 seconds. At ten seconds, while still holding the Pilot button down, also press the Ignitor button a couple times until you hear a 'click.' The click indicates that the pilot light has been lit. You should be able to see the small flame if you look toward the very back of the logs.
5. Once the pilot has been lit, slightly press the Pilot knob and turn counterclockwise to align "On" with the red arrow.

BOOM! Fire is on. The glass will likely fog up for a minute but will dissipate and clear.

To turn OFF the fireplace:

Simply flip lightswitch on the side switchplate DOWN, to 'off.'

Turn back ON during your stay by simply flipping light switch on the side back UP to 'on.'

WHEN IN DOUBT

Turn lightswitch to OFF.
Contact us for help!

**Double-check
switch is
off every
time you
leave the
house.**

ALWAYS TURN SWITCH ON SIDE
OF FIREPLACE TO 'OFF' ANY TIME
YOU LEAVE.

NEVER LEAVE THE FIRE
UNATTENDED.

DOUBLE-CHECK SWITCHPLATE
UPON LEAVING TO ENSURE
SWITCH IS OFF (DOWN).

Emergency Utility Shutoffs

In the event of a fire, gas leak, significant water leak, electrical emergency, or other immediate danger, call 911 first and leave the home if necessary. Then contact your host through the Airbnb app. The below information is required to be included in our guide book but it is not likely you will need to utilize this information.

**UTILITY SHUTOFFS
SHOULD ONLY BE USED
DURING A GENUINE
EMERGENCY AND ONLY
WHEN THEY CAN BE
REACHED SAFELY**

Do not attempt to restore any utility after it has been disconnected. The host, utility provider, or emergency personnel must determine when it is safe to restore service.

**MAIN WATER SHUTOFF+
MAIN ELECTRICAL DIS-
CONNECT**

You will find these on the lower level, through the door just outside the two bedrooms.

In the event of a major water leak, turn valve fully closed, (provided it is safe to do so).

The electrical panel is on the left wall in the room with the main breaker at the top of the panel.

In an electrical emergency, switch the main breaker to the OFF position **ONLY IF** the panel can be reached safely. Never touch the panel if it is wet, damaged, sparking, or unusually hot.

MAIN GAS SHUTOFF

If you smell gas, do not operate lights, appliances, switches, phones, or anything that could create a spark. Leave the house immediately, call 911 from a safe location, and contact the host.



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







(Published _____)

SP2026-062

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 SP2026-062, commonly known as 10 South Hallock Street, Kansas City, Kansas, legally described as:

The north 40 feet of lot 9, all of lots 10, 11, and all that part of vacated Prospect Avenue now known as South 6th Street lying east of said south 6th Street as now located all in Block 21, River View Addition, a subdivision in the City of Kansas City, Wyandotte County, Kansas, except the following described tract. Beginning at the southeast corner of the north 40 feet of Lot 9, thence north 06°39'38" east 91.37 feet; thence south 87°13'30" east 45.07 feet to the northwest corner of Lot 2 Block 21; thence south 32°07'20" west, along the east line of Lots 11, 10, and 9, 104.59 feet to the point of beginning, located at approximately 10 South Hallock Street, Kansas City, Kansas.

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

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

1. **Maximum number of guests shall be 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. 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 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: October 1, 2026

Re: Special Use Permit Petition SP2026-063

GENERAL INFORMATION

Applicant Information:

David Swanson
Owner's Representative
Swanson Holdings
10543 West 168th Terrace
Overland Park, Kansas 66221

Subject Property:

2629 South 49th Street
Kansas City, Kansas 66106

Requested Action and Purpose:

Renewal of a Special Use Permit to continue operating a non-owner occupied short-term rental (SP2024-014 expired on July 17, 2026).

Commission Districts:

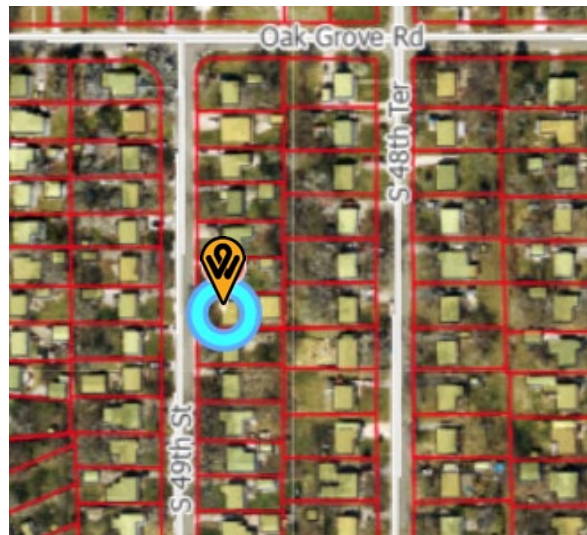
At-Large Commissioner, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):

R-1(B) Single Family District

Plan Area:

PlanKCK Comprehensive Plan



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

Total Tract Size: 0.13 Acre

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family detached residential development on standard lot sizes. Development in these areas should provide adequate open space to maintain the neighborhood character. These areas should be designed to support multi-modal connectivity with sidewalks and street trees.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 49th Street as Local Street.

Parking Requirement: Section 27-454(e) specifies that dwelling units in this district provided for two (2) off-street parking spaces, one (1) of which must be in a garage or carport. The subject property provides three (3) uncovered parking spaces and two (2) covered garage spaces, meeting this requirement.

Landscaping Requirement: Section 27-700(a) requires one (1) shade tree per dwelling unit required in the front or corner side yard. The subject property has three (3) mature trees in the front and side yard, meeting this requirement.

Advertisement: The Wyandotte Echo – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing: September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, David Swanson with Swanson Holdings, is requesting a renewal of a Special Use Permit (SP2024-014 expired on July 17, 2026) to continue operating a short-term rental at 2629 South 49th Street. This is not the owner's primary residence. This is the only permitted short-term rental on the 2600 block of South 49th 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. There are no notices of violations on the property.

Building, Zoning, or Code Enforcement Complaints:

1. 2017: 2017-00082364 – Disturbance (non-domestic) (prior owner)
2. 2016: 2016-00053630 – Domestic Disturbance (prior owner)

Outstanding or Related Permit and Cases:

1. There are no outstanding permits at this property.

Previous Planning Actions:

1. SP2025-014 – Special Use Permit – February 28, 2025 – Approved – Short term rental for one (1) year approval.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Turner Statistical Neighborhood, South Turner Neighborhood Association, Inc, Neighborhood Group, Turner Community Connection Neighborhood Business Group, Census Block Group 0436003 in the subdivision of Highland Crest. The neighborhood consists of modest, single-family homes built around 1955. The Highland Crest subdivision is situated between Gibbs Road and Shawnee Drive, corridors that contain primarily residential uses with some commercial, institutional, and religious entities.

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 primarily single-family residences. Use of the property as a rental, either short or

long-term, while commercial in nature, is consistent with other nearby properties in close proximity. While use as a short-term rental is commercial in nature, the use is occurring in a purpose-built residence, which should not present issues with nearby property. The proposed use is compatible if properly managed.

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

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

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

The property is not vacant. The property was owner-occupied and recently sold to the current property owner. The current property owner did some renovation work and has been leasing the property as a short-term rental without a Special Use Permit since December 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 PlanKCK Comprehensive Plan designates the subject property as Low-Density Residential, which allows for single-family detached residential development on standard lot sizes. The proposed use conforms to the PlanKCK Comprehensive Plan designation as it still retains its ability to be utilized as a single-family detached dwelling unit, even if rented as a short-term commercial use 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 49th 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 nearby property.*

Noise, vibration and illumination are all potential issues that are related to short-term rentals if 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 in a suburban area 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. 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 Google Meet on August 29, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Conditions of approval of SP2025-014

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How has the applicant complied with SP2025-014 conditions?

The following items must be repaired or remedied prior to renewal:

- a. The fallen retaining wall needs to be removed or repaired;
- b. Replace window screens that are damaged and/or have holes;
- c. If the red coffee canister is being utilized as an electrical fixture such as a can light or junction box, it needs to be replaced to code requirements;
- d. Replace bathroom exhaust ductwork;
- e. Repair holes and openings in garage walls and ceiling;
- f. The electrical mast and exterior wiring conduit needs repaired or replaced (permit required);
- g. Replace the 60-amp breaker with a large gauge distribution wire;
- h. Improperly wired outlets listed in 8.7.2 need repaired;
- i. Install electrical receptacle cover;
- j. Upgrade outlets to GFCI compliance near points of water or moisture intrusion, entry, or exposure (windows, kitchen, bathroom);
- k. Repair or replace garage ceiling fans;
- l. Repair exterior GFCIs with open grounding;
- m. Remove the furnace access panel and replace with a closet door for proper ventilation and access;
- n. Gas wall heater in garage shall be removed if inoperable;
- o. Gas cap needs added to gas line in garage where former dryer/heater connection formerly was;
- p. Repair leaking water pipe in the sink;

- q. Water heater was installed in 2023 without a building permit on file. A building permit shall be obtained for this installation;
 - r. Repair the leaking hose bib on the exterior;
 - s. Unclog the faucet aerator in hall bathroom;
 - t. Repair all doors to seal tightly without room for pest intrusion and to be able to open easily by users;
 - u. Provide and/or repair smoke detectors in every bedroom, common area, utility area, and basement. Provide carbon monoxide detectors in the kitchen, living area, near chimney, and near gas appliances;
1. All pets of guests must adhere to the local animal ordinances found in Chapter 7, including rabies vaccinations and leash laws;
 2. Maximum number of guests shall be 7;
 3. All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street;
 4. The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;
 5. Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;
 6. Applicant is to maintain liability insurance;
 7. The property must remain in proper maintenance and free of hazards, pests, or infestations;
 8. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
 9. Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website);
 10. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
 11. If approved, occupying businesses must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
 12. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
 13. Exterior lighting must be 90-degree downward facing cut-off fixtures so as not to project onto adjacent properties or public right-of-way;

14. All existing and future driveways must feature curb cuts that are constructed to UG standards;
15. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
16. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
17. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
18. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
19. The Special Use Permit shall be valid for 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;
20. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and
21. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval

must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

Applicant Response: All conditions have been addressed/work completed.

2. Have there been any complaints since the approval of SP2025-014?

Applicant Response: No.

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

Applicant Response: 5.

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: David Swanson (913)461-3283, dave@porchlightreserve.com, Professional Property Manager. Contact information has been provided along with the invitation to the neighborhood meeting

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

Applicant Response: Dependent on the situation. Could be in person, phone or email.

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: 30 minutes. Manager lives ~20 minutes from the property.

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

Applicant Response: 50%

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

- a. Working smoke detectors in each bedroom plus each level of the unit/house;
- b. GFCI outlets required in bathrooms;
- c. Double keyed locks are not allowed;
- d. Copper cannot be used for gas supply lines;
- e. Windows must be operable, not blocked or boarded;
- f. Handrails are required at sets of 4 or more stairs/ risers;
- g. Hot water tank and furnace must be vented properly and operational
- h. Electric panel and circuits must be safe; and

- i. Facility cleaned and sanitized after each guest check-out.

Applicant Response: All conditions are met, N/A or regularly tested.

- 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:

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

Applicant Response: Airbnb / VRBO collect and submit the taxes.

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

Applicant Response: Yes, written and on-line.

- 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: It's in the guest book.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-063**, for two (2) years, subject to:

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

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Neighborhood Meeting Minutes

Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Insurance Policy
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-063** 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 **SP2026-063**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

SP2026-063 - MICKELL LETHCO WITH SUNSHOT INVESTMENT LLC

Synopsis: Special Use Permit (Renewal of SP2025-014, expired July 17th, 2026) for a Non-Owner Occupied Short-Term Rental at 2629 South 49th Street. Detailed Outline of Requested Action: The applicant, David Swanson with Swanson Holdings, is requesting a renewal of a Special Use Permit (SP2024-014 expired on July 17, 2026) to continue operating a short-term rental at 2629 South 49th Street. This is not the owner's primary residence. This is the only permitted short-term rental on the 2600 block of South 49th

Street.

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

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda.”

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

Motion starts at 1:24:27:

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

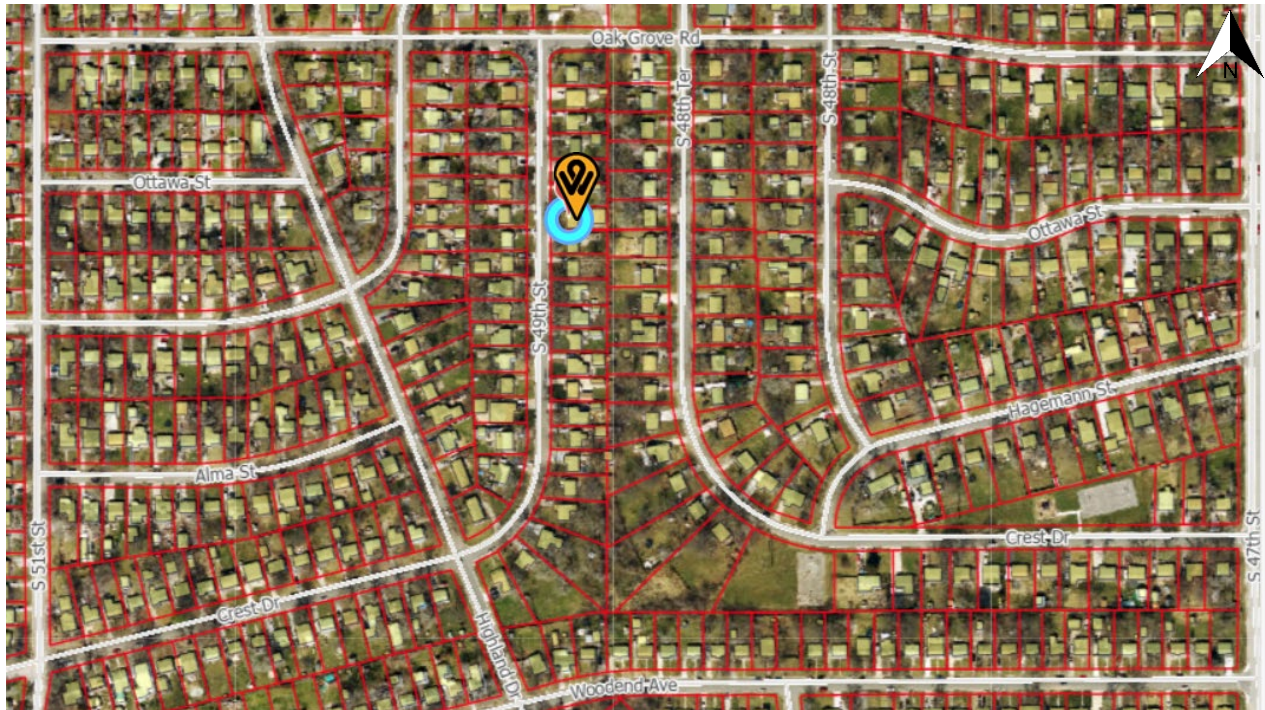
Carson	Chairman
Ward	Aye
Beth	Aye
Easterwood	Aye
Ernst	Aye
Russell	Aye
Foglesong	Aye
Jones	Aye
Miller	Not present
Straws	Not present
Mohler	Not present

Motion to APPROVE Passed: 7 to 0

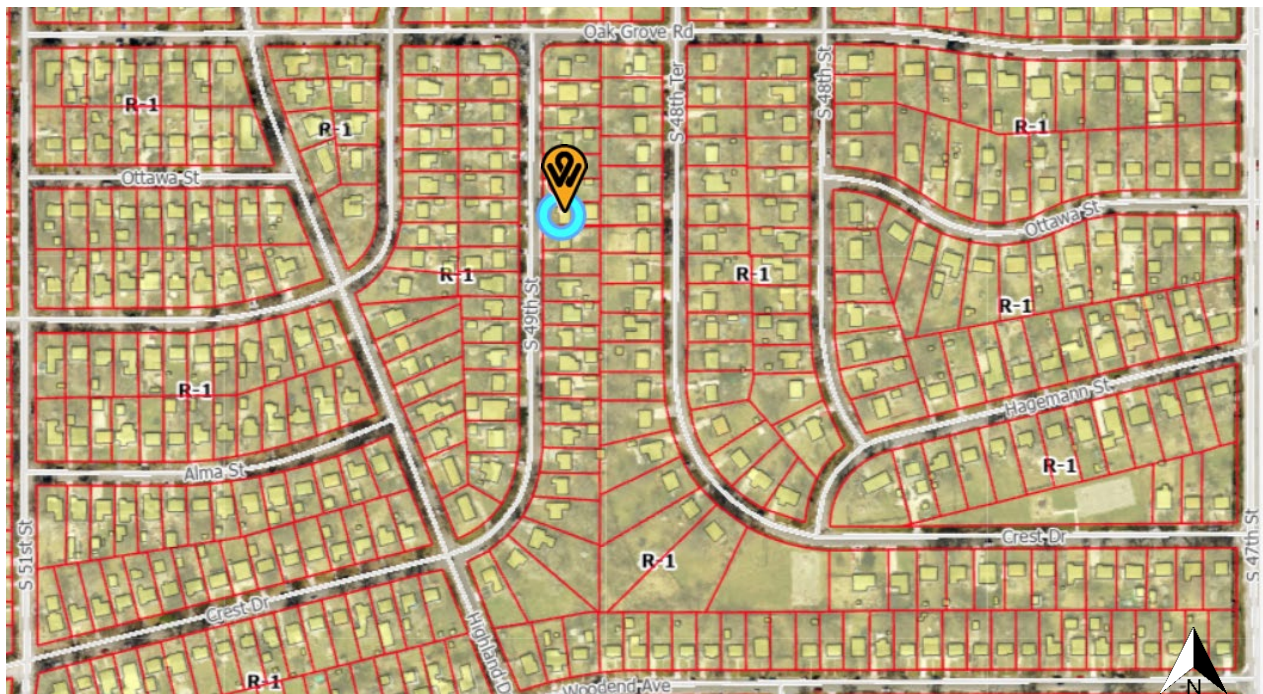
Subject to the conditions shown above in PLANNING COMMISSION RECOMMENDATION AND CONDITIONS.

ATTACHMENTS

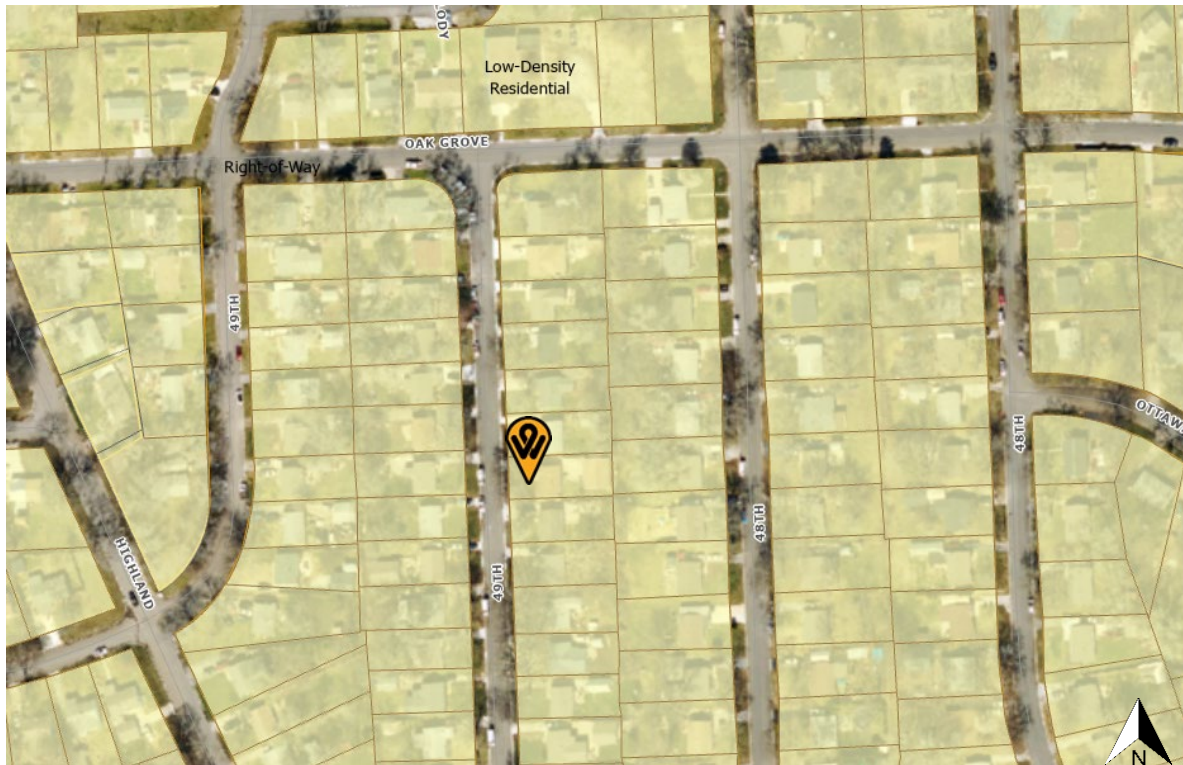
AERIAL IMAGERY



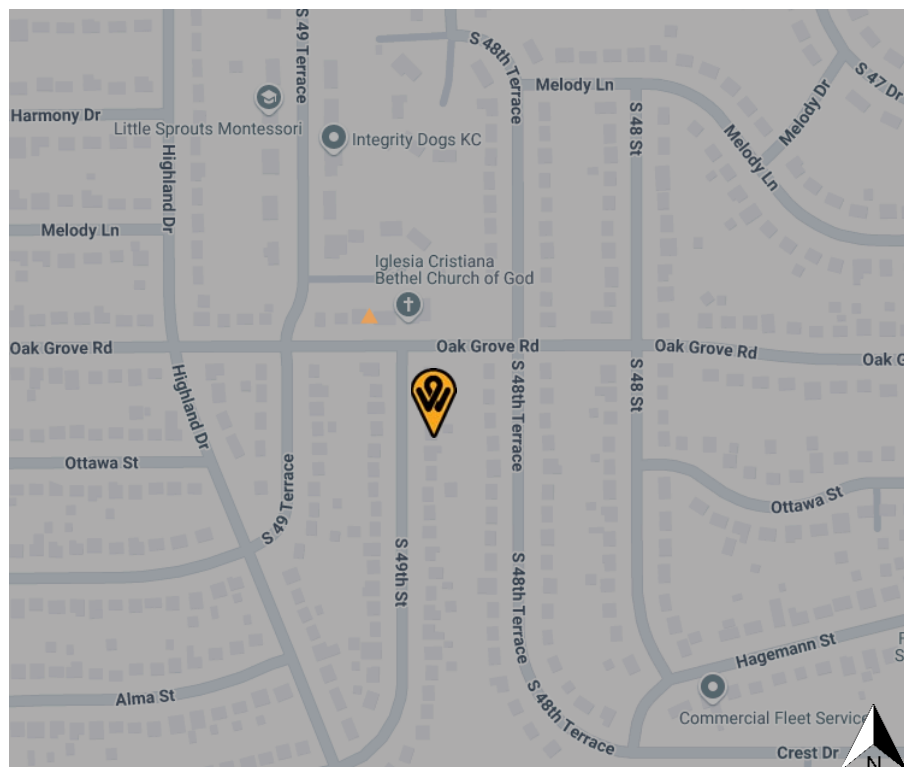
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



Meeting minutes:

- Meeting Date / Time: 8/29/2026,
10:00 am central Time
- Attendees: No attendees
- Commencement: Meeting
commenced at 10:30 central time.

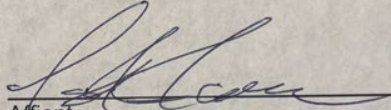
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
COUNTY OF Wyandotte) SS: Johnson

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

1. That I am the petitioner for Petition # SP2026-063.
2. That I conducted a neighborhood meeting on 8/29/2026.
3. The notice to nearby property owners was sent on 8/14/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

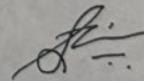
Further affiant saith not.

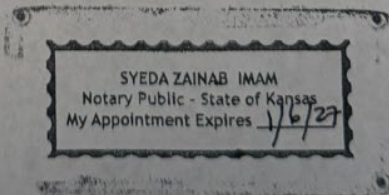

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 31st day of
August, 2026.

My commission expires 6th of January, 2027.

Syeda Zainab Imam
Notary Public





SITE PLAN

2629 S 49TH STREET, KANSAS CITY, KS 66106



LEGEND

-- -- Property line
Light area: Driveway / parking area
Green area: Lawn / grass
Front landscaping: 2 trees

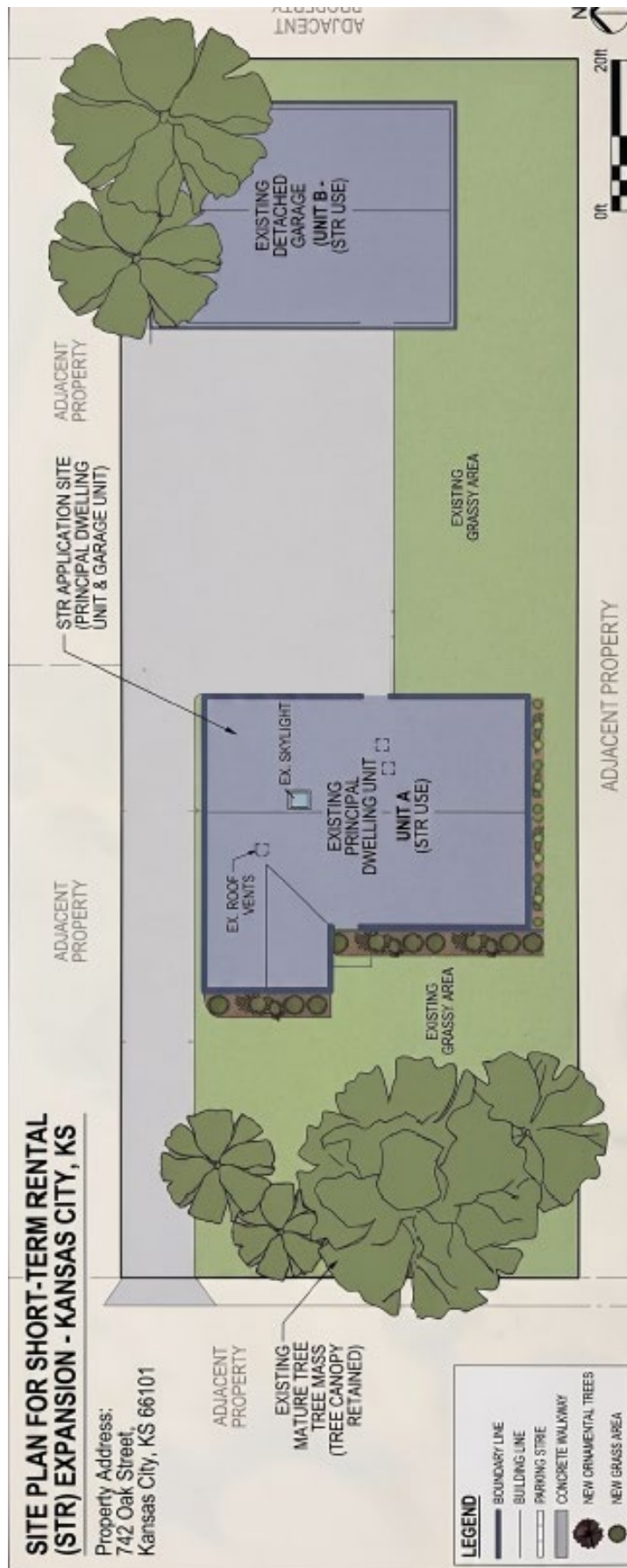
SITE INFORMATION

Existing main house and detached garage shown
Driveway / parking extends to left side of garage
Parking provided on-site in driveway
No backyard tree shown

NOTES

Site plan based on original aerial image supplied.
Front yard is left side of photo / left of house.
No changes to building footprints proposed.
For STR expansion submission reference.

Prepared from supplied aerial image - not a surveyed site plan



2629 S 49th — Home Layout

Room dimensions are shown directly on the plan (feet).



DIMENSION KEY
Measurements shown are the supplied room dimensions; closets were not assigned a dimension.

Effective from 02/03/2026 to 02/03/2027 both days at 12:01 a.m standard time

Property Insurance is 100% Underwritten by Convex Insurance UK Limited, and Certain Underwriters at Lloyd's, London, led by AXA XLC Syndicate 2003 as per the Schedule of Participating Underwriters. General Liability Insurance is 100% Underwritten by Convex Insurance UK Limited, and Certain Underwriters at Lloyd's, London, led by AXA XLC Syndicate 2003 as per the Schedule of Participating Underwriters. Equipment Breakdown (if included) Property Coverage with Convex Insurance UK Limited 100%.

Forms attached hereto and special conditions: See Attached Schedule of Forms and Endorsements

Service of Suit may be made upon: See Form LMA5020 - Service of Suit

In the event of a claim, please notify the following: Proper Insurance Services - 888-631-6680

Premium, Taxes, Fees, and Service Charges:	Total GL Premium:	\$300.00
	Total Property Premium:	\$2,613.00
	Equipment Breakdown Premium:	\$50.00
	Total Premium:	\$2,963.00
	Fully Earned Policy Fees:	\$200.00
	Surplus Lines Tax:	\$94.89
	Municipality Tax:	\$0.00
	Stamping Fee:	\$0.00
	Fire Marshall Tax:	\$0.00
	Windstorm/MWUA:	\$0.00
	Other Fees:	\$0.00
	Grand Total:	\$3,257.89











(Published _____)

SP2026-063

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 SP2026-063, commonly known as 2629 South 49th Street, Kansas City, Kansas, legally described as:

HIGHLAND CREST &0284 &0285 &0286 &0287 &0288 &0289 &0290, S36, T11, R36, ACRES 0.13, B13 L13, located at approximately 2629 South 49th Street, Kansas City, Kansas.

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

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

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

Section 4. Take Effect. This ordinance shall take effect as of the date of its

publication as provided by law.

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: October 1, 2026

Re: **Special Use Permit Petition SP2026-068**

GENERAL INFORMATION

Applicant Information:

Nadler R. Peralta
Peralta Bros Inc.
6426 Troup Avenue
Kansas City, Kansas 66102

Subject Property:

1107 Orville Avenue
Kansas City, Kansas 66101

Requested Action and Purpose:

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

Commission Districts:

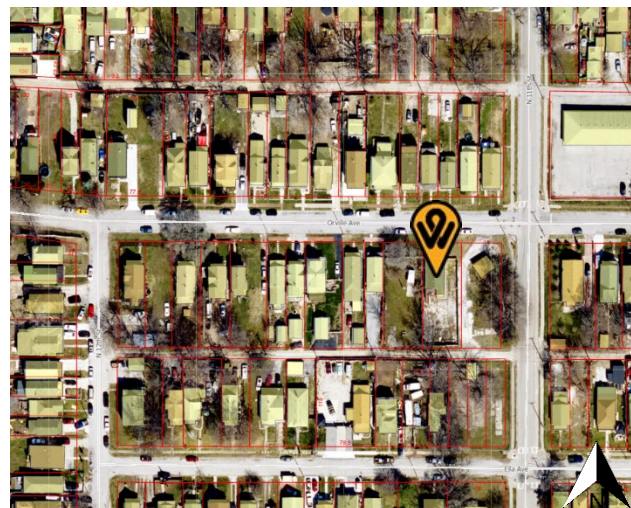
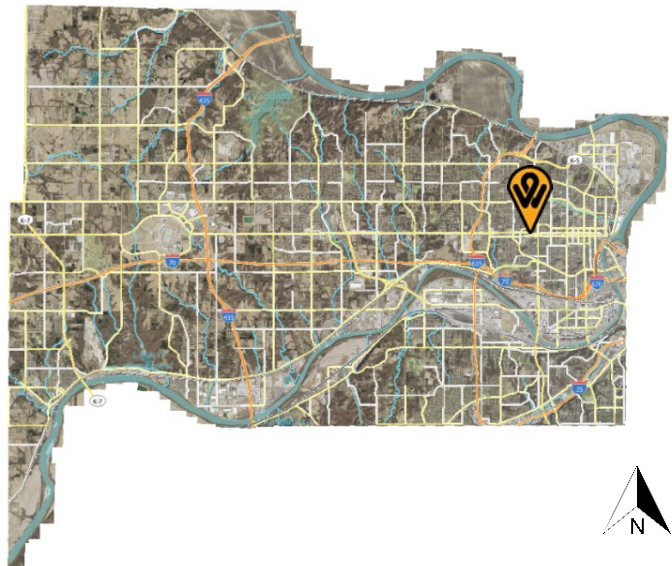
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William Burns Jr.

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: 0.16 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 Orville 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. 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 – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing(s): September 14 and October 1, 2026

Public Support: None to date

Public Opposition: None to date

PROPOSAL

Detailed Outline of Requested Action: The applicant, Nadler R. Peralta with Peralta Bros Inc., 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 1100 block of Orville 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. 2025: GRA25-0255 and GRA25-0161 – Code Enforcement – July 17, 2025 and December 3, 2025 – Graffiti gang painted wood fencing.
2. There are numerous code enforcement citations and complaints between 2006 – 2023 ranging from vacant property (unfit structure), trash, failure to register vacant structure, broken window, 2023 lien tax role, trash and debris, overgrown grass and trash.

Outstanding or Related Permit and Cases:

1. 2023: RES23-0594 – Building Permit – May 15, 2024 – Completed – New 130 square foot front porch.
2. MEC23-0288 – Mechanical Permit – September 11, 2024 – Completed – Install a 2.5 ton AC with 80,000 BTU furnace with ductwork.
3. PLM23-0471 – Plumbing Permit – September 11, 2024 – Completed – Re-plumbing kitchen and two (2) bathrooms.
4. ELE23-0538 – Electrical Permit – September 11, 2024 – Completed – Update services from 100 to 200 amp.
5. RES23-0155 – Building Permit – September 11, 2024 – Completed – Whole house remodel.
6. UDEMO21-0018 – Demolition Permit – January 15, 2022 – Completed - \$100 damage 72-hour notice.
7. 13367-00366 – Safe to Restore Electric – August 6, 2013 – Completed – Safe to Restore.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Riverview Statistical Neighborhood, Central Avenue Betterment Association Neighborhood Business Group, and Census Block 0421002. The neighborhood consists of single-family homes, as this property is in the middle of the urban core between 7th Street to the east, 18th Street to the west, Minnesota Avenue to the north and Central Avenue to the south.

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

The zoning and uses are set out above. The subject property is surrounded by R-1(B) Single Family District zoning, but specifically single-family homes and Historic Lowell Lofts at the North 11th Street and Orville Avenue intersection to the northeast. The use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties along Orville 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 one-way Orville Avenue, 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, 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 in-person at 700 Waterway Drive on August 28, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Home Inspection Report
Noise, Illumination, and Vibration

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The home inspection denotes that the GFCI outlets need to be installed near water sources. What is the timeline for this to be completed? This application may not proceed to the City Planning Commission with a staff recommendation until this is resolved.

Applicant Response: Correction completed.

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: The max occupancy for this listing is set at six (6) guests.

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: Two (2) vehicles allowed. Guests are informed prior to booking that parking is limited to free, on-street parking only.

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

Applicant Response: The maximum number of guests permitted at any one time is six (6). This limit is strictly enforced and stated in the house rules.

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: We have two (2) property managers, Nadler Peralta (913) 230-6829 and Shamantha Villeda (913) 927-5642. Our neighbors have already our contact information and are aware of the rental.

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

Applicant Response: We will communicate directly with neighbors to resolve any issues promptly and professionally.

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: Owner or manager resides locally in Kansas City and can be on site within 15 minutes 24/7, to address any urgent issues.

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

Applicant Response: Based on comparable listings in the KC Metro area and local market data, we project an annual occupancy rate of 65 – 70%. This accounts for seasonality and ensures we are not over-saturating the neighborhood with transient guests.

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: Batteries are tested monthly and replaced bi-annually. All bathrooms are equipped with GFCI outlets as required by code. No double-keyed deadbolts are installed. All exits have single-action hardware for emergency egress. All bathroom windows are operable, unblocked, and meet egress requirements. Handrails are installed and secured on all staircases with four (4) or more risers. The hot water tank and furnace are professionally serviced annually to ensure proper venting and operation. Electric panel and all circuits were inspected by a licensed electrician in 2026 and are deemed safe and up to code. The entire facility is professionally cleaned and sanitized after each guest checkout using disinfectants.

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 currently collects and remits the Kansas Retailers' Sales Tax and local transient tax guests taxes on our behalf for all bookings made through their platform.

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

Applicant Response: Yes. A comprehensive digital guest manual is provided to all guests prior to check-in and a physical copy is placed in the unit. The manual clearly outlines all house rules, including: no parties or events, quiet hours from 10:00 PM to 8:00 AM, no smoking/vaping on the property, maximum occupancy limits, parking instructions, trash disposal procedures, and emergency contact information. Guests must acknowledge and agree to all rules during the booking process.

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

Applicant Response: Yes, pets are allowed with prior approval and a \$29 pet fee per stay. We have a strict pet policy: maximum of two (2) pets, pets must be crated when left alone, owners must clean up waste immediately, and any noise or damage will result in additional fees. This policy helps ensure the safety and comfort of all guests and neighbors.

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: Acknowledged and confirmed. We will comply with all Unified Government requirements which will be prominently displayed in the welcome packet, guest manual.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-068**, for one (1) year, subject to:

1. **Maximum number of guests shall be six (6);**
2. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
3. **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;**
4. **Applicant is to maintain liability insurance;**
5. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**
6. **The granting of this Special Use Permit does not transfer with a change of ownership of the property;**
7. **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);**
8. **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;**
9. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;**

10. If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the

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

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

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Image
Zoning Map
Land Use Map
Short-Term Rental Map
Applicant Response Letter
Neighborhood Meeting Documents
Welcome Book
Inspection Report Summary
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	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-068** 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 **SP2026-068**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 9:43:

SP2026-068 - NADLER PERALTA WITH PERTALTA BROS INC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 1107 Orville Avenue. *Detailed Outline of Requested Action:* The applicant, Nadler R. Peralta with Peralta Bros Inc., 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 1100 block of Orville 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:

- Madeline Bernando Peralta, Applicant, 6426 Troop Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 12:00: Osiris Nunez Espinoza, Planner, stated the property has three (3) bedrooms, so a maximum of six (6) guests is permitted. Staff recommends approval with conditions.

Motion starts at 12:23:

On motion by Commissioner Russell, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-068 for one (1)**

year:

Carson Chairman

Ward Aye

Beth Aye

Easterwood Aye

Ernst Aye

Russell Aye

Foglesong Aye

Jones Aye

Miller Not present

Straws Not present

Mohler Not present

Motion to APPROVE Passed: 7 to 0

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

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP

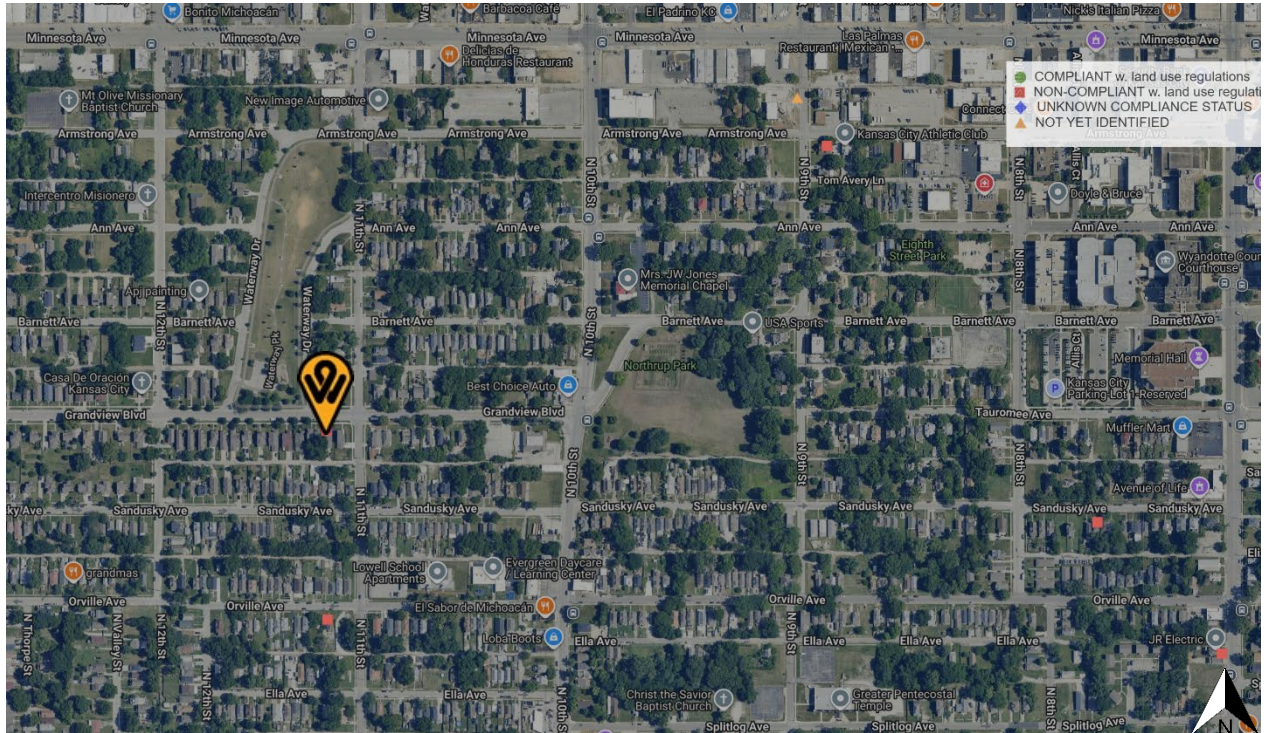


LAND USE MAP



SP2026-068

October 1, 2026



ADDITIONAL ATTACHMENTS

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 neighborhood meeting can be held by the following:

1. In person
2. Virtual Meeting

The deadline for the neighborhood meeting is **August 31, 2026**, and on **September 2, 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

Home Inspection Report
Noise, Illumination, and Vibration

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. The home inspection denotes that the GFCI outlets need to be installed near water sources. What is the timeline for this to be completed? This application may not proceed to the City Planning Commission with a staff recommendation

until this is resolved.

Applicant Response: Correction completed.

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: The max occupancy for this listing is set at 6 guests.

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: 2 vehicles allowed.
Guests are informed prior to booking that parking is limited to free on-street parking only.

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Applicant Response: The maximum number of guests permitted at any one time is 6.
This limit is strictly enforced and stated in the house rules.

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: We have 2 property managers, Nadler Peralta 913-230-6829 and Shamanta Villeda 913-927-5642. Our neighbors have already our contact information and are aware of the rental.

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

Applicant Response: We will communicate directly with neighbors to resolve any issues promptly and professionally.

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: Owner or manager resides locally in Kansas city and can be on site within 15 minutes 24/7, to address any urgent issues.

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9. Indicate how you will maintain the property in a safe and sanitary manner, including: We will maintain full compliance with all local safety and sanitary codes through the following measures:

- Working smoke detectors in each bedroom plus each level of the unit/house; Batteries are tested monthly and replaced bi-annually.
- GFCI outlets required in bathrooms; All bathrooms are equipped with GFCI outlets as required by code.
- Double keyed locks are not allowed; No double-keyed deadbolts are installed. All exits have single-action hardware for emergency egress.
- Copper cannot be used for gas supply lines; updated and inspected
- Windows must be operable, not blocked or boarded; All bedroom windows are operable, unblocked, and meet egress requirements.
- Handrails are required at sets of 4 or more stairs/ risers; Handrails are installed and secured on all staircases with 4 or more risers.

- The hot water tank and furnace are professionally serviced annually to ensure proper venting and operation.
- g. Hot water tank and furnace must be vented properly and operational
 - h. Electric panel and circuits must be safe; and Electric panel and all circuits were inspected by a licensed electrician in 2026 and are deemed safe
 - i. Facility cleaned and sanitized after each guest check-out, and up to code.
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www.hostcompliance.com/tips.

Applicant Response: Acknowledged and confirmed. We will comply with all Unified Government requirements. will be prominently displayed in the welcome packet, guest manual.

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

SIGN IN SHEET FOR APPLICATION SP2026-068

DATE: 08/28/2026

LOCATION: 700 Waterway Drive

Kansas city, KS 66102

TIME: 5:00pm

WELCOME PLEASE SIGN IN

#	NAME	PHONE NUMBER	
1	<i>Jalana Gorgochoni</i>	<i>913-342-6252</i>	
2	<i>Duke Gorgochoni</i>	<i>" " "</i>	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition # SP2026-068.
2. That I conducted a neighborhood meeting on 08/28/2026.
3. The notice to nearby property owners was sent on 08/12/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

Further affiant saith not.

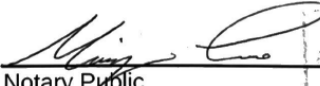


Affiant

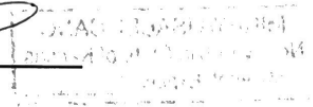
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29th day of August, 2026.

My commission expires 27 of May, 2026.

MIREYA ISABEL CANO
Notary Public-State of Kansas
My Appt. Expires May 27, 29



Notary Public



We're so glad you're here. Make yourself at home!

• CHECK-IN / CHECK-OUT

- Check-in: 3pm. Your lock box code is _____. Open. The Gold key should give you access to the front door and a Silver key to the back door. (Lockbox will be place in mailbox)
- Check-out: 10am. Please lock all exterior doors on your way out and place keys back into the lock box and mailbox.
- Parking: Free street parking

• WIFI & TV

- *WiFi*: Network: ANTONELLA | Password:
- *Smart TV*: Netflix/Hulu/YouTube apps– just log out before leaving.

• HOUSE QUIRKS

- Thermostat: on the main wall. Please keep between 68-70 for efficiency.
- Dishwasher: Press Start, then close the door firmly to run.
- Trash: Bin is on the front right side of the house. Trash day is Wednesday – roll to curb if staying on a Wed.
- Fenced Yard

• SAFETY + NEIGHBORHOOD

- Lights: Porch + side lights stay on all night for your safety.
- Ring Doorbell: Records front porch only for security. and left side for security purposes as well.
- Area: Quiet residential street. Neighbors are friendly. Normal city precautions apply – lock doors, don't leave valuables in cars.
- *Quiet Hours*: 10pm-8am per city ordinance.

• LOCAL FAVES <10-15 min away*

- Coffee: Café Corazón, 110 Southwest Blvd, Kansas City, MO 64108 – best iced latte in KC

- Food:

Food Trucks after 6pm - 18th and central park, kansas city, KS 66102 -5min drive

Palacana for a sweet tooth - 151 S 18th St, Kansas City, KS 66102 -7min drive

Famous Dave's Bar-B-Que, family friendly -15min drive

- Groceries: Sunfresh ball market – 6 min drive

- Emergency: The University of Kansas Hospital Cambridge Tower– 15 min away

- **CHECKOUT**

1. Load dishwasher
2. Take trash to outside bin
3. Set thermostat to 72
4. Lock front and back door, place key back in lockbox

That 's it. Don't strip beds or do laundry.

- **IMPORTANT REMINDER:**

Please treat our home like it's your own. We love this place and want to keep it nice for future guests.

Respect Quiet hours 10pm-8am per city ordinance. No loud music or parties. We have wonderful neighbors.

NEED HELP

Text us, We're nearby if you need anything.

Summary

Safety Hazards

E1-6 Electrical - GFCI & AFCI: ALL OUTLETS WITHIN 6FT OF A WATER SOURCE MUST BE GFCI.

Replace all outlets within 6ft of a water source with GFCI.

Electrical Contractor

Potential Safety Hazard

Recommendations

R-5 Roof - Roof Drainage Systems: EXTEND DOWNSPOUTS

MR - We recommend routing the downspouts farther away from the building.

Qualified Professional

R-6 Roof - Roof Drainage Systems: GUTTER DISCLAIMER

FYI - The gutters and downspouts appear to be in functional overall condition. However, without water in them for testing, it is difficult to fully determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

Qualified Professional

C-4 Cooling - Distribution System: DUCTS DISCLAIMER

Distribution System (Ducts): Disclaimer A representative sample of the visible heating and cooling distribution components (duct work) were inspected. Full inspection of all duct work is not possible in areas/rooms where there are finished walls, ceilings and floors. Video inspection of duct work is not part of a general home inspection and should be completed if desired by a qualified HVAC contractor who provides such inspections.

Qualified Professional

F-3 Fireplace - Vents, Flues & Chimneys: CLEAN AND INSPECT FIREPLACE BEFORE USE

Recommend cleaning and full inspection by qualified chimney/fireplace contractor.

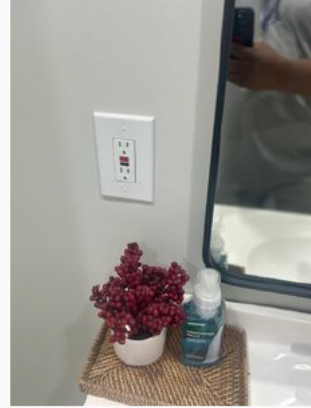
Qualified Professional

 (E1-4) Note:

DISCLAIMER- SWITCHES

DISCLAIMER- SWITCHESwitches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Qualified Professional



GFCI & AFCI

GFCI & AFCI: All GFCI were tested and working properly during inspection

 (E1-7) Note: **ALL GFCI WERE TESTED AND WORKING PROPERLY DURING INSPECTION**

 (E1-6) **Safety Hazard: ALL OUTLETS WITHIN 6FT OF A WATER SOURCE MUST BE GFCI.**

Replace all outlets within 6ft of a water source with GFCI.

Electrical Contractor

Potential Safety Hazard

 (E1-8) Note: **INSPECTED GFCIS**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Qualified Professional

services of a specialist. Because the accumulation of flammable materials in the flue as a natural result of the wood-burning process is a potential fire hazard, the inspector recommends that before the expiration of your Inspection Objection Deadline you have the flue inspected by a specialist.

Qualified Professional

Roof Drainage Systems

Gutter extensions: Vinyl

 **(R-7) Note: GUTTER EXTENSIONS**
Front and side of the house

(R-5) Recommendation: EXTEND DOWNSPOUTS

MR - We recommend routing the downspouts farther away from the building.

Qualified Professional



(R-6) Recommendation: GUTTER DISCLAIMER

FYI - The gutters and downspouts appear to be in functional overall condition. However, without water in them for testing, it is difficult to fully determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

Qualified Professional

Cooling Equipment

Brand: Goodman

Energy Source/Type: Central Air Conditioner

Location: Exterior South

Normal Operating Controls

 (C-3) Note:

THERMOSTAT WAS INSTALLED PROPERLY IN THE HALLWAY

Thermostat was installed and working properly during inspection.

Qualified Professional



Distribution System

Configuration: Central

 (C-4) Recommendation: DUCTS DISCLAIMER

Distribution System (Ducts): DisclaimerA representative sample of the visible heating and cooling distribution components (duct work) were inspected.Full inspection of all duct work is not possible in areas/rooms where there are finished walls, ceilings and floors.Video inspection of duct work is not part of a general home inspection and should be completed if desired by aqualified HVAC contractor who provides such inspections.

Qualified Professional

Doors, Windows & Interior

Doors

the appliance, and its connections. It is highly recommended and extremely important that all fireplaces and chimneys be inspected by a certified chimney sweep before its first use.

Qualified Professional

Vents, Flues & Chimneys

(F-3) Recommendation: **CLEAN AND INSPECT FIREPLACE BEFORE USE**

Recommend cleaning and full inspection by qualifiedchimney/fireplace contractor.

Qualified Professional

Built-in Appliances

General

(BA-1) Limitation: **WASHER, DRYER AND FRIDGE ARE NOT INCLUDED IN THE INSPECTION**

WASHER, DRYER AND FRIDGE ARE NOT INCLUDED IN THE INSPECTION

Qualified Professional

Dishwasher

Brand: GE

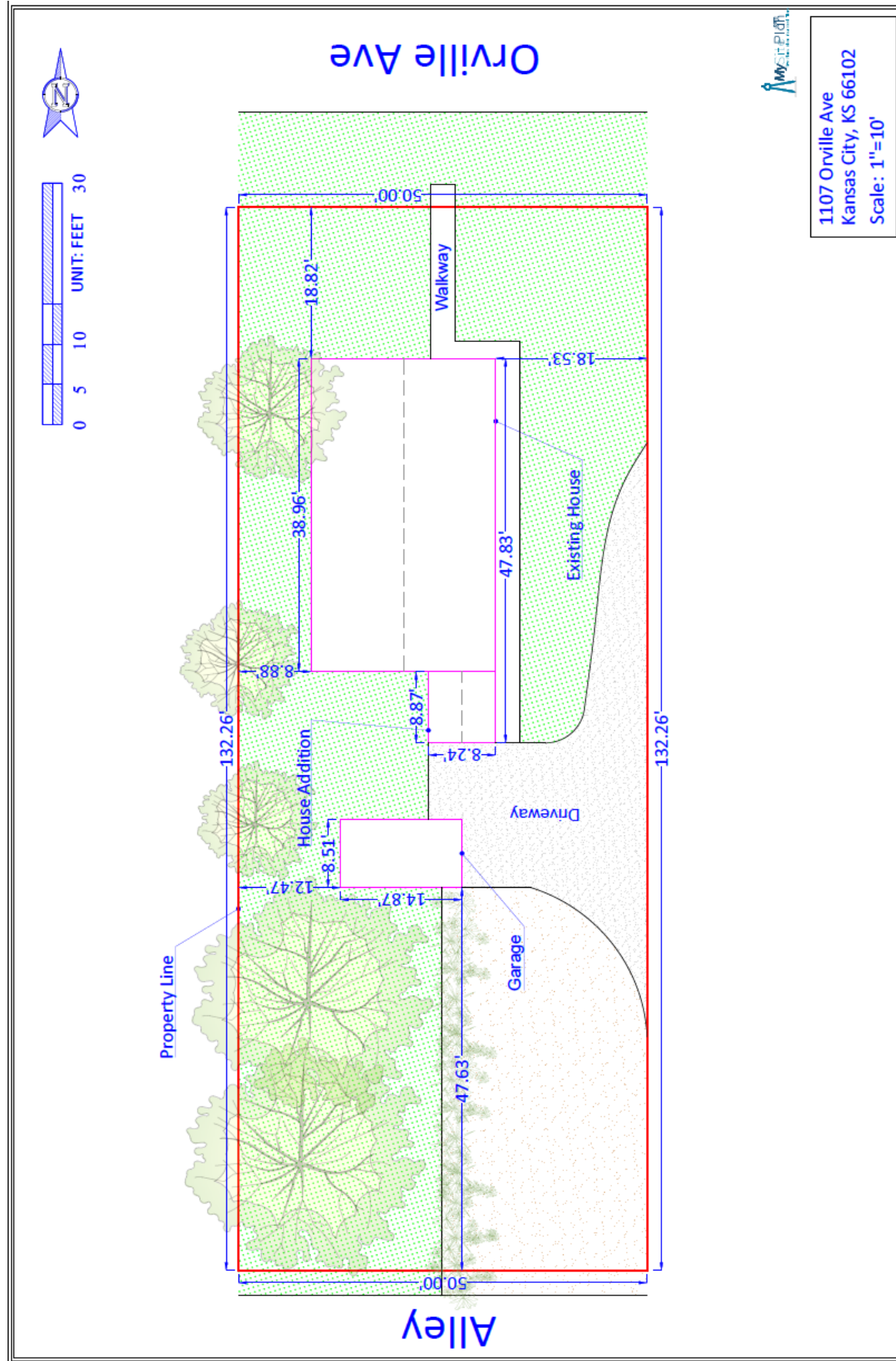
(BA-2) Note: **INSPECTED DISHWASHER**

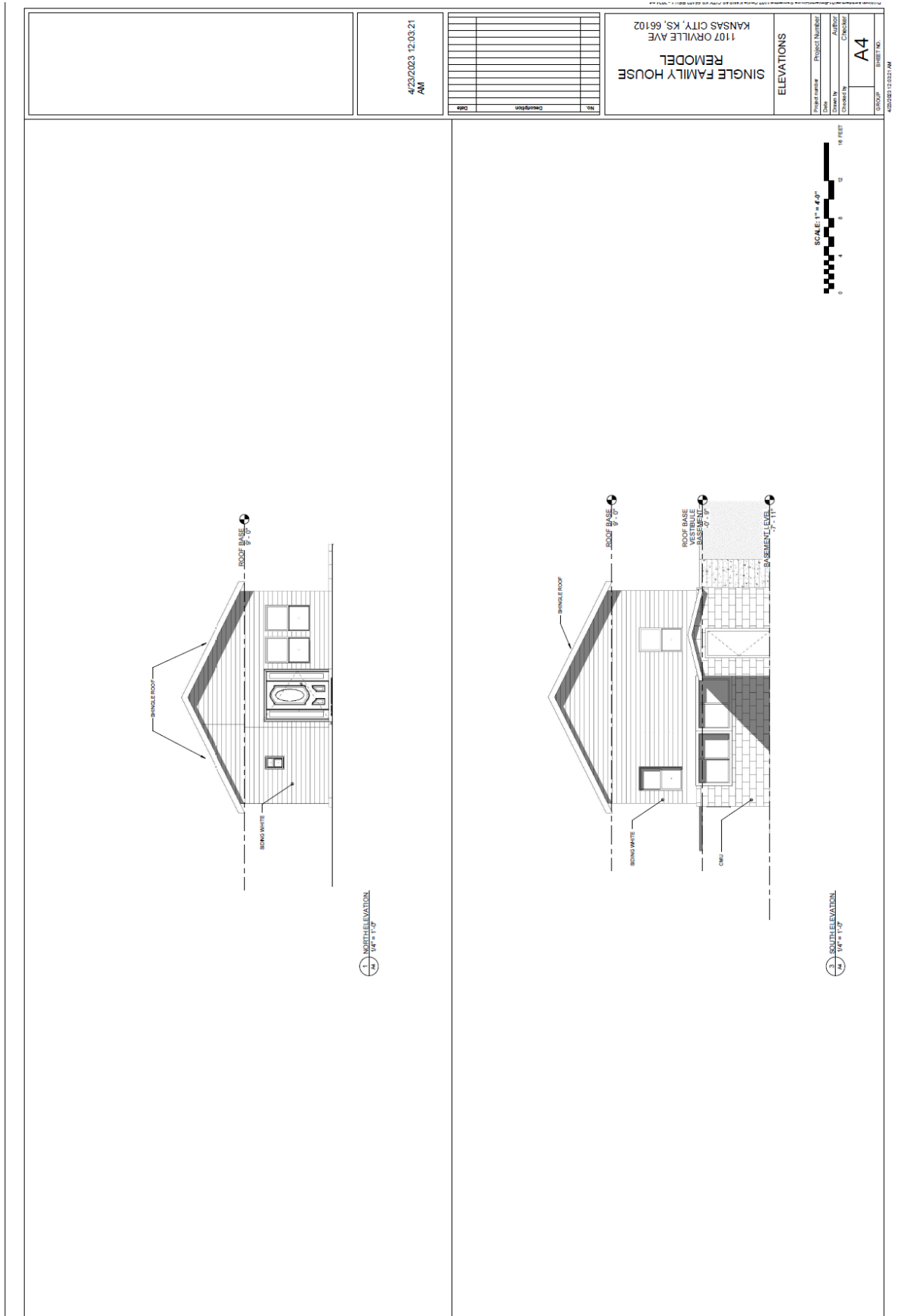
I inspected the dishwasher by turning it on and letting it run a short cycle.

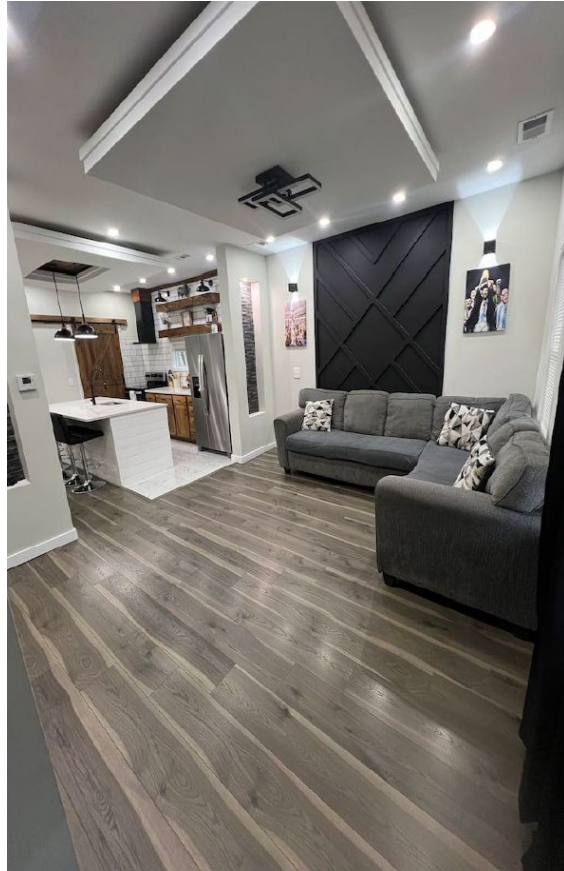
Qualified Professional

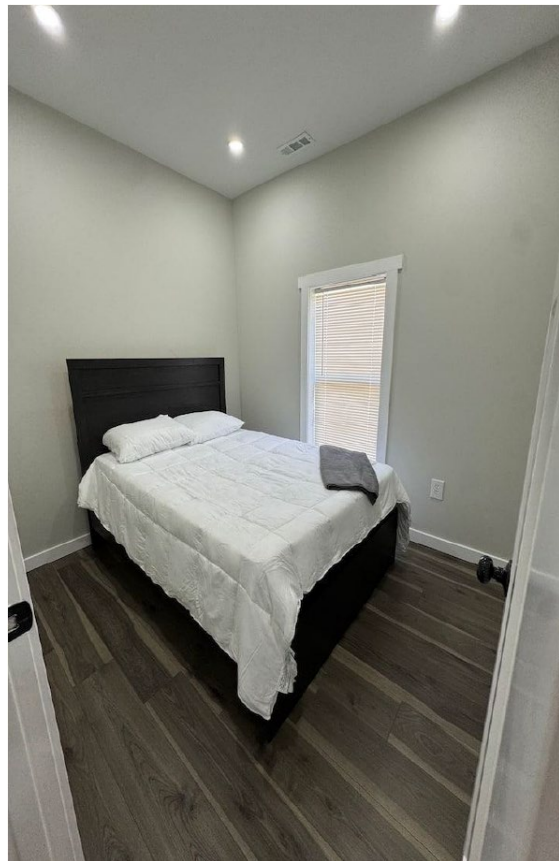
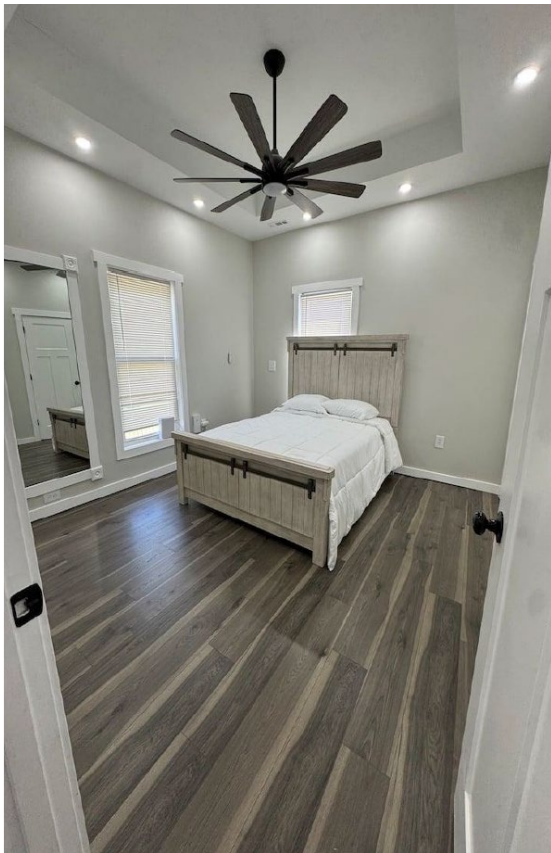
Refrigerator

Brand: LG











(Published _____)

SP2026-068

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 SP2026-068, commonly known as 1107 Orville Avenue, Kansas City, Kansas, legally described as:

NORTHRUP PARK & 0902, S9, T11, R9, ACRES 0.16, B4 L3 & L4, at approximately 1107 Orville 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. **The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;**
3. **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;**
4. **Applicant is to maintain liability insurance;**
5. **The property must remain in proper maintenance and free of hazards, pests, or infestations;**

6. The granting of this Special Use Permit does not transfer with a change of ownership of the property;
7. 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);
8. 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;
9. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
10. If approved, the business must file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and

- be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 17. The Special Use Permit shall be valid for 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



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: October 1, 2026

Re: **Special Use Permit Petition SP2026-069**

GENERAL INFORMATION

Applicant Information:

Shaymond Janes
Owner
Janes Brothers LLC
9625 Lamar Avenue
Overland Park, Kansas, 66207

Subject Property:

2737 South 53rd Terrace
Kansas City, Kansas, 66106

Requested Action and Purpose:

Renewal of a Special Use Permit (SP2024-031) to continue operating a non-owner occupied short-term rental (expired on August 8, 2026).

Commission Districts:

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

Existing Zoning District(s):

R-1(B) Single Family District

Comprehensive Plan Area

PlanKCK Comprehensive Plan



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

Total Tract Size: 0.31 Acre

Comprehensive Plan Area: PlanKCK Comprehensive Plan

Comprehensive Plan Designation: The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single-family residences.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates South 53rd Terrace as a Local Street.

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. Two (2) parking spaces are required. The property provides five (5) parking spaces, including two (2) in a garage.

Landscaping Requirement: Section 27-700 (a) states that one shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement: The Wyandotte Echo – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing: September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Shaymond Janes, is requesting a renewal of a Special Use Permit (SP2024-031 expired on August 8, 2026) to continue operating a short-term rental at 2737 South 53rd Terrace, Kansas City, Kansas 66106. This is not the owner's primary residence. This is currently the only permitted short-term rental on the South 2700 block of South 53rd Terrace.

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. 2019 – 19200-02737 – Code Enforcement – Drainage violation for water draining onto neighboring property.
2. 2023 – CAC23-1407 – Administrative Citation – Operating a Short-Term Rental without a Special Use Permit
3. 2023 – ZONE2023-017 – Zoning – Operating a Short-Term Rental without a Special Use Permit.

Outstanding or Related Permit and Cases:

1. Approval of a Special Use Permit (SP2024-031) for a short-term rental in 2024 (expired August 8, 2026).
2. Approval of a Special Use Permit (SP2023-020) for a short-term rental in 2023 (expires October 5, 2024).

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Turner Statistical Neighborhood, the South Turner Neighborhood Group, the Turner Community Connection Group, and Census Block Group 0436001. The neighborhood consists almost entirely of single-family residences, with a few institutions, such as schools, churches, and a block of apartments and is suburban in character.

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 and R-1(B) Single Family Zoning Districts. Use of the property as a rental, either short or long-term, while commercial in nature, is consistent with other nearby properties in close proximity to some public and semi-public spaces. The proposed use is compatible if properly managed. 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.

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 for such activities 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. This property has been operating as a Short-term Rental since 2022.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Low Density Residential, which allows for single-family residences. The proposed use conforms to the PlanKCK Comprehensive Plan designation with the continuation of a Special Use Permit.

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

The proposed use has the potential to increase vehicular traffic, but should not exceed the capacity of South 53rd Terrace, 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 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 residential neighborhood.

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

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

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

The applicant has maintained the proposed use as originally proposed and according to previous conditions of approval.

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of

guests at one time is seven (7). The maximum number of vehicles off-street is three (3). There shall be no on-street parking for STR renters or guests. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 2737 South 53rd Street on August 31, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Illumination, and Vibration
Previous Conditions of Approval

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. How has the applicant complied with the conditions of SP2024-031?
 - a. *Maximum number of guests shall be seven (7);*
 - b. *All parking must be off-street, maximum number of vehicles is three (3). No STR renters or guests may park on-street.*
 - c. *The applicant must keep a current annual Business License/Occupation Tax Receipt and Kansas State Lodging Tax;*
 - d. *Applicant must post a copy of the Ordinance granting permission to operate the short-term rental, the expiration date of the Special Use Permit, a copy of the Occupational Tax Receipt, and the property manager's contact information within the entrance of the area that is rented;*
 - e. *Applicant is to maintain liability insurance.*
 - f. *The property must remain in proper maintenance and free of hazards, pests, or infestations.*
 - g. *The granting of this Special Use Permit does not transfer with a change of ownership of the property.*
 - h. *Must provide a manual/welcome packet that lists all rules, including "No Parties, etc." This manual must inform guests that the Unified Government enforces this policy and must include the contact information for Host Compliance: 913-246-5133 (phone number), and www.hostcompliance.com/tips (website).*
 - i. *Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process.*

- j. *If approved, occupying businesses must file and maintain a current business occupation tax application with this office.*
- k. *A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly.*
- l. *All existing and future driveways must feature curb cuts that are constructed to UG standards.*
- m. *Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.*
- n. *The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;*
- o. *Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit.*
- p. *Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;*
- q. *The Special Use Permit shall be valid for (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.*
- s. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.*

Applicant's Response: We continue to comply with all stipulations of SP2024-031.

- 2. Have there been any issues since the approval of SP2024-031?

Applicant Response: There have been no known issues since approval.

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

Applicant Response: The entire home along with outdoor areas are rented. The maximum number of vehicles is 3 in the driveway only. One side of the garage is also available to guests.

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

Applicant Response: 7 maximum.

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

Applicant Response: The owner Shaymond Janes. All contact information has been provided to UG and neighbors.

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

Applicant Response: Neighbors are encouraged to call, email or text with regards to any issues.

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: the owner lives approximately 10-15 minutes from the property.

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

Applicant Response: Our goal is 100% but approximate range would be 80-95%.

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

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

Applicant Response: We already comply and will continue to comply with all of the above stipulations.

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: We Rent using VRBO which deducts all local & state lodging taxes on our behalf.

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

Applicant Response: Yes, we provide a welcome book which lists all rules and regulations. Guests are also provided with this information from VRBO upon booking and we also send out a welcome email with additional info including house rules.

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

Applicant Response: No pets are not allowed on the property.

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

Applicant Response: This information is listed in our welcome book!

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-069, for five (5) years**, subject to:

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

and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

10. If approved, occupying businesses must file and maintain a current business occupation tax application with this office;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
17. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application

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

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

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Host Compliance Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Floor Plan
Insurance Policy
Guestbook

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-069** 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 **SP2026-069**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 29:01:

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

SP2026-069 - SHAYMOND JANES WITH JANES BROTHERS LLC

Synopsis: Special Use Permit (Renewal of SP2024-031, expired August 8, 2026) for a Non-Owner Occupied Short-Term Rental at 2737 South 53rd Terrace. *Detailed Outline of Requested Action:* The applicant, Shaymond Janes, is requesting a renewal of a Special Use Permit (SP2024-031 expired on August 8, 2026) to continue operating a short-term rental at 2737 South 53rd Terrace, Kansas City, Kansas 66106. This is not the owner's primary residence. This is currently the only permitted short-term rental on the South 2700 block of South 53rd Terrace.

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

The Commission will vote to approve in one vote these items unless someone requests that an item be removed from the Consent Agenda."

Chairman Carson asked if anyone wanted to remove an item from the Consent Agenda. No one responded in the affirmative.

Motion starts at 1:24:27:

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

Carson **Chairman**

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

Motion to APPROVE Passed: 7 to 0

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

ATTACHMENTS

AERIAL IMAGERY



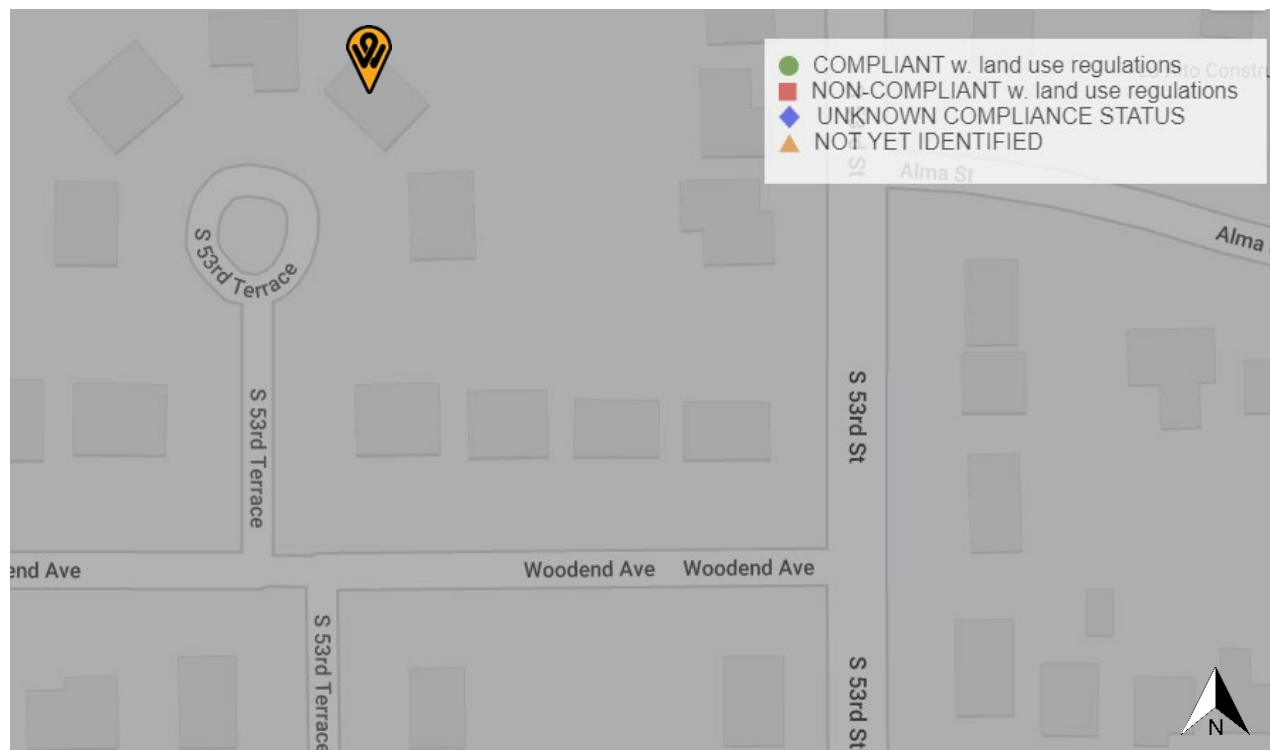
ZONING MAP



LAND USE MAP



SHORT-TERM RENTAL MAP



Meeting Minutes:

Application Number: SP2026-069 - 2737 South 53rd Terrace

Date and Location: August 31st, 2026 @ 5:00pm

Meeting called to order at: 5:00__waited until 5:30__no one showed

Names of people in attendance: zero other than host

Introductions: were to be made by Shaymond Janes

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):

- None

Meeting adjourned at: 5:30

Minutes taken by: Shaymond Janes

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
COUNTY OF JOHNSON) SS:

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

1. That I am the petitioner for Petition # SP2026-069.
2. That I conducted a neighborhood meeting on August 31st, 2026
3. The notice to nearby property owners was sent on August 13th, 2026
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

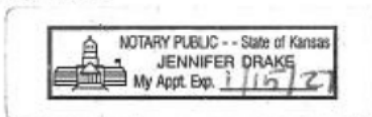
Further affiant saith not.

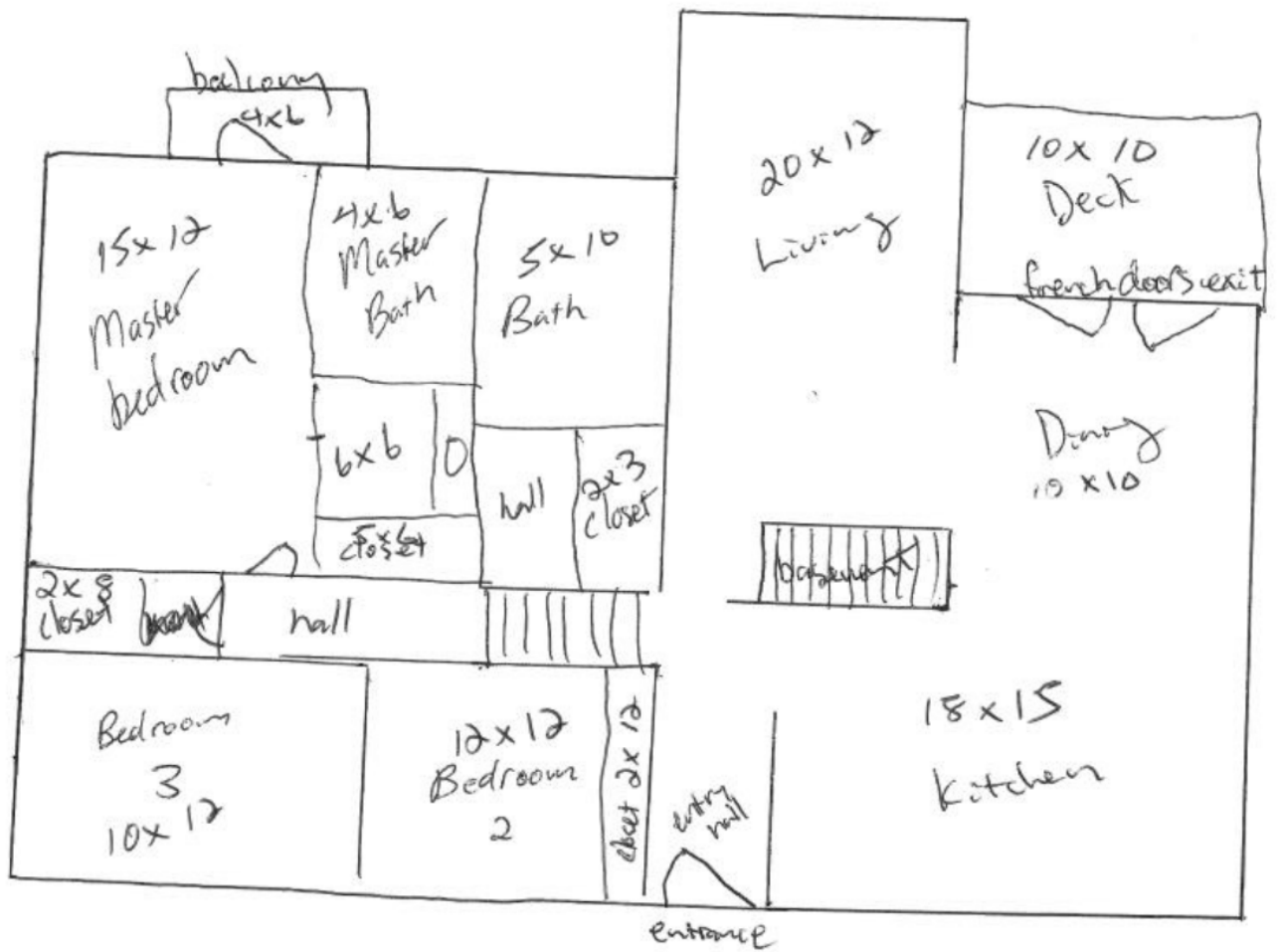

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of Sept, 20 26

My commission expires 15 of Jan, 20 27


Notary Public





Policy Period	From: 06-10-26 To: 06-10-27 12:01 A.M. Standard Time	
Total Premium		\$ 855.00

Coverage	Limit of Liability	Premium
Personal Liability Umbrella	\$2,000,000 Per Occurrence	\$ 855.00

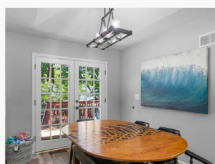
WELCOME

JANES POOL HOUSE

2737 S. 53rd Terrace KC. KS, 66106



ABOUT THE HOUSE



SLEEPING:

This home sleeps 7 people comfortably. The gray couch in the living room is a sofa-sleeper; it transforms into a bed by first lifting the seat, then folding the back-support, down. Extra blankets & pillows can be found in the entry-way coat closet. The couch in the basement is also a sofa-sleeper; it transforms by first pulling the back-support forward, and then all the way back. Also in the basement is the trundle bed; it has a pull-out bed, under the main. The blankets & pillows for the basement beds are located in the bar cupboards.

WASHER & DRYER: Is located in the garage, which can be accessed via the 2nd door in the entry hall. Detergent & fabric softener is located on the shelf next to the W/D units.

MANY GAMES: can be found in the basement, inside the bar cupboards. Feel free to play & enjoy! Please remember to put all game-pieces, cards, etc., back as you found them.

CLOSETS & DRESSERS: are for your use. Fresh bedding/linens can be found in the cedar-chests @ the foot of some beds.



Welcome to Janes Pool House! The home has been in our family for three generations. We hope you enjoy it as much as we have & we are so very glad to have you as our guests. ENJOY!

ABOUT THE HOUSE cont'd



TV'S: HDMI cables are provided for use, with your personal device, (such as Apple TV, Amazon Fire Stick, etc). TV services are provided via YouTube TV.

TRASH CONTAINERS: Recycling is located in the island. The regular trash can is located to the left of the stove. When full, please empty these indoor containers into the large, outdoor containers located in front of the garages.

GATES: to the back yard are locked and must remain so, during your stay. This is to insure your privacy & safety, while using the pool, & other backyard facilities.

FIRE EXTINGUISHERS: Are located in the trash pantry to the left of the stove, in the garage, & in the basement bar-cupboard.

HOUSE RULES

1

NO SMOKING

Of any kind, inside the home.

2

NO PETS

No exceptions.

3

NO GLASS OUTSIDE

This includes the back deck, the pool area, & anywhere in the backyard. Kitchen is fully stocked with plastic cups, plates, etc. for your enjoyment!

4

CHILDREN

Under the age of 14 must be accompanied by an adult, while in the backyard &/or pool deck, at all times; This

5

PARTIES

Absolutely no large parties allowed; maximum number of people on the entire property, at all times, is 20.

6

FIREPLACES

These no longer work - please do not attempt to use them.

AMENITIES

We provide a variety of household amenities items for you to use during your stay. Please let us know if you need additional items or assistance locating these items.

INDOOR

- Air conditioning
- Refrigerator
- Hair dryer
- WiFi
- Dishwasher
- Bath towels
- TV
- Electric Kettle
- Shampoo & conditioner
- Washer & dryer
- Dishes & Cups
- Body wash

OUTDOOR & ENTERTAINMENT

- Swimming Pool
- Pool Volley ball
- Basketball Court
- Ping-Pong Table
- BBQ facilities
- Board/card Games



(Published _____)

SP2026-069

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 SP2026-069, commonly known as 2737 South 53rd Terrace, Kansas City, Kansas, legally described as:

Lot 21, WALDEN VIEW, a subdivision of Kansas City (Wyandotte County), Kansas, S36, T11, R24, ACRES 0.31, L21, at approximately 2737 South 53rd Terrace, 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 this office;
11. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
12. All existing and future driveways must feature curb cuts that are constructed to UG standards;
13. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable.
14. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
15. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the

- Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
16. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
 17. The Special Use Permit shall be valid for five (5) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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

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

To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: October 1, 2026

Re: **Special Use Permit Petition SP2026-070**

GENERAL INFORMATION

Applicant Information:

Nadler R. Peralta with Peralta Bros Inc.
6426 Troup Ave
Kansas City, Kansas 66102

Subject Property:

28 North 14th Street
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:

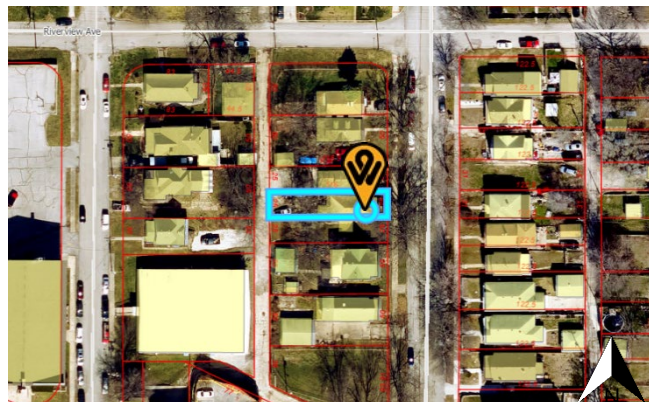
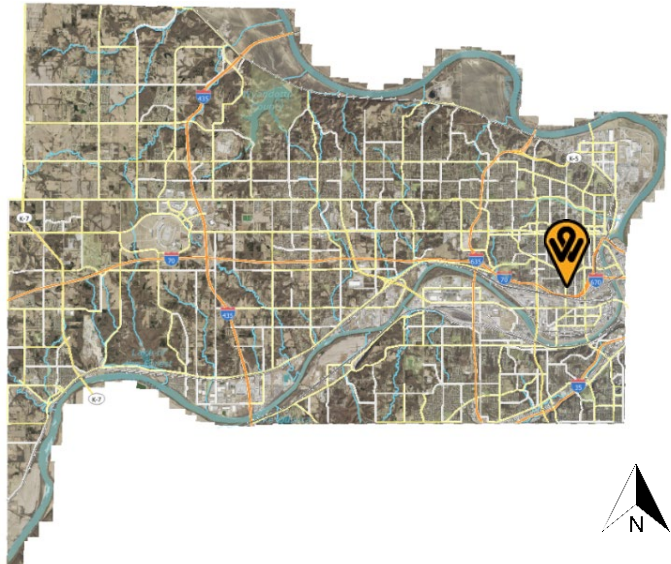
At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William Burns, Jr.

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 residence
South	R-1(B) Single Family District	Single-family residence
East	R-1(B) Single Family District	Single-family residence
West	R-1(B) Single Family District	Single-family residence

Total Tract Size: 0.06 Acre

Comprehensive Plan Designation: The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of 7th and Central is identified as “Community Commercial”, ensuring the development of that site will build off the success of the adjacent corridor.

Major Street Plan: The goDotte Countywide Strategic Mobility Plan designates Wilson Boulevard as Collector Street.

Parking Requirement: Section 27-455(d) states that two (2) off-street parking spaces shall be provided on the premises for each single-family dwelling.

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

Advertisement: The Wyandotte Echo – August 20, 2026
Letters to Property Owners – August 21, 2026

Public Hearing(s): September 14 and October 1, 2026

Public Support: None to date.

Public Opposition: None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Nadler R Peralta with Peralta Bros Inc, is requesting a Special Use Permit to operate a short-term rental at AirBnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 28 North 14th Street, Kansas City, Kansas 66102.

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. 2025 – UNF25-0248 – Unfit – December 3, 2025 – Violations corrected.
2. 2023 – RES25-0523 – Residential – September 10, 2025 – Inspection completed – Replacing three (3) windows.
3. 2025 – MEC25-0415 – Mechanical Permit – September 10, 2025 – Replacement of AC.
4. 2025 – PML25-0688 – Plumbing Permit – September 10, 2025 – Completed – Plumbing bathroom and kitchen.
5. 2025 – ELE25-0777 – Electrical Permit – September 10, 2025 – Completed – Rewire whole house.

Outstanding or Related Permit and Cases:

1. 2026 – TMPSTR26-0086 – World Cup Short-Term Rental – May 18, 2026.

Previous Planning Actions:

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

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The subject property is located within the Riverview Statistical Neighborhood, Cathedral Neighborhood Group, Central Avenue Betterment Association (CABA) Neighborhood Business Group, and Census Block Group 0421001. The neighborhood consists of single-family homes to the north, east, south, and west of the subject property. Additionally, to the south, commercial properties are found.

- 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 single-family homes. 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 Central Area Plan. The Central Area Plan designates the subject property Urban Density, which allows keeping the residential character of the area instead of the commercial/industrial development opposed by residents. The intersection of North 7th and Central is identified as "Community Commercial", ensuring the development of that site will build off the success of the adjacent corridor. The proposed use conforms to the Central Area Plan designation.

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

The proposed use has the potential to increase vehicular traffic, and should not exceed the capacity of Wilson Boulevard, a 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 it is not managed properly. There have not been any complaints to date with the current applicant. Dust is not typically an issue related to the use of a residential property as a short-term rental and ostensibly not considered to be a problem for nearby properties.

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

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

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

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

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

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

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

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

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

The proposed use is not expected to create issues of overcrowding as it operates within an existing structure on the site. The maximum number of guests at one time is six (6). The maximum number of vehicles off-street is two (2). There shall be no on-street parking for renters or guests of any short-term rental. If the applicant abides by the outlined conditions, specifically those that prohibit parties or larger groups, undue concentrations of population should not be an issue.

NEIGHBORHOOD MEETING INFORMATION

The applicant held a neighborhood meeting in-person at 700 Waterway Drive on August 28, 2026. Attached is the list of persons who attended the meeting, minutes, affidavit and/or submitted comments to the applicant.

KEY ISSUES

Noise, Overcrowding and Undue Concentrations of Population, and Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Please provide documentation of the insurance policy covering liability of a \$1,000,000.

Applicant Response: PDF attached.

2. Please provide a Floor Plan with dimensions. Staff cannot determine how many guests may be permitted without confirming the number of bedrooms in the residence.

Applicant Response: PDF attached.

3. Provide a description of the areas rented for 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: Maximum of 2 vehicles allowed per stay. Guest parking is offered in house driveway and free street parking.

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

Applicant Response: The max occupancy for this listing is set at 6 guests.

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: We have 2 property managers , Nadler Peralta 913-230-6829 and Shamanta Villeda 913-927 -5642 Our neighbors have already our contact information and are aware of the rental.

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

Applicant Response: We will communicate directly with neighbors to resolve any issues promptly and professionally.

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: Owner or manager resides locally in Kansas city and can be on site within 15 minutes 24/7, to address any urgent issues.

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

Applicant Response: Based on comparable listings in the KC Metro area and local market data, we project an annual occupancy rate of 65-70%. This accounts for seasonality and ensures we are not over-saturating the neighborhood with transient guests.

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: All bathrooms are equipped with GFCI outlets as required by code. No double-key deadbolts are installed. All exits have single action hardware for emergency egress. Handrails are installed and secured on all staircases with 4 or more risers. Electric panels and all circuits were inspected by a licensed electrician in 2026 and are deemed safe and up to code. The entire facility is professionally cleaned and sanitized after each guest checkout using disinfectants.

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 currently collects and remits the Kansas Retailers' Sales Tax and local transient guest taxes on our behalf for all bookings made through their platform.

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

Applicant Response: Yes. A comprehensive digital guest manual is provided to all guests prior to check-in, and a physical copy is placed in the unit. The manual clearly outlines all house rules, including: no parties or events, quiet hours from 10:00 PM to 8:00 AM, no smoking/vaping on the property, maximum occupancy limits, parking instructions, trash disposal procedures, and emergency contact information. Guests must acknowledge and agree to all rules during the booking process.

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

Applicant Response: Yes, pets are allowed with prior approval and a \$29 pet fee per stay. We have a strict pet policy: maximum of 2 pets, pets must be crated when left alone, owners must clean up waste immediately, and any noise or damage will result in additional fees. This policy helps ensure the safety and comfort of all guests and neighbors.

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: Acknowledged and confirmed. We will comply with all Unified Government requirements. will be prominently displayed in the welcome packet, guest manual.

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

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-070**, 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.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 one (1) year from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;**
- 18. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,**
- 19. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all**

conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Short-Term Rental Map
Neighborhood Meeting Sign-In Sheet
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Site Plan
Floor Plan
Inspection Report
Insurance Policy
Guestbook
Images of the Property Submitted by the Applicant

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-070** 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 **SP2026-070**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 13:03:

SP2026-070 - NADLER PERALTA WITH PERALTA BROS INC

Synopsis: Special Use Permit for a Non-Owner Occupied Short-Term Rental at 28 North 14th Street. *Detailed Outline of Requested Action:* The applicant, Nadler R Peralta with Peralta Bros Inc, is requesting a Special Use Permit to operate a short-term rental at Airbnb. This is not the owner's primary residence. This would be the first and only permitted short-term rental on the 28 North 14th Street, Kansas City, Kansas 66102.

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

Present in Support:

- Madeline Bernando Peralta, Applicant, 6426 Troop Avenue, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 14:39: Osiris Nunez Espinoza, Planner, stated the property has three (3) bedrooms, so a maximum of six (6) guests is permitted. There is a limit of two (2) guest cars. Staff recommends approval with conditions.

Commissioner Russell asked why in December 2025 the property was deemed unfit. Espinoza replied that she checked with Building Inspections and it was most likely a cap not being on or the light fixtures not working, nothing life threatening.

Motion starts at 15:49:

On motion by Commissioner Russell, seconded by Commissioner Jones, the Planning Commission voted as follows to **recommend APPROVAL of SP2026-070 for one (1) year:**

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

Motion to APPROVE Passed: 7 to 0

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

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



This aerial map displays the Riverview neighborhood in St. Louis, Missouri. The map is overlaid with a grid of streets: 15th, 16th, Wilson, and Central. Property lots are color-coded: yellow for residential lots, red for commercial or industrial lots, and blue for water bodies or parks. A yellow pin with a green base is placed on a yellow lot. A north arrow is located in the bottom right corner.

A map of an urban area in Miami, Florida. The map shows a grid of streets including Riverview Ave, N 15th St, N 13th St, and N 11th St. A yellow pin with a red outline is placed on N 15th St, between Riverview Ave and N 13th St, indicating the location of the Central Avenue Thrift store. Other labeled locations include El Pollo Guasave Mexican, Iglesia La Fe/Faith Church, Central Avenue Thrift, Iglesia Universal, Tony's Salon, SUPREMO BARBER & BEAUTY LLC, Martell Ins Agency, Supermart El Torito, El Torito Grill Mexican, and Iluvia Panaderia. A compass rose is visible in the bottom right corner.

ADDITIONAL ATTACHMENTS

SIGN IN SHEET FOR APPLICATION SP2026-070

DATE: 08/28/2026

LOCATION: 700 Waterway Drive

Kansas city, KS 66102

TIME: 5:00pm

WELCOME PLEASE SIGN IN

#	NAME	PHONE NUMBER	
1	<i>JoAnna Haggard Keen</i>	<i>913-312-6252</i>	
2	<i>Duke Haggard</i>	<i>" " "</i>	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Please see the attached PDF, and let me know if you have any questions or if we are missing anything else. The couple that assisted did not have questions, they just wanted to hear what this was about!

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition # SP2026-070.
2. That I conducted a neighborhood meeting on 08/28/2026.
3. The notice to nearby property owners was sent on 08/12/2026.
4. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Planning + Urban Design Department.

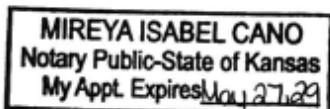
Further affiant saith not.



Affiant

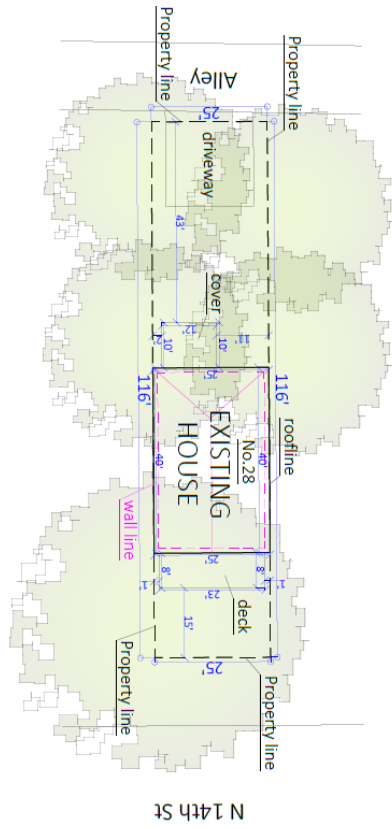
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29th day of August, 2026.

My commission expires 27 of May, 2029.

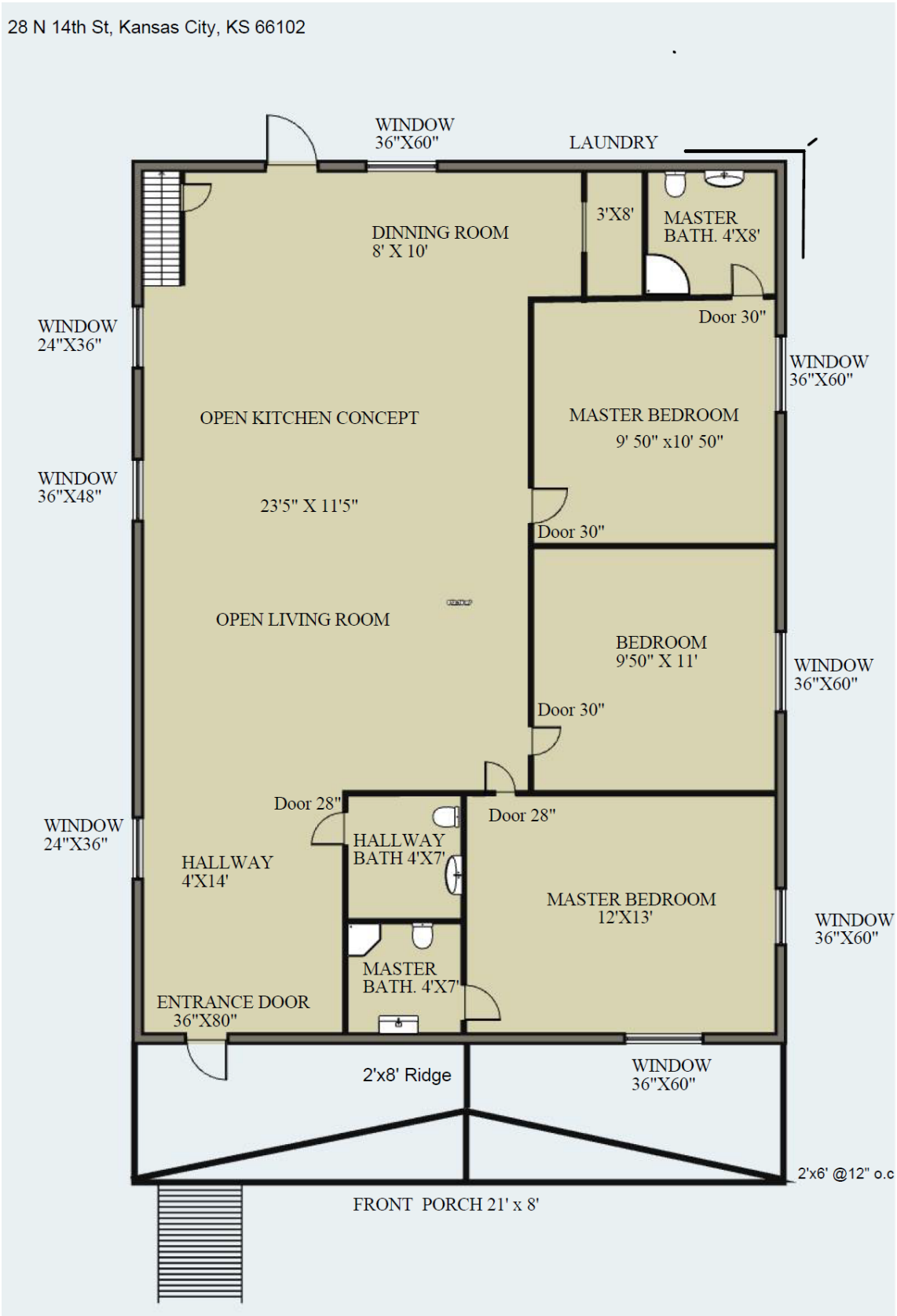


Notary Public

S I T E P L A N
 28 N 14th St
 Kansas City, KS 66102
 Parcel ID: 103703
 Lot area: 0.07 Acres
 Paper Size: 11"x17"



Disclaimer
 This is not a legal survey; use is limited to informational purposes only.
 These measurements are approximate and are not intended to be used for legal purposes.
 This work is provided as a service and is not intended to be used for legal purposes.
 The user assumes all liability for any errors or omissions in this work.
 The user assumes all liability for any errors or omissions in this work.



WATER HEATER

Water Heater

Water Heater Operation: Water Heater Photos, Functional at time of inspection

WATER HEATER PICTURES:

Age (Approximate): 5 Years

Water Temperature: Between 120 and 130 Degrees

⚠ (WH-1) Maintenance: WATER TEMPRATURE:

A residential water heater typically heats water to a temperature between **120°F and 140°F (49°C to 60°C)**. The recommended setting for most households is **120°F**, which is hot enough for daily use (like bathing and cleaning) while reducing the risk of scalding and saving energy. Setting the temperature above 140°F increases the risk of burns and energy consumption but may be used in specific cases where bacterial control (like Legionella prevention) is a concern. Please Note: Water heater temperature settings differ by manufacturer and model. For

households with children or elderly residents, lower temperatures are generally safer to reduce the risk of scalding and may also improve energy efficiency.

Dwelling Basic Policy Declaration

American Modern Property and Casualty Insurance Company

Policy Period: 02/08/2026 - 02/08/2027

Policy Number: [REDACTED] Policy Type: Dwelling Basic



Inspection Fee		Included
Premises Liability	1,000,000	\$261.00
Medical Payments	500 Per person/25,000 Per occurrence	Included
Property Manager Premises Liability Extension		Included
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included
Important Information		

This dwelling does not have coverage for the peril of flood.

This dwelling does not have coverage for the peril of earthquake.

Premium \$1,864.00

Reminder about your Dwelling Roof Coverage: Your policy provides coverage for your roof as determined by the Roof Benefit Schedule based on your roof type and roof age. We will pay the percentage of your roof claim for covered roof damage according to the Roof Benefit Schedule Payout included in the endorsement.

Because your Dwelling's Composition Shingle roof is 1 year(s) old, the Roof Benefit Schedule Payout (percent of roof claim paid) for all covered causes of loss other than fire is: 97%. Roof damage caused by a fire loss will be settled by the Loss Settlement indicated above for your Dwelling or Other Structures.

NICE HOUSE IN KANSAS CITY

welcome - Bienvenidos

28 N 14TH ST KANSAS CITY, KS 66102



We're so glad you're here. Make yourself at home!

• CHECK-IN / CHECK-OUT

- Check-in: 3pm. Your lock box code is _____. Open. The Gold key should give you access to the front door and a Silver key to the back door. (Lockbox will be place in mailbox)
- Check-out: 10am. Please lock all exterior doors on your way out and place keys back into the lock box and mailbox.
- Parking: Free street parking

• WIFI & TV

- *WiFi*: Network: ANTONELLA | Password: [REDACTED]
- *Smart TV*: Netflix/Hulu/YouTube apps– just log out before leaving.

• HOUSE QUIRKS

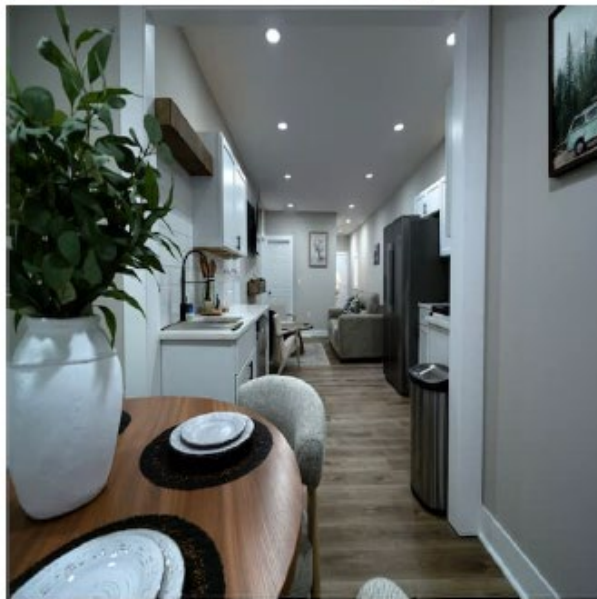
- Thermostat: on the main wall. Please keep between 68-70 for efficiency.
- Dishwasher: Press Start, then close the door firmly to run.
- Trash: Bin is on the front right side of the house. Trash day is Wednesday – roll to curb if staying on a Wed.
- Fenced Yard

• SAFETY + NEIGHBORHOOD

- Lights: Porch + side lights stay on all night for your safety.
- Ring Doorbell: Records front porch only for security. and left side for security purposes as well.
- Area: Quiet residential street. Neighbors are friendly. Normal city precautions apply – lock doors, don't leave valuables in cars.
- *Quiet Hours*: 10pm-8am per city ordinance.

• LOCAL FAVES <10-15 min away*







(Published _____)

SP2026-070

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 SP2026-070, commonly known as 28 North 14th Street, Kansas City, Kansas, legally described as:

REYNOLDS GRANDVIEW PARK & 1038, S9, T11, R25, ACRES 0.070000, B3 L30, at approximately 28 North 14th 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 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



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: October 1, 2026

Re: **Special Use Permit Petition SP2026-071**

GENERAL INFORMATION

Applicant Information:

Umed Saidov with Frank Motors
Applicant
940 Cheyenne Avenue
Kansas City, Kansas 66105

Subject Property:

940 Cheyenne Avenue
Kansas City, Kansas 66105

Requested Action and Purpose:

Approval of a Special Use Permit to
have a used automotive dealership
and repair shop.

Commission Districts:

At-Large Commissioner, District #2:
Andrew Kump
District #2 Commissioner:
William Burns Jr.

Existing Zoning District(s):

MP-3 Planned Heavy Industrial
District

Plan Area:

Armourdale Area Plan



	Adjacent Zoning	Adjacent Uses
North	R-2(B) Two Family District	Industrial warehousing
South	M-3 Heavy Industrial District	Parking lot
East	M-2 General Industrial District	Industrial business
West	MP-3 Planned Heavy and R-2(B) Two Family Districts	Parking lot

Total Tract Size: 0.53 Acres

Comprehensive Plan Designation: The Armourdale Area Plan designates the subject property as Community Commercial, which allows grocery stores, medium sized box stores, sit-down and drive-through restaurants, banks, drug stores, gas stations and convenience stores.

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

Parking Requirement: Section 27-470(f) 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.

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

Landscaping Requirement: Section 27-700(b)(4) Trees may be required depending on the particular location and surroundings of the project up to a maximum of one (1) tree per 15,000 square feet of site area.

Advertisement:	<u>The Wyandotte Echo</u> – August 20, 2026 Letters to Property Owners – August 21, 2026
Public Hearing:	September 14 and October 1, 2026
Public Support:	None to date.
Public Opposition:	None to date.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Umed Saidov with Frank Motors, is requesting a Special Use Permit for a used automotive dealership and repair shop at 940 Cheyenne Avenue.

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

RELATED ENFORCEMENT AND ACTION ITEMS

Noise or Disturbance Complaints:

1. There are no noise or disturbance complaints associated with the property.

Building, Zoning, or Code Enforcement Complaints:

1. 2024 – STR23-1073 – Code Enforcement – Closed – Fence down on the southeast corner of the property.
2. 2021 – CMP21-1560 – Code Enforcement – Closed – Furniture and wood in the parking lot.
3. 15208-0534 – Code Enforcement – Completed – White trailer on the grass.
4. 2013 – 13212-00878 – Code Enforcement – Completed – High grass and weeds on the 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 actions on the subject property.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The subject property is located within the Armourdale Statistical Neighborhood, Armourdale Renewal Association Neighborhood Business Group, and Census Block Group 0426003. The area along Cheyenne Avenue corridor is comprised of industrial buildings and uses. The businesses range from office, warehousing, parking and outside storage lots. However, there are residential homes north of Cheyenne Avenue, which can lead to conflicts between these legacy uses.

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

The zoning and uses of properties nearby are set out above. The proposed use, a used automotive dealerships 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, especially for the residence to the north.

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 sales 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 previous business was a truck logistics company; the property has been vacant since 2024.

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

Special Use Permits are not addressed in the Armourdale Area Plan; however, the existing and proposed use of an auto glass replacement and repair shop is a permitted use in the Community Commercial 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 south, 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 state 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 dealership and 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 940 Cheyenne Avenue on August 26, 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, auto parts)
Parking

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Section 27-594(19)a.2. Landscaping, screening, and façade improvements to meet the Commercial Design Guidelines. How will you intend to comply with these guidelines regarding landscaping and screening?

Applicant Response: We will comply with the landscape requirements. We ask that staff to be able to approve the plan/installation at a later date. The building is 100 percent masonry except for the shallow portions of the roof pitch. The street facing sides are 100 percent brick. The other two (2) sides are CMU painted to match the brick. We believe the requirement has been met.

Staff Response: The applicant has one (1) year to fulfill the landscaping and screening requirements.

2. What are the proposed hours of operation?

Applicant Response: 8 AM – 6 PM Monday through Friday, and 8 AM – 5 PM on Saturday. Closed Sunday.

3. Designate on the site plan where vehicles to be displayed for sale, for service and completed, and employees.

Applicant Response: There is no display area. There will be two (2) parking spaces reserved for visitors and two (2) parking spaces reserved for staff. They

will be the four (4) spaces closest to the street.

4. Describe the nature of vehicle repair within the building, as there is no previous history of vehicle repair at this location. The previous business license was a trucking logistics company.

Applicant Response: We do not make repairs for the public. No painting, heavy repair, or framework on-site. Most mechanic work is warranty or tune-up issues to ready cars for sale. There will be zero salvage cars on-site. All fluids and materials will be appropriately recycled. Given the minor nature of the repair work, it could be considered ancillary to the auto sales use. If that is possible, we would limit the request to used car sales.

5. No outside storage of inoperable or salvaged vehicles allowed.

Applicant Response: Understood.

6. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator.

Applicant Response: Understood.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval:
 - 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of application **SP2026-071**, for two (2) years, subject to:

1. The applicant has one (1) year to fulfill the landscaping and screening requirements;
2. The hours of operation are 8 AM – 6 PM Monday through Friday, and 8 AM – 5 PM on Saturday. Closed Sunday;
3. No outside storage of inoperable or salvaged vehicles allowed;
4. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;

5. Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;
6. If approved, the 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;
7. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
8. All existing and future driveways must feature curb cuts that are constructed to UG standards;
9. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
10. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
11. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
12. Subject to approval, the Special Use Permit shall be valid for (2) years from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and

approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;

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

ATTACHMENTS

September 14, 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	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Byron Toy, AICP
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-071** 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 **SP2026-071**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 16:42:

SP2026-071 - UMED SAIDOV WITH FRANK MOTORS

Synopsis: Special Use Permit for automotive sales and repair at 940 Cheyenne Avenue. Detailed Outline of Requested Action: The applicant, Umed Saidov with Frank Motors, is requesting a Special Use Permit for a used automotive dealership and repair shop at 940 Cheyenne 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:

- Rob Richardson, Applicant Representative, Richardson Brothers Development, 2103 Washington Boulevard, Kansas City, Kansas 66102

Present in Opposition:

- No one appeared

Staff Recommendation starts at 20:34: Osiris Nunez Espinoza, Planner, stated comply with landscaping and screening requirements.

Commissioner Russell asked how many car dealerships are in the area. Richardson replied he wasn't sure, but the area is mostly industrial.

Motion starts at 22:36:

On motion by Commissioner Jones, seconded by Commissioner Easterwood, the

Planning Commission voted as follows to **recommend APPROVAL of SP2026-071 for two (2) years:**

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

Motion to recommend APPROVAL assed: 7 to 0

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

ATTACHMENTS

AERIAL IMAGERY



ZONING MAP



LAND USE MAP



ADDITIONAL ATTACHMENTS

Staff Comments

1. Section 27-594(19)a.2. Landscaping, screening, and façade improvements to meet the Commercial Design Guidelines. How will you intend to comply with these guidelines regarding landscaping and screening?

Applicant Response: We will comply with the Landscape requirements. We ask that staff to be able to approve the plan/installation at a later date. The building is 100 percent masonry except for the shallow portion of the roof pitch. The street facing sides are 100 percent brick. The other two sides are CMU painted to match the Brick. We believe the requirement has been met.

2. What are the proposed hours of operation?

Applicant Response: 8-6 Monday-Friday, 8-5 on Saturday, Closed Sunday.

3. Designate on the site plan where vehicles to be displayed for sale, for service and completed, and employees.

Applicant Response: There is no display area. There will be 2 parking spaces reserved for Visitors and 2 parking spaces reserved for staff. They will be the 4 spaces closest to the street.

4. Describe the nature of vehicle repair within the building, as there is no previous history of vehicle repair at this location. The previous business license was a trucking logistics company.

Applicant Response: We do not do repairs for the public. No painting, heavy repair, or framework on-site. Most mechanic work is warranty work or tune-up issues to ready cars for sale. There will be zero salvage cars on-site. All fluids and materials will be appropriately recycled. Given the minor nature of the repair work, it could be considered ancillary to the auto sales use. If that is possible, we would limit the request to used car sales.

5. There will be no storage of inoperable cars on-site.

Applicant Response: Understood

6. If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator.

Applicant Response: Understood

Standard Conditions:

The applicant understands and accepts all standard conditions

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF MISSOURI)
~~KANSAS~~) SS:
COUNTY OF WYANDOTTE)
PLATTE

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

1. That I am the petitioner for Petition # SP2026-71.
2. That I conducted a neighborhood meeting on August 26, 2026.
3. The notice to nearby property owners was sent on August 7, 2026.
4. Only the owner, Umed Sadv, and the applicant, Robin Richardson attended. No neighbors came to the meeting. We waited for half an hour and then left as no one came.

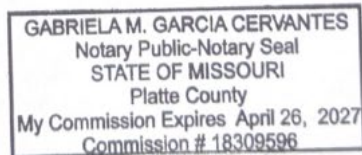
Further affiant saith not.

Robin Richardson
Affiant

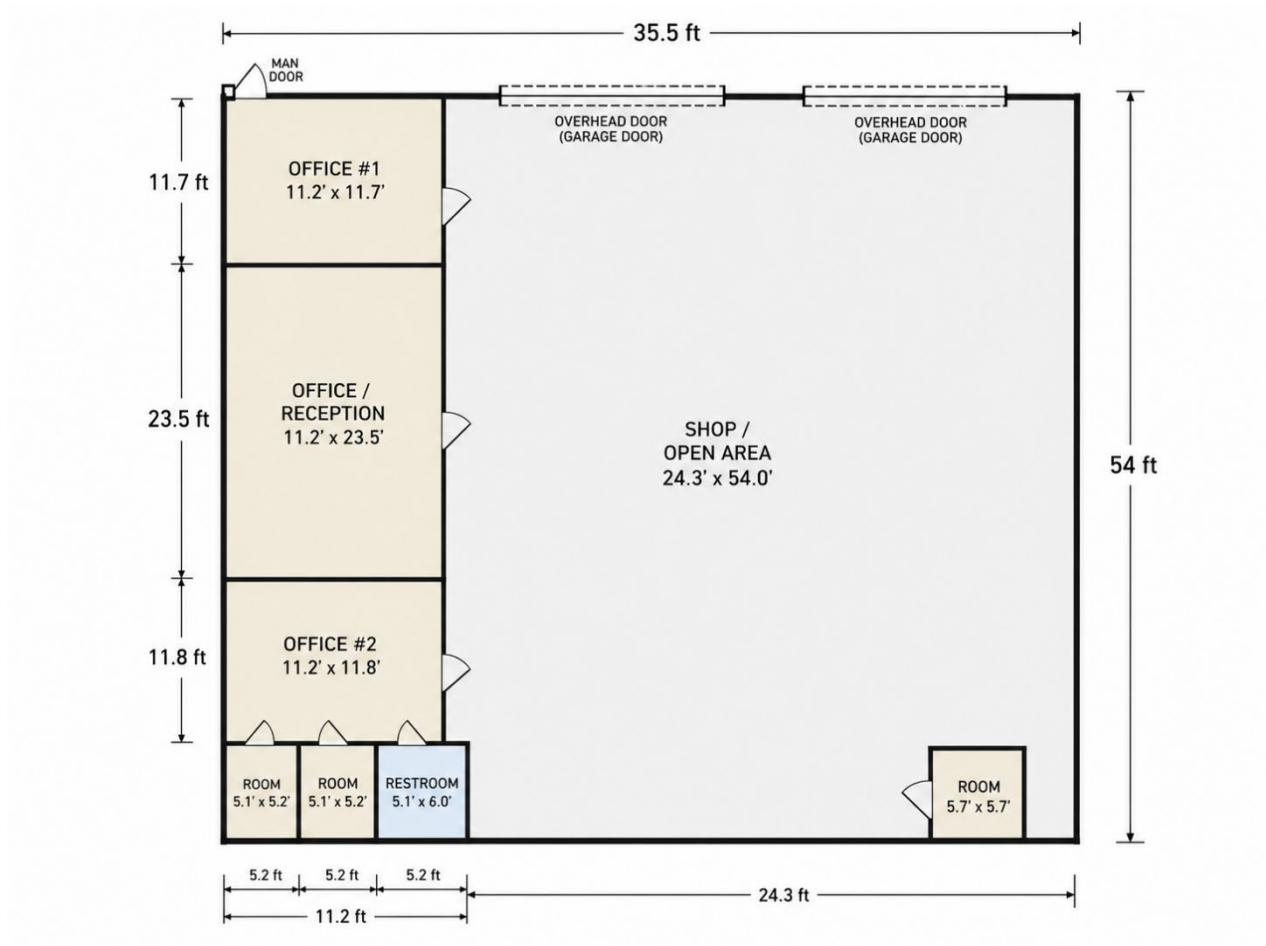
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 11 day of Sept., 2026.

My commission expires 26 of April, 2027.

Gabriela M. Garcia Cervantes
Notary Public











(Published _____)

SP2026-071

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 SP2026-071, commonly known as 940 Cheyenne Avenue, Kansas City, Kansas, legally described as:

Armourdale, Block 95, Lots 28, 29, 30, 31, 32, 33, 34, 35, and 36 including the vacated 15' alley north of lots 30, 31, 32, 33, and 34, and the eastern ½ of the vacated 15' alley west of lots 35 and 36 all in S21, T11, R21, Wyandotte County, Kansas, at approximately 940 Cheyenne Avenue, Kansas City, Kansas.

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

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

1. **The applicant has one (1) year to fulfill the landscaping and screening requirements;**
2. **The hours of operation are 8 AM – 6 PM Monday through Friday, and 8 AM – 5 PM on Saturday. Closed Sunday;**
3. **No outside storage of inoperable or salvaged vehicles allowed;**
4. **If the property is sold, the associated Special Use Permit cannot be transferred to the new property owner or operator;**
5. **Per Section 27-723(a), no sign (including the structure or sign surface) shall be erected, installed, altered, relocated, rebuilt, or refaced until the**

Unified Government issues a sign permit. Only those signs permitted in this division shall be granted a sign permit. Contact the Department of Planning and Urban Design at (913) 573-5750 or signpermits@wycokck.org to begin this process;

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

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

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

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

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

Christal E. Watson
Mayor/Ceo

Attest:

Unified Government Clerk

Approved as to Form:

Chief Counsel

Published in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE expanding the zoning districts and building typologies in which accessory dwelling units (ADUs) are allowed and amending **Sections 27-340 and 27-616, and wholly adding Section 27-624** to Chapter 27, Article VIII of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, the housing stock is one of the Unified Government’s most important built assets, and therefore must be maintained in a manner that allows for a variety of tenancy and ownership options in response to the market demands of residents and families, both current and future;

WHEREAS, the By-Right Housing Development Act (“the Act”) creates an impetus for Kansas municipalities to ease procedural and regulatory barriers to all types of single-family housing, including accessory dwelling units;

WHEREAS, use of accessory dwelling units represents a continuation of traditional housing arrangements enjoyed in Wyandotte County for over 150 years, even through times when it has not been supported by contemporary building and zoning regulations;

WHEREAS, the accessory dwelling units provide several benefits, including an increase in the value of a residential property by virtue of its expanded uses allowed, the rehabilitation of housing stock, the ability for families to stay together through changing lifestyles, the opportunity for homeowners to garner supplemental income from rentals, and all while existing residents continue to live within their homes;

WHEREAS, a multi-year review of the Unified Government Zoning Code began in October 2025, and with it comes the potential for significant amendments to the zoning district regulations, uses, and building typologies, including residential zoning districts, buildings, and uses;

WHEREAS, all other provisions of Chapter 27, Article VIII shall remain in effect; therefore,

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Generally, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-340. - Definitions.

....

Accessory dwelling unit or ADU means a secondary housing unit that is subordinate to the primary residential building on the same lot and may include a separate kitchen, bathroom, and entrance. ~~a dwelling unit that is located over a garage on the same lot or parcel as the primary residential building. Such unit can be attached or detached from the primary residential building. Such units are located towards the rear of the parcel or lot, but regardless shall not be located within the front yard. All accessory dwelling units shall have a maximum square footage equal to 50 percent of the main structure's finished space excluding garages and basements. Accessory units must maintain existing parking requirements.~~

....

Dwelling unit, primary means dwelling unit in which the property owner resides in satisfaction of the definition of owner-occupied, as defined in this section, or the dwelling unit in the primary residential building to which all accessory dwelling units are subordinate. For buildings in which the property owner either consists of more than one individual residing in separate and distinct dwelling units or is a corporation, government entity, non-profit, or trust, a single primary dwelling unit shall be established by the property owner, or, if the property owner does not assert a primary dwelling unit, by the determination of the director of planning or their designee.

....

Floor area, gross means the floor area within the inside perimeter of the exterior walls of a building, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features, as determined by the International Building Code, as adopted and amended by the Unified Government.

....

Section 2. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-616. - Special use permits.

Any of the accessory uses listed in this division, except for accessory dwelling units in Sec. 27-624, may be specifically prohibited or further controlled by restrictions written into a special use permit prior to its being approved.

Section 3. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 7. - Accessory Uses, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby wholly added to read as follows:

Sec. 27-624. - Accessory dwelling units.

(a) Purpose. The purpose of this section is to allow accessory dwelling units (ADUs) in compliance with state law and is intended to:

- (1) Create new housing units within the scale of existing neighborhoods;

- (2) Provide a mix of housing types that supports changing family needs including smaller households and multigenerational living by enabling family members and caregivers to live near but independently of one another;
- (3) Allow efficient use of already-developed land and existing infrastructure; and
- (4) Expand the availability and variety of attainable housing throughout Kansas City, Kansas.
- (b) Applicability.
 - (1) ADUs, as defined in Section 27-340 (Definitions), are allowed as an accessory use in any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district.
 - (2) Properties within the TND district shall be subject to the accessory unit standards of Section 27-471 (Traditional neighborhood design), but must be processed consistent with subsection 27-624(g).
- (c) Types of ADUs. ADUs are permitted in the following configurations:
 - (1) Interior ADU. An ADU created through the conversion of existing space within the primary residential building, such as a basement, interior garage, attic, or interior room, and accessed by a separate entrance.
 - (2) Attached ADU. An ADU that is physically attached to and shares at least one wall with the primary residential building but was not converted from existing space within the primary residential building.
 - (3) Detached ADU. An ADU in a newly constructed building that is separate from the primary residential building on the same lot, including an ADU constructed on an upper floor of a new accessory building.
 - (4) Converted ADU. An ADU created through the conversion of, or new construction above, a lawfully existing detached accessory building, such as a detached garage.
- (d) Development standards. ADUs shall comply with the following development standards:
 - (1) Exemptions. ADUs are exempt from the following standards established outside this section:
 - a. Minimum lot area per dwelling unit.
 - b. Minimum floor area per dwelling unit.
 - c. Minimum open space requirements.
 - d. Accessory structure standards of Section 27-609(2) and Section 27-638(d).
 - (2) Size.
 - a. ADU gross floor area shall be limited to 50 percent of the gross floor area of the primary dwelling unit on the same lot, or 1,000 square feet, whichever is greater.
 - b. In no case shall ADU gross floor area exceed the gross floor area of the primary dwelling unit.
 - (3) Height.
 - a. Interior and attached ADUs shall not exceed the height of the primary residential building.
 - b. Detached and converted ADUs shall not exceed the maximum height allowed in the underlying zoning district, or the height of the primary residential building, whichever is lower.
 - (4) Setbacks and placement.

- a. Attached ADUs shall comply with the setback requirements of the zoning district in which the property is located.
- b. Detached ADUs shall not be located within the required front yard setback. Detached ADUs shall maintain a setback of at least three feet from any side or rear property line and at least two feet from any alley. On corner lots, detached ADUs shall maintain a setback from the side street of at least 20 feet, or the existing side street setback of the primary residential building, whichever is less.
- c. Interior ADUs and converted ADUs shall be governed by the placement of the existing structure and shall not be required to comply with current setback requirements solely as a result of the conversion.
- (e) Parking. No additional off-street parking is required for ADUs. Any proposed parking shall conform to Division 9 (Parking and Loading).
- (f) Design standards. Newly constructed ADUs and exterior alterations associated with a converted ADU shall use exterior materials and roof materials that are the same as, or visually compatible with, those of the primary residential building.
- (g) Administrative review.
 - (1) An ADU requires a building permit only; no separate administrative review is required.
 - (2) A complete ADU application that demonstrates compliance with the standards of this section shall be deemed approved unless the application is denied within 30 days of receipt by the permitting or regulatory authority, pursuant to the By-Right Housing Development Act.
- (h) Relationship to short-term rentals. An ADU may also be used as a short-term rental instead of or in addition to the primary residential building, subject to requirements established in Section 27-623 (Short-term rentals). The property owner is not otherwise required to reside on the property.

Section 4. That said original Sections 27-340 and 27-616 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 5. That said Section 27-624 shall be added to the Code of the Unified Government of Wyandotte County/Kansas City, Kansas.

Section 6. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

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

APPROVED:

Christal E. Watson, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Chief Counsel

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, August 27, 2026

5:31 PM – 10:04 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
- Commissioner Evelyn Hill

Commissioners Absent:

- None

Staff Present:

- Maiyee Lor, Unified Government Deputy Clerk
- Alan Howze, Interim County Administrator
- Angela Lawson, Chief Legal Counsel
- Osiris Espinoza, Planning
- Casey Meyer, Deputy Chief Counsel
- Jennfier Tarwater, Emergency Management Director
- Andrew Novak, Deputy Chief Kansas City, KS Fire Department

Call to Order

Mayor Watson called the meeting to order at 5:31 P.M. The invocation was led by Annie Erikson, KCK Police Department Chaplain, followed by the Pledge of Allegiance.

Revisions to Agenda:

No revisions to the agenda were reported.

Clerk's Statement (Statement Read 15:19)**Planning and Zoning Consent Agenda (Discussion Begins 18:48)**

Deputy Clerk, Maiyee Lor, read all items on the Planning and Zoning consent agenda, including:

7.1. CHANGE OF ZONE APPLICATIONS

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

7.2. SPECIAL USE PERMIT APPLICATIONS

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

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

7.2.C: SP2026-052 - NOOSHIN AND SIMEON BOWMAN

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

7.2.E: SP2026-058 - ARIN WOODSON

7.2.F: SP2026-059 - TRISTIN PERKINS

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

7.3. MISCELLANEOUS

7.3.A: DOWNTOWN KANSAS CITY, KANSAS SELF-SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT

7.5. MINUTES

7.5.A: MINUTES

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

Vote: Motion carries 10/0

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

Planning and Zoning Non-Consent Agenda

8.1. SPECIAL USE PERMIT APPLICATION (Discussion 25:36)

8.1.A: SP2026-035 - JOHN BADGLEY

Mayor Watson noted that the item had been previously heard by the Board of Commissioners on June 24, 2026, and July 30, 2024 [2026].

Staff and the Applicant presented opening comments.

Commissioner Pacheco made a motion to approve the special use permit for Item 8.1.A (SP 2026-035), thereby overriding the Planning Commission's recommendation of denial, which had been made by a vote of four to two (4-2). The motion was seconded by Mayor Watson.

Vote: Motion fails 2/8

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

Mayor Watson asked Chief Legal Counsel Angela Lawson to present the options available to the commissioners.

Consent Agenda: (Discussion Begins 52:53)

Item No. 1 – APPOINTMENT: BOARDS AND COMMISSIONS

Commissioner Ramirez made a motion to approve the Regular Consent Agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 10/0

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

Administrator's Agenda:

Item No. 1 – RESOLUTION: EXTENSION OF EMERGENCY DECLARATION (Discussion Begins 53:42)

Mayor Watson introduced Item 13.1, which addresses the adoption of a resolution authorizing an extension of the emergency declaration. She turned the matter over to Interim County Administrator Alan Howze for opening remarks and introduction of staff.

Interim County Administrator Alan Howze — Opening Remarks and Storm Response Update

- The item extends the proclamation. Mayor Watson had signed the emergency declaration one week prior, and it is in effect for seven (7) days. Under Kansas law, in order to continue the emergency declaration, the Commission must take action on a week-by-week basis.
- BPU has restored power to all neighborhoods; however, some homes need additional repair before power can be turned back on.
- Debris removal is the other major ongoing project. Within the first 48 hours, street crews cut through all trees on the ground. Residents began placing debris at the curb, and the UG initiated pickup while reaching out to the state for additional support.
- The state provided resources from KDOT, a crew from Olathe, and the National Guard on scene for debris removal.
- Debris is being taken to Indian Springs and ground up to reduce disposal costs.
- A second pass through neighborhoods by UG crews would begin on September 8, 2026, knowing additional debris would continue to be placed at the curb.
- Residents are encouraged to call 311 for information requests or to report issues.
 - A. Community groups, locally and regionally, have responded strongly, bringing food, supplies, and resources.

Jennifer Tarwater, Director of Emergency Management — Update:

- The state assets are on scene for the next six (6) days, after which further discussions with KDEM are ongoing.
- More than 12,500 cubic yards of debris has been removed as of the meeting date.
- The SBA (Small Business Administration) approved a low-interest loan program for the area following damage assessments conducted the day prior to the meeting. Two SBA sites will be established where SBA staff will be available to assist with the application process, available to homeowners, business owners, nonprofits, and faith-based organizations.
- A MARC (Multi-Agency Resource Center) will be held on Saturday as a one-stop shop where multiple agencies can offer a variety of resources.
- Chainsaw volunteer crews (national VOAs — Volunteer Organizations Active in Disaster) are also on scene working to synchronize tree removal with debris hauling while National Guard and KDOT are still present.

Commissioner Burns made a motion to approve the resolution authorizing an extension of the emergency declaration. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 10/0

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

Item No. 2 – BUDGET: BUDGET WORKSHOP (Discussion Begins 1:58:32)

Interim County Administrator Alan Howze provided opening remarks, noting that the budget workshop continued the discussion from the prior week's session (August 20, 2026). The original plan had been to adopt the budget at this meeting, but more discussion was needed, and the goal was now to adopt the budget at the next meeting on September 3, 2026. Administrator Howze outlined that the evening's discussion would include a deeper dive into budget specifics, supplemental information provided the prior week, and options for the commission should they desire not to include the additional one (1) mill that was included in the proposed FY2027 budget.

FY2027 Budget Presentation — Budget Director Reginald Lindsey (Discussion Begins 2:00:20)

Budget Director Reginald Lindsey introduced the members of the budget team present, including Research Manager Mike Grimm, Lead Analyst Samuel Her, CFO Dr. Shelley Kneuvean, and Deputy CFO Debbie Jonscher.

Budget Director Lindsey stated that the evening's presentation would cover:

1. Current budget position for both the City and County General Funds;

2. Major changes from budget to budget;
3. Assumptions driving the FY2027 Proposed Budget; and
4. Mill levy options for the commission.

Commission Priorities (Discussion Begins 2:01:15)

Budget Director Lindsey confirmed that commission priorities were followed in assembling the budget. Those priorities were identified as:

- Uphold fiscal sustainability;
- Foster economic development;
- Focus on service and communication; and
- Improve infrastructure.

Proposed Budget Framework (Discussion Begins 2:01:49)

Budget Director Lindsey outlined the proposed budget framework, which included the following key elements:

- Align commission priorities;
- Structurally balanced budget: no use of fund balance;
- Four percent (4%) growth targets for departments;
- Inclusion of a one (1) mill increase for both the City and the County in the proposed budget;
- Fiscal discipline, infrastructure and neighborhood improvements, organizational performance, and long-term sustainability;
- Departments funded at 100% of their position inventory;
- Shift of some personnel costs out of the Special Street and Highway Fund into the City General Fund;
- Shift of some public safety positions from the Public Safety and Infrastructure Special Sales Tax Fund into the City General Fund;
- Plan to rebuild both the County and City fund balances to achieve a 25% fund balance target;
- Repurposing of funded vacant positions; and
- Consolidation of positions where possible.

Budget Workshop Week — Department Overview (Discussion Begins 2:03:20)

Budget Director Lindsey provided a brief overview of four (4) budget workshops held during the week of August 10, 2026, during which departments presented their budgets. He noted that the

commission had requested information on what it would take to fully fund each department. Lindsey presented a grid showing:

- Column 1: FY2026 Original Budget;
- Column 2: Department requests during the FY2027 budget process;
- Column 3: The actual proposed FY2027 budget amounts; and
- Column 4: What it would take to fully fund each department.

Key figures presented:

- FY2026 Original Budget (across 32 funds): \$367 million
- Fully Funded Budget (across 32 funds): \$460 million
- Gap between FY2026 Original Budget and Fully Funded: \$93 million

This figure was presented to update the Commission and Mayor on what it would take to fully fund government operations.

Departments Exceeding the 4% Growth Target (Discussion Begins 2:05:28)

Eight (8) city and county departments exceeded the 4% growth target.

Key departments included:

1. Community Development (City): Growth of approximately 125%, amounting to approximately \$151,000. Reason: Shift of a portion of cold weather shelter funding from grants to the City General Fund.
2. Police Department (City): Growth of slightly over 5%. Reason: Rising inmate housing costs, increased system and software costs, and increased volume of inmates entering the jail.
3. Emergency Management: Growth of 102%. Reason: Replacement of end-of-life emergency radio network assets and replacement of aging early warning siren infrastructure.
4. Health Department: Growth of 10%.
5. Sheriff's Department: Growth of 7.4%. Reason: Unfreezing of previously frozen positions, and funding of contractual increases in jail medical and food services.

Non-Mandated City Programs (Discussion Begins 2:07:15)

A list of non-mandated City programs totaling \$5.6 million, which the commission could consider not funding. These included:

Program	Amount
Neighborhood Resource — Livable Neighborhoods/Neighborhood Impact Grants	\$35,000
Willa Gill Facility Maintenance	\$11,000
Warming Shelter Operations	\$230,000
Senior Citizen Rebate Program	\$747,000
Parks Transfer (City General Fund to Consolidated Parks Fund — incremental growth)	\$200,000
Lot Spraying (Economic Development)	\$85,000
Kansas City Area Transit Authority (KCATA) Contract	\$4,000,000
Public Works — Street Department Computer Equipment	\$50,000
Downtown Shareholders Contribution	\$127,000
Neighborhood Business Revitalization Contribution	\$220,000
Total	\$5,604,000

Non-Mandated County Programs (Discussion Begins 2:09:05)

Budget Director Lindsey presented a list of non-mandated County programs totaling \$2.3 million, which the commission could consider not funding. These included:

Program	Amount
Sheriff's Cadet Programs	\$90,000
CIFI	\$1,200,000
Aging — Congregate and Delivery Meals	\$218,000
County Fair (portion)	\$87,000

Program	Amount
K-State Extension Council	\$550,000
Law Library (County Courthouse)	\$24,000
Mental Health Contributions	\$150,000
Total	\$2,319,000

Shared City/County Expenses (Discussion Begins 2:09:54)

Budget Director Lindsey provided a view of expenses that are shared and funded jointly by both the City and the County General Funds, noting that it would be difficult to cut from one side without cutting the other.

These included:

- Economic Development — Land Bank Lot Mowing;
- Technology — New Software Initiatives;
- Technology — Computer Replacement;
- Buildings and Logistics — Mowing and Landscape Services;
- Buildings and Logistics — Non-Lease Finance Equipment; and
- Wyandotte Economic Development (funded across both funds).

City General Fund — FY2027 Proposed Budget Overview (Discussion Begins 2:11:06)

Budget Director Lindsey presented the City General Fund FY2027 proposed budget:

Item	Amount
Proposed Revenue Forecast	\$192 million
Revenue Increase Year-Over-Year	~\$11 million
Ending Fund Balance	\$37 million
Fund Balance Percentage	19%
Total Expenses	\$191 million

Item	Amount
Net Change (Revenues vs. Expenditures)	+\$80,000
New Expenses — Personnel (increase)	+\$6.3 million
New Expenses — Operating Budget (increase)	+\$3 million
New Expenses — Capital (increase)	+\$320,000
Total New Expenses	~\$10 million

Major Cost Drivers — City General Fund:

- Union and Non-Union Cost of Living Adjustments (COLAs): \$5 million combined;
- Employee Health Contributions (personnel-related): Included in the \$5 million;
- Jail Billing Increases (impact to Police Department budget): \$790,000;
- System Maintenance Agreements (across City General Fund): \$724,000; and
- System Enhancements (Workday and Accela): included in operational budget.

City General Fund — Mill Levy Scenarios (Discussion Begins 2:13:20)

Budget Director Lindsey presented two fund forecast scenarios for the City General Fund:

Without Additional Mill (FY2027):

- Net change in fund balance: approximately -\$2 million
- To balance the budget without the additional mill, approximately \$2 million in reductions would be required.

With Additional Mill (FY2027):

- Net change: +\$78,000

If the additional mill is removed, the budget must be reduced by approximately \$2 million.

City General Fund Capital Projects Overview (Discussion Begins 2:16:31)

Budget Director Lindsey presented capital project schedules for the City General Fund:

Budget Year	Capital Projects Total
FY2026 Original Budget	\$482,000
FY2026 Amended Budget	\$1,200,000
FY2027 Proposed Budget	\$665,000

Notable capital items in the FY2026 Amended Budget included the Mill Street Bridge reopening and a broadcast system replacement. Budget Director Lindsey noted that most City General Fund equipment costs relate to lease-financed fire apparatus, which are fixed obligations. Items that could potentially be reduced included server infrastructure, computer equipment, UPS battery replacement, and firewall replacement, with acknowledgment that reductions would have repercussions to internal services.

FY2026 Amended City General Fund — Budget Changes

An overview of budget changes in the FY2026 Amended City General Fund:

Revenue Drivers:

- Sales and Use Tax Reforecast: +\$3,000,000
- BPU PILOT Reduction: -\$1,500,000

Expenditure Drivers:

- Additional Capital Investments: \$900,000
- Unbudgeted Personnel Costs: \$1,100,000
- Anticipated Jail Billing and Fuel Overruns: \$1,100,000

Amended Budget Adjustments Summary:

Category	Amount
Additional Capital Investment (CIP)	\$900,000
One-Time Adjustments	\$1,000,000
Ongoing Identified Costs	~\$3,000,000

One-Time CIP Investments included:

- Mill Street Bridge
- UG Broadcast System Replacement
- 311 CRM Replacement

Unexpected Operational Costs included:

- Jail Billing Increase: \$553,000
- Fuel Increases
- Fire Apparatus Maintenance Increases
- Senior Citizen Rebate Program (additional funding needed)

Commissioner Discussion — FY2026 Amended Budget: Ongoing Identified Costs

Commissioner Stites raised a question regarding the "Ongoing Identified Costs" line item of approximately \$3 million, describing it as vague and requesting clarification.

Budget Director Lindsey explained that the figure included interfund corrections, such as a Turner Fire Station reimbursement and Transit match grant funds that needed to be paid back.

Interim County Administrator Howze clarified that these were accounting corrections to ensure funds were appropriately placed into the correct accounts, characterizing the adjustments as cleanup items.

Commissioner Stites questioned why prior year budget items were being addressed through the FY2026 amended budget, expressing that the explanation was "clear as mud."

CFO Dr. Shelley Kneuvean provided further clarification, explaining that in prior years, expenses were approved and budgeted (using the Turner Fire Station as an example), but the corresponding transfer to the project fund was not made due to human error. When the audit identified the error, the dollars that had fallen to fund balance had to be corrected and removed from the fund balance, as those dollars should never have been placed there. She confirmed there were several such instances that needed to be corrected.

Commissioner Stites asked how the total reached \$3 million.

CFO Dr. Kneuvean clarified that the \$3 million in "Ongoing Identified Costs" was composed of:

- Personnel Reforecast
- Unexpected Operational Costs
- Service Level Adjustments

Commissioner Davis asked for clarification on each component of the Ongoing Identified Costs:

1. Personnel Reforecast — \$1.1 million: Budget Director Lindsey explained these were adjustments made throughout the budget year, including raises given and a new fire recruit class. Commissioner Davis confirmed these were approved within the budget year by the county administrator and included new positions, raises, and the new recruiting class.

2. Unexpected Operational Costs — \$1.5 million:

- Jail billing increases
- Fuel increases
- Fire apparatus maintenance increases
- Senior citizen rebate program

3. Service Level Adjustments — \$410,000: The items included fiber program annual maintenance, increased cold weather shelter costs, and miscellaneous adjustments.

Commissioner Davis noted that he felt additional clarity was needed and that some items appeared to overlap between the FY2026 amended budget and the FY2027 proposed budget.

Commissioner Discussion — Budget Practices and Commission Authority

Commissioner Ramirez expressed concern about what he characterized as a long-term practice in which, when revenue comes in higher than projected, staff adds it to departmental line item budgets without coming to the commission at that time and instead waiting until the next budget cycle. Commissioner Ramirez stated that this is his personal opinion and that he does not believe this should be a practice, emphasizing that the commission holds the power of the purse, similar to a legislature, and that additional revenue should not automatically result in additional spending authority. He stated this was not the fault of the current budget team or administrator but was a long-term practice that needed to be broken. He called on the commission to examine budget policy regarding how to handle revenues that exceed projections in the adopted budget, what process should be followed for staff to utilize those funds, and that waiting until the next budget cycle was not appropriate.

Mayor asked whether the money in question had already been spent.

Budget Director Lindsey confirmed that personnel reforecast costs, unexpected operational costs (jail billing, fuel, fire apparatus maintenance, and senior citizen rebate) had already been spent.

Commissioner Kump echoed Commissioner Ramirez's concerns, stating a preference that hirings outside the budget and expenditures of this magnitude be brought before the commission for approval before spending. Commissioner Kump stated that elected officials are the holders of the coin purse and that expenditures of \$4 million to \$10 million outside the budget should require commission approval prior to spending.

Interim County Administrator Howze confirmed this position, stating that the power of the purse is a fundamental authority belonging to the commission. He noted that items in the proposed budget not yet committed or expended were being brought to the commission for decision. He acknowledged that some items, such as interfund corrections, were obligatory, but that ongoing personnel costs creating significant long-term commitments should require prior commission approval.

Commissioner Davis inquired about the cadence by which staff is notified of over-budget situations and whether there is a threshold below which the county administrator has discretion to act.

Budget Director Lindsey confirmed the threshold is \$50,000, and if an expenditure exceeds \$50,000 and is an emergency, the county administrator can authorize it.

Commissioner Davis asked whether departments were being notified of budget overruns throughout the year.

Budget Director Lindsey acknowledged that year-end analysis reveals whether revenues came in over or under forecast.

CFO Dr. Kneuvean added that within the past six months, all departments now receive monthly budget reports showing actual versus budgeted expenditures. She noted that improvements in personnel budgeting have been ongoing and that the FY2027 budget moves further toward 100% funded positions. She acknowledged that some adjustments, such as overtime in public safety, cannot always be anticipated but are tracked quarterly. She acknowledged that more active engagement with the commission regarding emerging budget changes is needed.

Commissioner Davis suggested using the quarterly reports that come before the EDF committee as an opportunity to identify budget issues in real time.

Commissioner Davis also asked whether amending the budget required a public hearing.

Budget Director Lindsey confirmed that a budget amendment does not require a public hearing — it only requires commission approval.

Commissioner Discussion — Mill Street Bridge and Capital Items in FY2026 Amended Budget

Commissioner Burns asked about the Mill Street Bridge, noting that \$300,000 had been infused in the FY2026 Amended Budget, and inquired whether the funds needed to be spent within four months.

Budget Director Lindsey clarified that if the funds were not spent within the remainder of the FY2026 budget year, they could be encumbered within the FY2026 budget and carry over to FY2027.

Commissioner Burns asked whether the Mill Street Bridge project had been approved. Budget Director Lindsey clarified that the project had not yet been approved — it was included in the proposed FY2026 Amended Budget awaiting commission approval. Upon commission adoption, estimated at the September 3, 2026 meeting, the department would gain access to the funding to begin the project.

Commissioner Burns expressed confusion about the timing of the amended budget approval.

Budget Director Lindsey explained that as part of the annual budget process, the current year's budget is amended simultaneously with the adoption of the next year's proposed budget, with both being approved on the same day.

Interim County Administrator Howze clarified that the Mill Street Bridge and the 311 CRM System were placed into the proposed FY2026 Amended Budget based on prior commission

discussions in which these items were identified as priorities to be funded sooner rather than later. He stated these items were being brought for formal commission approval.

Commissioner Discussion — Departmental Budget Remainder Practices

Commissioner Ramirez asked what happens to unspent departmental budget at the end of a budget cycle.

Budget Director Lindsey confirmed that in most cases, unspent budget authority returns to the fund balance at year-end and is not carried forward into the next budget cycle.

County General Fund — FY2027 Proposed Budget Overview (Discussion Begins 2:49:40)

Budget Director Lindsey presented the County General Fund FY2027 proposed budget:

Item	Amount
Projected Revenue	~\$103 million
Revenue Increase Year-Over-Year	~\$10 million
Ending Fund Balance	\$5.6 million
Fund Balance Percentage	5.5%

Key Resource Changes:

Item	Amount
Property Tax Adjustment	+\$5,000,000
Motor Vehicle Taxes	+\$1,100,000
Sales and Use Tax Reforecast	+\$1,100,000
Motor Vehicle Transaction Fee	+\$1,300,000
Jail Revenues (Sheriff rate increase)	+\$800,000

Budget Director Lindsey noted that while jail billing is an expense on the City side, on the County side the Sheriff generates revenue from the county jail at the increased daily rate.

Total Expenses: \$103 million (matching total revenues) Net Change with additional mill: +\$213,000

Major County Expense Adjustments:

Item	Amount
Personnel — Union and Non-Union COLAs	\$5,200,000
Emergency Radio Backhaul (Capital)	~\$1,000,000
APX Radio Replacement (Capital)	\$500,000
Tax Management System (Capital, multi-year)	Included
Siren Replacement (Capital)	\$2,000,000
System Maintenance Agreements, Sheriff Contracts, System Enhancements	\$1,300,000
Emergency Radio Lease Financing (FY2027)	\$989,000
Personnel Trend Removal	+\$900,000
Sheriff Overtime	+\$900,000
Sheriff — Unfreezing 6 Positions	Included

County General Fund — Mill Levy Scenarios (Discussion Begins 2:53:30)

Budget Director Lindsey presented two fund forecast scenarios for the County General Fund:

Without Additional Mill (FY2027):

- Deficit to solve for budget balance: approximately -\$946,000

With Additional Mill (FY2027):

- Net change: +\$215,000

CFO Dr. Kneuvean clarified for Commissioner Bynum that approximately half of the one (1) mill proposed increase is allocated to the County General Fund and the other half is directed to a separate fund specifically for CIFI, which is why the numbers do not reconcile directly.

County General Fund — Mill Alternative Options (No Mill Scenarios) (Discussion Begins 2:54:24)

Budget Director Lindsey presented county-side reduction options totaling approximately \$3.3 million if the additional mill is not approved:

Reduction Item	Estimated Savings
Sheriff Staffing — Freeze 6 positions	\$786,000 (personnel)
CIFI	\$1,240,000
Capital Adjustment (Radio Lease, Graduated Siren Replacement, Sheriff Capital)	\$888,000
Operational Improvements (Workday/Accela \$218K, Third-Party HR Administrator \$65K, Land Bank Mowing \$175K)	\$458,500
Total	~\$3,373,000

Commissioner Discussion — County Budget and Mandated Programs

Commissioner Ramirez expressed caution about reducing the county budget, noting that a significant portion of it is driven by state-mandated programs. He asked what percentage of the county budget is state mandated.

Budget Director Lindsey responded: 58% (across all levies, not just the County General Fund).

Commissioner Ramirez noted that because almost 60% of the county budget is state mandated, there is very limited flexibility in finding reductions on the county side, and he is personally cautious about cutting county programs.

Commissioner Davis stated that reviewing the proposed county-side reductions on Slide 24 was "hard" and that he did not see anything on the list that he considered waste, frivolous spending, or unresponsive to community needs. He stated that the list included programs that commissioners have long advocated for and the community has requested. He expressed frustration that community members present at Monday's meeting were not present to see the impact of even a one-mill reduction. Commissioner Davis stated that voting to exceed revenue neutral was the right call and that revenue neutral would have been even harder to make work, given the items that would need to be cut.

Commissioner Stites questioned why CIFI appeared at the top of the proposed cut list when it benefits the entire county, including Kansas City, Kansas, not just the western portion (Bonner

Springs and Edwardsville). He questioned why the commission was looking at eliminating one program rather than attempting to bridge the gap across multiple categories.

County Capital Projects — FY2026 and FY2027 (Discussion Begins 3:03:58)

Budget Director Lindsey presented county capital project totals:

- FY2026 Amended Budget Capital Projects: approximately \$1.1 million
- FY2027 Proposed Budget Capital Projects: approximately \$3.2 million

Larger FY2027 capital projects included:

- APX Radio Replacement (Emergency Management)
- Graduated Siren Replacement Program (\$2 million)
- Tax Management System Replacement
- Radio System Backhaul Network

Interim County Administrator Howze noted that a strategic goal in the FY2027 proposed budget was to increase the use of cash financing for projects to reduce reliance on lease and debt financing, thereby reducing long-term costs and increasing future budget flexibility for the commission. He acknowledged this results in higher upfront costs but lower lifetime costs and greater flexibility.

FY2026 Amended County General Fund — Budget Changes

Budget Director Lindsey presented an overview of the FY2026 Amended County General Fund:

- FY2026 Fund Balance End: +\$2.7 million above originally approved

Largest Revenue Drivers:

- Motor Vehicle Taxes: +\$1,000,000
- Sales and Use Tax Reforecast: +\$640,000

Largest Expenditure Drivers:

- Sheriff Personnel: \$2,100,000
- Payback of debt fund for DA Digitizing Project: \$378,000

Amended Budget Adjustments:

Category	Amount
Additional CIP Investments	\$95,000
One-Time Adjustments	\$378,000
Ongoing Identified Costs	~\$2,900,000

Commissioner Bynum asked about the DA Digitizing Project, recalling that it had been funded through a debt instrument several years ago. Budget Director Lindsey confirmed this was one of the prior-year items that was not fully paid out and required correction, consistent with the earlier explanation regarding the City side.

Interim County Administrator Howze proactively requested that Budget Director Lindsey explain the "Ongoing Identified Costs" for the county FY2026 Amended Budget in greater detail, ensuring the commission had a clear understanding of each component.

Ongoing Identified Costs Components:

- Personnel Reforecast: \$2.2 million (including overtime in public safety areas)
- Unexpected Operational Costs: \$214,000
- Service Level Adjustments: \$500,000

Budget Adoption Schedule — Upcoming Action Items (Discussion Begins 3:11:10)

Budget Director Lindsey outlined the upcoming formal budget actions scheduled for consideration:

September 3, 2026 — Budget Adoption Meeting:

- Resolution/Ordinance adopting the FY2027 Budget for the County of Wyandotte;
- Resolution/Ordinance adopting the FY2027 Budget for the City of Kansas City, Kansas;
- Resolution for the BPU PILOT Rate Setting;
- Ordinance for the Self-Supporting Municipal Improvement District; and
- Resolution for the Motor Vehicle Fee.

September 17, 2026:

- Resolution for the Wyandotte County Library Budget Adoption.

Commissioner Discussion — SAFER Grant, Fire Department Staffing, and Sheriff's Department

Commissioner Pacheco raised concerns regarding the SAFER grant-funded fire department positions, specifically inquiring about how the math would work when the grant funding expires, noting that 17 positions would be expiring.

Budget Director Lindsey explained:

- The proposed budget funds 12 of the 17 expiring grant-funded positions.
- Overtime would be used to address the remaining gap.
- Additional efficiencies within the system would also be explored.
- If the additional mill is not approved, the recommendation would be to reduce the funded positions from 12 to 9.

Commissioner Pacheco stated plainly that he could not support a budget that cuts police or fire in any way, emphasizing that these are fundamental services his constituents depend on daily and that net-negative staffing in a few years is not something he could support.

Commissioner Pacheco also asked specifically about the Sheriff's Department increase of approximately 7.4%.

Budget Director Lindsey explained:

- Six (6) currently frozen positions are proposed to be unfrozen at a cost of \$660,000;
- An additional \$900,000 is needed to reforecast the sheriff's budget to fully fund existing positions (due to the prior practice of "trending" personnel budgets at less than full cost); and
- Contractual in-career payouts also required additional funding.

Sheriff Soptic — Testimony on Department Funding and Jail Operations (Discussion Begins 3:17:13)

At Commissioner Pacheco's request, Sheriff Soptic was invited to the podium to address the commission directly.

On Unfreezing Positions: Sheriff Soptic explained that he has 32 unfilled Position Identification Numbers (PINs) in the Sheriff's Office. He emphasized that filling all 32 would not give the department extra personnel — historically, PINs have been given up through prior administrations, reducing the total authorized count. He stated that even if all 32 were filled, the department would only reach a break-even point in staffing, not have surplus personnel. Sheriff Soptic clarified that the \$660,000 in the proposed budget is not for new pins — it is to have the funding available to fill existing, already-authorized positions should qualified applicants be found.

The maximum class size the department can train at one time is approximately 19 deputies.

On Jail Billing: Sheriff Soptic addressed the jail billing issue directly:

- The Wyandotte County Jail is a county jail, not a city jail. Cities within Wyandotte County (KCK, Bonner Springs, Edwardsville) may house arrestees in the county jail and are billed a daily rate per statute.
- The daily rate had not been increased since 2011. Sheriff Soptic calculated that CPI growth from 2012 to 2024 represented approximately a 33% increase with no corresponding rate adjustment.
- He raised the rate from \$86.50–\$86.75 per day to \$100 per day — a gradual increase, noting that at least one other Kansas county charges \$240–\$260 per day.
- He stated that the primary driver of increased jail billing costs to the cities is not the rate increase but rather the increased length of stay of municipal inmates.
- When a municipal charge is disposed of and a county charge remains, the county absorbs the cost and billing to the city ceases.
- He reported the current jail population fluctuates between 480 and 520 inmates. The jail was originally built for 310 inmates before double-bunking.

Commissioner Burns asked about historical context, recalling that the county was sued by the ACLU in the early 1980s to build a new jail. Commissioner Burns expressed deep appreciation for the work of the Sheriff's Office.

Commissioner Davis requested that Interim County Administrator Howze obtain a memo from Municipal Court regarding the longer sentence trends, and that the legal office (which supervises the prosecutors) also provide context.

Deputy Chief Counsel Casey Meyers confirmed she supervises the prosecutor's office and had previously reached out to Municipal Court Judge Schultz. Judge Schultz's response was that longer jail stays are often the result of probation violations leading to revocation and imposition of underlying jail sentences, as well as prosecutors in some cases requesting longer sentences, particularly in domestic violence cases. Ms. Meyers agreed to draft a comprehensive memo for the commission.

Commissioner Davis asked Sheriff Soptic whether the years of revenue-neutral budgeting had impacted his department.

Sheriff Soptic confirmed it had — revenue-neutral budgets resulted in deferred capital, delayed equipment replacement cycles, and in some cases insufficient funds to fully cover contractual jail medical and food services obligations. The Sheriff's Office has been cut to basic minimums:

Commissioner Lopez inquired about charging inmates a daily room-and-board rate.

Deputy Chief Counsel Casey Meyers confirmed that state statute does allow for such a charge but that it would require commission approval to adopt a policy. She noted she does not know how many Kansas jurisdictions currently do this.

Sheriff Soptic acknowledged the idea but noted that recovering costs from inmates across the state has proven difficult and that there are associated collection costs.

Commissioner Hill asked what percentage of costs relate to homeless individuals or those with mental health conditions.

Sheriff Soptic stated this is difficult to quantify because the cost to house an individual is essentially the same regardless of their background — the cost differential comes from medical costs for those with serious medical conditions and from extended length of stay tied to competency evaluations.

Commissioner Stites asked what rate would cause sticker shock.

Sheriff Soptic indicated some counties charge \$50–\$260 per day, and Johnson County recently raised its rate to \$100 per day. He confirmed the daily rate is a flat fee applied uniformly to all cities per statute and cannot be tiered by usage volume.

Commissioner Stites noted that the primary user of the county jail is Kansas City, Kansas (both for city charges and overall population). He raised the question of whether it would be possible to structure a different formula by city usage.

Sheriff Soptic confirmed the statute does not allow for differentiated rates — it must be a flat fee applied equally to all municipalities.

Commissioner Pacheco made an extended statement to the commission and the public, summarizing his observations from the budget presentation and the sheriff's testimony.

Key points included:

1. There is approximately a \$100 million funding gap between what departments have identified as their true needs and what is in the proposed budget across 32 funds.
2. Many items on the proposed cut list (Land Bank mowing, building maintenance mowing, new software initiatives) are technically non-mandated (discretionary) but are services the community and department heads have identified as genuine needs — not pet projects.
3. Union COLAs are contractual and cannot be cut. Non-union COLAs are part of compensation management.
4. 58% of the county budget is state mandated, leaving very limited flexibility.
5. The budget is not an overspending problem — it is actually an underspending problem when viewed against what is required to properly serve the public.
6. Support for the additional mill on both the city and county sides.
7. He stated he would not vote for any budget that results in net-negative positions in public safety departments.
8. He noted that the county's debt burden is declining — from approximately 44% of property tax revenue going to debt service to approximately 39%, a 5% improvement — and that the faster debt is paid down, the more room the commission will have to reduce property taxes or improve services.

9. He stated the budget should be viewed through the lens of community needs and department needs, not just a desire to cut spending.

Commissioner Ramirez asked legal staff to clarify the legal distinction between "may" and "shall" as used in state statutes governing county functions. Chief Legal Lawson responded:

- "Shall" means the county is directed to fund/do something.
- "May" means the county has the option.

Legal staff confirmed that mandated departments and programs are governed by statutes using the word "shall," meaning the county is legally required to fund them.

Commissioner Ramirez then asked about the delinquency rate used in the FY2027 proposed budget.

Budget Director Lindsey stated the rate is 6% (applied to real estate taxes only).

Commissioner Ramirez asked for the actual delinquency rate from the last tax year. CFO Dr. Kneuvean stated the team is conducting a deep dive into this data, and the team is actively working on it.

Commissioner Ramirez stated his personal positions:

- City side: He supports taking the full valuation increase without an additional mill (revenue neutral) and believes the commission can find \$2 million in efficiency.
- County side: He supports the one (1) mill increase, given that 58% of the budget is state-mandated and cuts are very difficult without affecting mandatory services.

Commissioner Ramirez also asked about the legal ramifications of not fully funding the Sheriff's Department. Legal staff confirmed that the Sheriff has the right to file a lawsuit in district court if the county fails to fund his constitutionally required office, which would result in additional costs to the county and its taxpayers.

The Mayor offered the following comments:

- Expressed personal opposition to adding the additional mill due to community concern about property tax increases.
- Raised the concept of a furlough as a potential alternative cost reduction — specifically, one day per year for all employees, including elected officials.
- Budget Director Lindsey confirmed furloughs have been used in the past — approximately six (6) days annually during the Great Recession and approximately two (2) weeks during COVID-19.
 - A. CFO Dr. Kneuvean noted that furloughs cannot apply uniformly — public safety and other minimum-staffed departments (jails, fire, police) cannot be furloughed because of minimum staffing requirements. Union contracts also complicate furlough implementation.

- B. Interim County Administrator Howze noted that furloughs on the union side are significantly more challenging than on the non-union side, and that some unions did not agree to furloughs during past fiscal crises, resulting instead in layoffs.
- The Mayor expressed a preference for zero-based budgeting discipline — where revenue equals expenditures — and called for greater revenue growth strategies and department-level streamlining to identify savings.

Commissioner Davis asked staff what direction was needed from the commission so that the September 3, 2026 meeting could result in a clear budget direction. He noted that without specific guidance, the meeting would result in the same lack of clarity.

Commissioner Davis indicated his likely positions:

- City side: No additional mill; use fund balance to cover the gap if necessary, rather than cutting programs.
- County side: Support the mill increase; cutting from the county side is very difficult given mandated service obligations and the legal risk associated with underfunding the Sheriff.

Commissioner Davis noted that Land Bank mowing, which disproportionately impacts the Northeast area, and other county programs are genuine community needs, not slush fund items. He expressed that he sees no wasteful spending in the proposed county budget.

Commissioner Bynum suggested that rather than eliminating entire program categories, the commission consider a 1% across-the-board reduction in the City General Fund budget, which would get close to the \$2 million needed.

CFO Dr. Kneuvean confirmed the math: 1% of \$191 million equals approximately \$1.9 million. Commissioner Bynum noted that some line items are fixed (fire truck costs, lease obligations) but suggested that a combination of small reductions across the proposed new expenditures, combined with some use of fund balance, might provide a middle path.

Commissioner Pacheco responded that while the concept is understandable, in practice, cost is cost — if a department's budget reflects what a fire truck costs or what a contractual service costs, reducing the budget by 1% means something specific within that department will not be funded. He reiterated his concern that departments are already operating at minimum levels.

Commissioner Bynum additionally suggested a combination of fund balance use and small reductions across multiple programs for the City side, rather than eliminating any single large program.

Commissioner Kump stated his position that he does not support raising the mill on either the city or county side. He stated a preference for reviewing non-mandated programs (totaling over \$11 million across both funds) and proposed budget additions from departments as potential areas for reduction.

The Mayor summarized the general options available:

1. Approve the proposed budget with the additional mill for both city and county;
2. Approve the proposed budget without the additional mill, with corresponding reductions identified; or
3. Approve without the mill and use fund balance to cover the shortfall.

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

Adjournment: (Discussion Begins 4:44:22)

Commissioner Pacheco 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, Hill
- Nays: None
- Absent: None

MAYOR WATSON

ADJOURNED THE MEETING AT 10:04 P.M.

August 27, 2026

Maiyee Lor, CMC

Unified Government Deputy Clerk

ML



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

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To: Unified Government Board of Commissioners

From: Planning and Urban Design Staff

Date: October 1, 2026

Re: **Special Use Permit Petition SP2026-044**

GENERAL INFORMATION

Applicant Information:

Inland Bluffs LLC
7238 Manchester Road
Saint Louis, Missouri 63143

Subject Property:

7000 Holliday Drive,
6500 Holliday Drive, and
6601 Inland Drive
Kansas City, Kansas 66106

Requested Action and Purpose:

Approval of Special Use Permit for
the removal of earthen materials and
on-site grading.

Commission Districts:

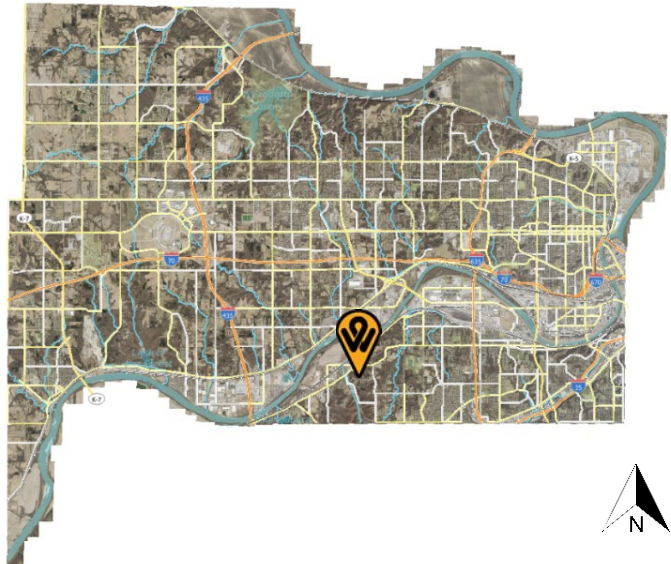
At-Large Commissioner, District #2:
Andrew Kump
District #6 Commissioner:
Philip Lopez

Existing Zoning District(s):

R-1 Single Family District

Plan Area:

PlanKCK Comprehensive Plan



	Adjacent Zoning	Adjacent Uses
North	R-1 Single Family and MP-3 Planned Heavy Industrial Districts	Industrial properties and residential
South	R-1 Single Family District	Residential properties
East	R-1 Single Family District	Residential properties
West	R-1 Single Family and MP-3 Planned Heavy Industrial Districts	Industrial properties and residential

Total Tract Size:

18.25 Acres (7000 Holliday Dr)
20.84 Acres (6500 Holliday Dr)
94.75 Acres (6601 Inland Dr)

Comprehensive Plan Designation:

The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development.

Major Street Plan:

The goDotte County-Wide Mobility Strategy designates Holliday Drive and Inland Drive as Minor Arterials.

Parking Requirement:

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

Landscaping Requirement:

Section 27-700(a) states one (1) shade tree per dwelling unit is required in the front or corner side yard. The subject property fulfills this requirement.

Advertisement:

The Wyandotte Echo – June 18, 2026
Letters to Property Owners – June 19, 2026
and August 3, 2026

Public Hearing(s):

September 14 and October 1, 2026

Public Support:

None to date.

Public Opposition:

There were 12 people who spoke in opposition at the September 14, 2026 City Planning Commission meeting. The staff has encountered opposition both in-person and in e-mails and letters contained in this staff report.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Inland Bluffs LLC, is requesting a Special Use Permit for the removal of earthen materials and on-site grading to cut the sites down for developable pads at 7000 and 6500 Holliday Drive and 6601 Inland Drive Kansas City, Kansas 66106.

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

Building, Zoning, or Code Enforcement Complaints:

1. 02103-00000-00122 – Code-Environment – June 29, 2001 – Completed – Trash on site – Previous property owner (6500 Holliday Dr).

Outstanding or Related Permit and Cases:

2. GRD23-0076 – Grading-Excavation – September 22, 2023 – Closed – Land disturbance fees, no grading approval (7000 Holliday Dr).
3. 14375-00054 – UG Demolition – May 6, 2014 – Withdrawn – Clean-up of property – Previous property owner (7000 Holliday Dr).
4. 03300-00000-00683 – DRC – July 28, 2003 – DRC Application for site improvements – Previous Property Owner (7000 Holliday Dr).

Previous Planning Actions:

1. SP2024-027 – Special Use Permit – April 25, 2024 – Withdrawn – For the processing and recycling of concrete, brick, and other rock materials at 6601 Inland Drive.
2. 094405-00037 – Final Plan Review – December 28, 2009 – Completed – Final Plan Review to stockpile and process asphalt shingles – Previous property owner (7000 Holliday Dr).

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The property lies within the Morris Statistical Neighborhood, Morris Neighborhood Watch Area, Turner Community Connection Neighborhood Business Group, and Census Block Group 0438021. The surrounding area features a blend of industrial and residential uses. Directly to the north and northwest are the BNSF Railway and the Kansas River, both forming prominent boundaries near the site.

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

The zoning and permitted uses are outlined above. The subject property is bordered to the northwest and north by industrial operations, while residential neighborhoods lie to the northeast, east, southeast, and south. The proposed industrial use is compatible with surrounding development provided it is appropriately managed.

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

The proposed use is only somewhat suitable for the subject property. The use from nearby properties are industrial in nature to the northwest and north of the subject property. If properly managed, it should not detrimentally affect nearby property owners, however it is likely that it will affect the operation of the subject property.

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

The property has vacant since as early as 1997 based on aerial imaging.

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

Special Use Permits are not addressed in the PlanKCK Comprehensive Plan. The PlanKCK Comprehensive Plan designates the subject property as Rural Residential, which allows for land to provide for large lot, single-family residential, but without agricultural uses. Areas that are limited by transportation and other infrastructure improvements, as well as the conditions of the existing topography and vegetation afford areas for large lot development. The proposed use does not conform to the PlanKCK Comprehensive Plan designation as the proposed use is not designated within the area plan.

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

The proposed use does have the potential to increase vehicular traffic but should not exceed the capacity of Holliday Drive and Inland Drive, both Minor Arterial streets to accommodate it if managed properly.

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

The proposed project lacks reasonable necessity for public convenience and welfare, and poses substantial risk of permanent damage to the appropriate utilization, visual aesthetics, or market value of adjacent properties. The proposed use is unnecessary and will compromise the visual quality of neighboring properties.

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

The proposed project will generate noise, vibration, dust, and/or illumination that would normally be associated with such use is of such duration and intensity as to create problems for nearby property.

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

The proposed project has the potential to pollute the air, land or water.

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

The proposed project has the potential to damage or destroy an irreplaceable natural resource.

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

The comparative benefit to public health, safety, and welfare relative to the burden placed upon the individual property owner or owners does not outweigh the applicant's prospective gain. The community will experience adverse effects including noise pollution, dust generation, vibration disturbances, and heightened vehicular traffic along Inland Drive

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

The applicant will be required to maintain the use according to the submitted plans and descriptions of the proposed use. The applicant will also be required to meet all conditions of approval.

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

The proposed use is not expected to result in the overcrowding or land or undue concentrations of population because the property is vacant.

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

Dust
Truck Traffic
Noise
Vibration

STAFF COMMENTS AND SUGGESTIONS

Planning and Urban Design Comments:

1. Provide up to date images of the property.

Applicant Response: Acknowledged. Up to date images of the property accompany this letter.

2. What is the timeline for the project?

Applicant Response: Assuming the special use permit is approved, the Applicant anticipates commencing the project upon issuance of all necessary permits. Subject to market conditions, the Applicant estimates the project will take 10–20 years.

3. How will the applicant control and reduce dust dispersion, as dust has accumulated on surfaces (i.e. structures, vehicles, windows, etc.) adjacent to these types of uses?

Applicant Response: The Property's dense forestation, heavy vegetation, and natural topography will provide a natural buffer to control and reduce dust dispersion. The Property is also away from residential development and adjacent to two other industrial uses. That said, the Applicant will utilize various dust suppression procedures to control and reduce dust, including water trucks,

sprayers, fixed spray bars, crusher dust suppression, wheel cleaning, speed limits for vehicles, road sweeping, and general stockpile management. The Applicant will have access to the proposed detention pond to be located on the Property, and, if necessary, private water providers will provide water for these dust suppression efforts.

4. How will the applicant mitigate noise, as general noise from construction equipment and dump trucks tend to disturb adjacent properties owners?

Applicant Response: The Property's dense forestation, heavy vegetation, and natural topography will provide a natural buffer that will assist in mitigating noise. Equipment will also be setback from the Property's boundaries, and the Applicant's commitment to maintaining its equipment also assists in reducing noise. Additionally, the Property is away from residential development and two industrial uses exist immediately to the Property's west—American Concrete Products and JM Fahey Construction Company— and operations are limited to the hours of operation below.

5. What are the proposed days and hours of operation?

Applicant Response: Monday – Friday 8:00 AM – 5:00 PM and Saturdays 8:00 AM – 12:00 PM.

6. Please outline the proposed route for the project?

Applicant Response: Please see the plans submitted along with this response letter identified as "EX-B," "EX-C," and "EX-D."

Staff's Response: "EX-B," "EX-C," and "EX-D." is located beginning on page 26 of the report.

7. Where will the material be transported to and for what use?

Applicant Response: Materials not used to grade the Property will be transported offsite to third party consumers throughout the metropolitan area. Materials transported to the Property will be used to grade the Property.

8. What is the expected number of vehicles that will be on-site and traveling to and from the property?

Applicant Response: Dependent upon demand, the Applicant estimates up to 100–200 vehicles per day.

9. Provide a synopsis of how the project will be managed on a day-to-day, monthly and annual basis.

Applicant Response: Full time employees including superintendents, project managers, and foremen will be onsite to manage operations.

10. Applicant must obtain required hauling permit(s) from Public Works.

Applicant Response: Acknowledged.

11. Applicant must obtain required Land Disturbance permit(s) from the State of Kansas

Applicant Response: Acknowledged

12. In the Planning and Urban Design comments, the following question was asked: "What is the expected number of vehicles that will be on-site and traveling to and from the property?"

The Applicant responded: Dependent upon demand, the Applicant estimates up to 100–200 vehicles per day.

However, during the neighborhood meeting held on July 27, 2026, Ms. Tracey Bailes asked, "How many trips?" AGM responded that there would be 40 trips, which would occur on a private road.

Because the estimated traffic figures have differed between the written response and the neighborhood meeting, please clarify the expected number of vehicle trips per day and explain the reason for the discrepancy between the previous estimates.

Applicant Response: 40 vehicles per day is the expected average. The 100–200 vehicles per day provided in the response letter is an estimate of the number of vehicles on our busiest days. The traffic study was also prepared based on 200 daily trucks to be conservative and ensure that the roads can handle our busiest days. While some days will generate more than 40 vehicles, there will also be days that generate less than 40 vehicles.

Staff's Comment: Staff requested an additional neighborhood meeting because the information previously provided to the public was broad and needed to be more specific, particularly regarding the number of vehicles expected to be on site.

13. Provide a list of material(s) that the public will be able to purchase.

Applicant Response: Subject to applicable permits, approvals, materials availability, and market demand, materials available for purchase may include: (1) clean soil and earthen material; (2) natural rock and aggregate in various sizes and gradations; (3) crushed concrete aggregate in various sizes and gradations; (4) crushed asphalt aggregate; and (5) mulch. All materials will be managed, processed where authorized, stored, and distributed in accordance with the Special Use Permit and all other applicable local, State, and Federal requirements.

14. Subject to approval, how early into the initial term of the Special Use Permit does the applicant plan to sell the materials on the property?

1. As materials are sold, will there be a scale on-site for trucks to weigh in and out as they leave the property?

Applicant Response: Subject to approval of the Special Use Permit and issuance of all required permits, the Applicant anticipates that the sale and removal of material may begin during the initial phase of operations as site preparation, excavation, and grading activities commence.

As part of the initial operating infrastructure, the Applicant intends to install and utilize an appropriately sized portable truck scale for the weighing and documentation of trucks entering and/or leaving the property. The scale will be installed, calibrated, and maintained in accordance with applicable requirements.

In addition to the truck scale, certain material-processing equipment may utilize integrated conveyor-belt weighing systems, and certain loaders may utilize calibrated onboard weighing systems. These systems will provide supplemental operational controls for estimating, monitoring, and reconciling material quantities. Truck loading will be managed based upon vehicle configuration, rated capacity, axle configuration, and applicable legal weight limitations. Loads will be appropriately distributed and monitored so that trucks leaving the Property comply with applicable local, State, and Federal gross vehicle and axle-weight requirements and all required hauling permits.

15. Is there any current activity taking place at any of the three (3) properties in question, as there has been speculation that grading has already occurred?

Applicant Response: There is currently no grading, excavation, mass earthwork, or other site-development activity associated with the proposed project taking place on any of the three properties. Current activity is limited to routine property maintenance, including mowing and vegetation management

16. Please provide an engineering or geotechnical analysis, prepared by a qualified professional, that evaluates the proposed mass-grading and land-reclamation activities.

- b. The report should evaluate whether the proposed limits of disturbance, excavation, cut-and-fill operations, and final grading will affect the stability of Holiday Drive.
- c. The report should evaluate whether the proposed work will affect the stability of Inland Drive or any other adjacent public roadway.

Applicant Response: Regarding Holliday Drive, the Applicant has submitted several sealed engineering plans, including an erosion and sediment control site assessment, interim stabilization plan, and final stabilization plan prepared by Continental Consulting Engineers, Inc. demonstrating that the proposed onsite operations will not impact Holliday Drive. Additionally, the trucks supporting the proposed onsite operations will not take Holliday Drive.

Regarding Inland Drive, the Applicant has submitted several sealed engineering plans, including an erosion and sediment control site assessment, interim stabilization plan, and final stabilization plan prepared by Continental Consulting Engineers, Inc. demonstrating that the proposed onsite operations will not impact Inland Drive. While the trucks supporting the proposed onsite operations will utilize Inland Drive, the traffic study submitted by the Applicant concluded that Inland Drive can support the proposed traffic and no road improvements to Inland Drive are required. There is also an existing buffer, American Concrete Products, between the 100 acres subject to this special use permit application and Inland Drive.

A land disturbance permit application has also been submitted to the Kansas Department of Health and Environment and is being processed.

17. What are the existing subsurface conditions within the approximately 100-acre project area, including known undermining, collapsed areas, voids, previously filled areas, and other potentially unstable conditions?

Applicant Response: Substantial portions of the Property are undermined. Based upon available information and site observations, there are known areas of historic collapse, subsidence, voids, and previously filled areas associated with those mineworking. The site survey submitted as part of the Applicant's application contains an exhibit that more particularly shows the areas that are backfilled, collapsed to the surface, and probably collapsed.

Access to the underground workings is significantly limited. The Applicant estimates that approximately 95% of the underground mine workings are currently inaccessible. Consequently, the Applicant cannot visually inspect or definitively characterize every underground opening, void, collapsed area, or previously filled location based solely upon physical access.

The existing mine workings and associated surface conditions are among the reasons for the proposed reclamation program. The intent is to undertake excavation, grading, material placement, and reclamation in a controlled manner consistent with the approved plans and applicable engineering requirements to allow for the property to be developable.

18. How will the movement, placement, and compaction of onsite and imported materials be managed to prevent impacts to surrounding properties?

Applicant Response: In addition to the existing natural buffer, the Applicant will utilize various methods to prevent impacts to surrounding properties. For example, trucks coming to the project site will only be permitted to take the proposed route, which is located away from nearby residential development. The Applicant will also utilize regular environmental monitoring. This includes hiring third parties to monitor dust emissions and vibrations caused by onsite operations. Such environmental monitoring typically occurs monthly. Dust control, wheel

cleaning, speed limits for vehicles, road sweeping, and other impact mitigation methods will also be utilized.

19. What are the current physical conditions of the property, and what conditions are expected upon completion of the reclamation and grading activities?

Applicant Response: The Property is currently largely undeveloped and heavily vegetated, with substantial variations in topography across the site. Substantial portions of the Property are undermined, including known areas of subsidence, collapse, and previously filled conditions.

Upon completion of the reclamation and grading activities, the Property is expected to have more consistent final grades, stabilized finished slopes, defined drainage patterns and stormwater-management features, and larger areas capable of supporting potential future uses and development, subject to future zoning, engineering, geotechnical, and development approvals. Final elevations, slopes, drainage improvements, and reclamation conditions will be established in accordance with the approved grading and engineering plans. Because the project is anticipated to occur over an extended period, individual areas will be progressively excavated, graded, stabilized, and reclaimed as operations advance across the Property.

20. How will the applicant demonstrate that the property will be stable and suitable for potential future development after reclamation is completed?

Applicant Response: The Applicant will demonstrate completion and stability of the reclaimed areas through appropriate engineering documentation and field verification consistent with the nature of the work performed. Where required, qualified professionals will be retained to review the completed reclamation work and provide appropriate documentation regarding compliance with the approved grading and reclamation requirements. Any specific future development proposed for the property will remain subject to the engineering, geotechnical, zoning, building-permit, and other requirements applicable to that future use.

21. What is the proposed height of the stockpile materials on the subject property?

Applicant Response: The Applicant will comply with the proposed condition of approval limiting temporary material stockpiles to a maximum height of 15 feet above the immediately surrounding grade. Because site elevations will change progressively as grading operations advance, stockpile heights will be measured relative to the surrounding finished or operating grade applicable to the stockpile location.

Planning Engineering Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None

- B) Items that are conditions of approval:
 - 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF RECOMMENDATION AND CONDITIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of Petition **SP2026-044** subject to the factors to be considered #7 to #11:

1. The variance does not meet Statutory Requirement #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 project will injure the appropriate use, visual quality, and marketability of the adjoining properties.
2. The variance does not meet Statutory Requirement #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 can cause noise, vibration, and dust and create problems for the near-by properties.
3. The variance does not meet Statutory Requirement #9. Whether the proposed use will pollute the air, land or water. The proposed use has the potential to pollute the air, land, and or water if no managed property.
4. The variance does not meet Statutory Requirement #10. Whether the use would damage or destroy an irreplaceable natural resource.
5. The variance does not meet Statutory Requirement #11. The relative gain to the public health, safety and welfare as compared to the hardship imposed on the individual landowner or landowners.

PLANNING COMMISSION RECOMMENDATION AND CONDITIONS

The Planning Commission voted 5 to 2 to recommend **APPROVAL** of application **SP2026-044**, for 18 months, subject to:

1. Operations will run Monday – Friday, 8:00 AM to 5:00 PM, and Saturdays, 8:00 AM to 12:00 PM;
2. No blasting or use of explosives to reduce earthen material/rubble size;
3. Coordinate with Public Works regarding any on-site or public improvements related to truck traffic for the duration of the project.
 - a. All traffic entering and existing the site shall occur via Inland Drive. No truck traffic is permitted on Holliday Drive from the south or east via Metropolitan Avenue;

4. No material stockpile may exceed a height of 15 feet to minimize the view from adjacent properties;
5. Prior to starting work, all stockpiles, vehicles, and equipment must be treated with dust-suppression methods such as water trucks, spray bars, wheel cleaning, and road sweeping; these actions will also occur after work hours to maintain dust control. Additionally, to minimize dust truck wheels shall be watered as they exit the site onto the public right-of-way when they carry material(s) off-site;
6. Any truck carrying material is required to have its own hauling permit;
7. Applicant must obtain required hauling permit(s) from Public Works;
8. Only parties with an active Special Use Permit and/or building permit are authorized to receive earthen material;
9. Adhere to local, State, and Federal 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. Subject to approval, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;
12. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department, 701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;
13. Contractors involved in this project will need to file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;

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

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

ATTACHMENTS

September 14, 2026 City Planning Commission Minutes
Aerial Imagery
Zoning Map
Land Use Map
Neighborhood Meeting No. 2 Minutes
Neighborhood Meeting No. 2 Sign-In Sheet
Neighborhood Meeting No. 3 Minutes
Neighborhood Meeting Affidavit
Traffic Study
Stormwater Study
Exhibits
Propose Plan
Photos Received From Residents
Public Opposition

PUBLIC HEARING SCHEDULE

Action(s)	City Planning Commission	Unified Government Board of Commissioners
Special Use Permit	September 14, 2026 Approval	October 1, 2026

STAFF CONTACT:

Osiris Nuñez Espinoza, Planner
Oespinoza@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition **SP2026-044** 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 **SP2026-044**, 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.

September 14, 2026, City Planning Commission Minutes:

Hearing starts at 1:46:53:

SP2026-044 - INLAND BLUFFS LLC

Synopsis: Special Use Permit for grading and movement of materials at 7000, 6500 Holliday Drive, and 6601 Inland Drive. Detailed Outline of Requested Action: The applicant, Inland Bluffs LLC, is requesting a Special Use Permit for the removal of earthen materials and on-site grading to cut the sites down for developable pads at 7000 and 6500 Holliday Drive and 6601 Inland Drive Kansas City, Kansas 66106.

Recording Secretary Morris asked if the Commission had any contact to disclose on this application. Commissioner Beth stated he has had contacts with neighborhood groups in opposition.

Present in Support:

- Aaron March, Applicant Representative, Rouse Frets Law Firm
- Mika Daigle, Project Superintendent
- Eric Spirtas, President of Midland Bluffs
- Kristin Skinner, Principal with Priority Engineers, traffic engineers for the project

The Commissioners asked about how it will be ensured that clean fill will be brought onto the site and monitoring procedures (2:04:54). Mika Daigle replied that there are strict regulations against using unclean fill, which can result in jail time. Aaron March said that all haulers on site with have a permit issued by Wyandotte County, contaminating land they are wanting to sell would be against the applicant's interests. Eric Spirtas replied that everyone who enters the property will be certified, pictures will be taken of the overhead of the trucks.

Commissioner Ernst asked if the zoning sign was displayed and if prior work happened

on the property (2:24:42). March replied that the sign was posted by a paralegal. About the prior work, he replied that his client did remove some trees around three (3) years ago, but stopped after they were told by the city that they needed a permit. Basic clearing of debris has happened, but no work has occurred besides that.

Commissioner Beth had questions on the route that trucks will take into the property (2:30:16). Kristin Skinner replied traffic is going to be directed from the east, but was not aware that 55th Street will be closed.

Present in Opposition:

- Stephanie Jo Burch, 2100 South 59th Street, Kansas City, Kansas 66106
- Eva Garcia-Meza, Kansas City, Kansas resident.
- Stephanie Barton, Morris neighborhood resident
- Steve Hodge 7250 Holliday Drive, Kansas City, Kansas 66106
- Theresa, 59th and Metropolitan
- Kate, lives on Wyandotte county line
- Beth Wyatt, 2707 South 69th Street, Kansas City, Kansas 66106
- Luann Deville, 2449 South 65th Street, Kansas City, Kansas 66106
- Sheila Bunnell, 7028 Berry Road, Kansas City, Kansas 66106
- Karen Schibi, Officer of the Morris Neighborhood Watch Group
- Beto Lugo Martinez, 3730 Metropolitan Avenue, Kansas City, Kansas 66106
- Tim Messer, Kansas City, Kansas Resident

Residents raised concerns about lack of transparency, increased traffic, deterioration of nearby roads, and environmental destruction (2:33:42). Eric Spirtas explained the ownership of the property, the information listed on Inland Bluff's website, and insurance and regulation of the property (3:21:50).

Staff Recommendation starts at 3:29:13: Osiris Nunez Espinoza, Planner, stated that based on the information that the public has brought forward in tonight's meeting, Staff is changing their recommendation to denial, citing the factors to be considered #7 through #11 of the staff report.

Commissioner Russell asked about the ownership of cameras around the property and if the Unified Government completed a traffic study of the area (3:29:36). Osiris Nunez Espinoza, Planner, replied that the applicant completed their own study and it was approved by Public Works, which is the standard.

Motion starts at 1:26 (Part 2):

On motion by Commissioner Ernst, seconded by Commissioner Beth, the Planning Commission voted as follows to **recommend DENIAL of SP2026-044**, the motion failed 2 to 5 (Ward, Easterwood, Russell, Foglesong, and Jones voting no).

Motion starts at 3:31::

On motion by Commissioner Foglesong, seconded by Commissioner Russell, the

Planning Commission voted as follows to **recommend APPROVAL of SP2026-044 for 18 months:**

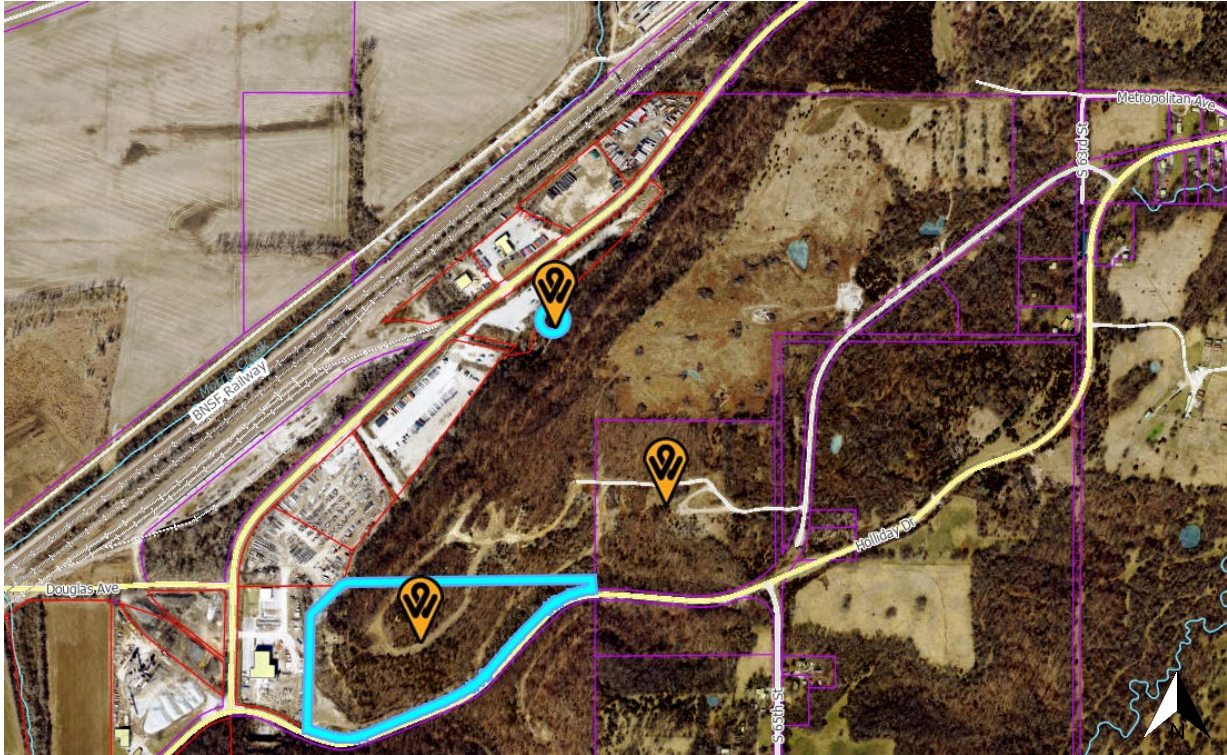
Carson	Chairman
Ward	Aye
Beth	Nay
Easterwood	Aye
Ernst	Nay
Russell	Aye
Foglesong	Aye
Jones	Aye
Miller	Not present
Straws	Not present
Mohler	Not present

Motion to recommend APPROVAL passed: 5 to 2

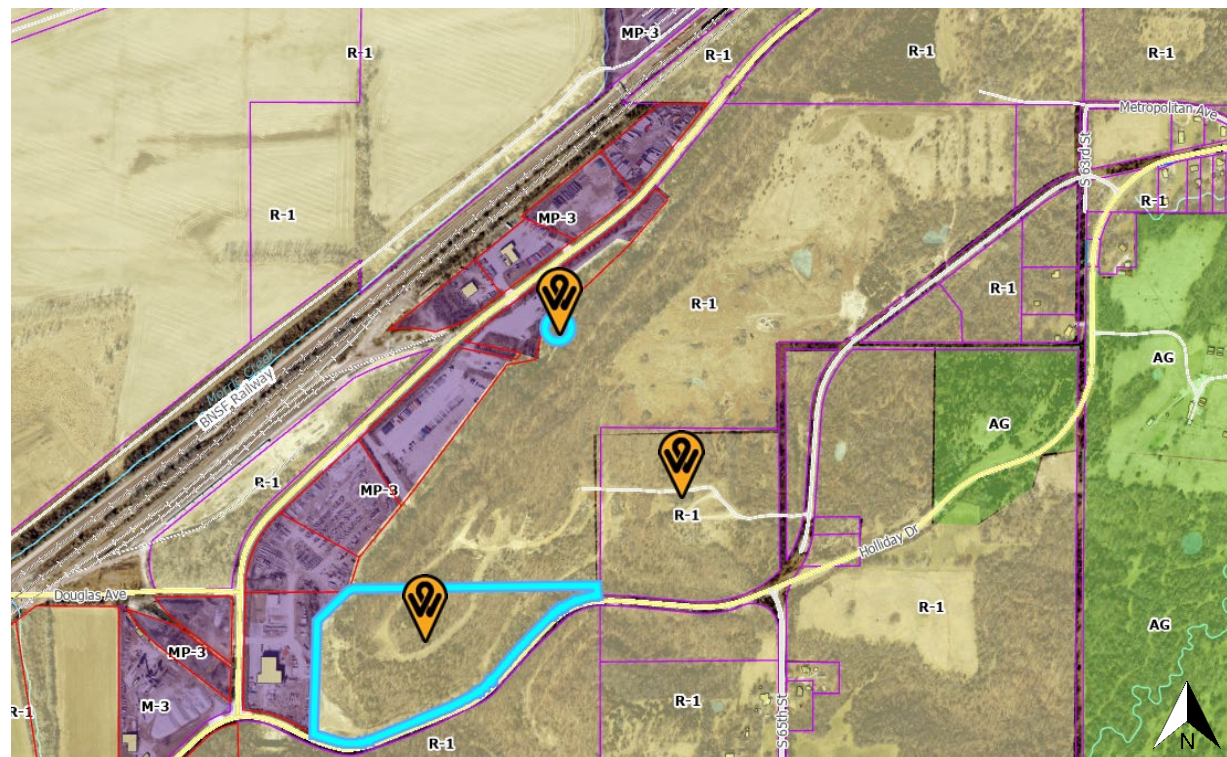
**Subject to the conditions shown above in PLANNING COMMISSION
RECOMMENDATION AND CONDITIONS.**

ATTACHMENTS

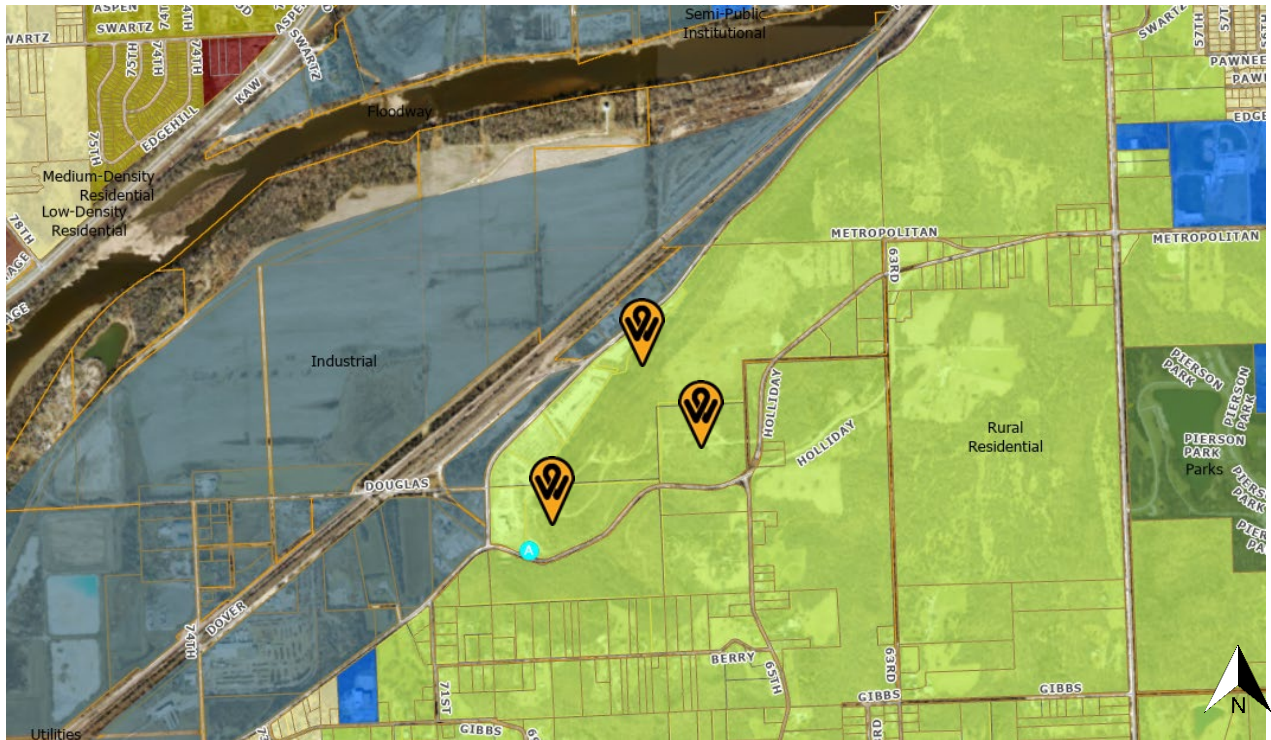
AERIAL IMAGERY



ZONING MAP



LAND USE MAP



NEIGHBORHOOD MEETING #1 MINUTES

Memorandum

TO: File

FROM: Adam C. Carlson, Esq.

DATE: July 29, 2026

RE: 7000 Holliday Drive Project – Neighborhood Meeting Notes
July 27, 2026; 5:00 p.m. – 6:55 p.m.

- Project Team
 - Eric Spirtas
 - Micah Daigle
 - Shane Grier
 - Phil Gibbs
 - Beau Devereaux
 - Adam Carlson
 - Aaron March
- Morris Neighborhood Watch Committee
- Tracey Bailes
 - Secretary of MNWC
- Sheila Bunnell
 - President of MNWC
- Dave M
- Sharon's iPad
- Steve Russell
 - 2108 S 65th
- Andrea Smith Phoenix
 - 6121 Holliday Dr.
 - andismith1234@yahoo.com
- EGM – MNWC
 - 2539 S 45th Terr.
- Katherine Otterstein
 - 6918 Berry Rd.

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-
- Dave McCullough – Mayor Lake Quivira
 - 10 Crescent Blvd., Lake Quivira
 - Kate Martinez
 - 1026 S 59th St.
 - Marcie Teal
 - 2432 S 69th
 - Carrie Lynn
 - 6226 Holliday Dr.
 - Stephanie Pujol-Burch
 - 2100 S 59th St.
 - Kathryn West
 - 7220 Gibbs Rd.
 - katwestern@protonmail.com
 - Harley Heflin
 - 6204 Holliday Dr.
 - Karen Schibi
 - 2206 Key Ln.

 - Aaron March gave PowerPoint presentation about proposal
 - Carrie Lynn
 - Asked if we represent owner/developer?
 - We represent both.
 - Said 100 acre phase 1 includes her property
 - Just W of 59th St off Holliday Dr.
 - Will only develop property we own.
 - Phil Gibbs showed boundaries of 100 acres in comparison to Carrie's address
 - How far from her property?
 - Phil: Approximately 2,000 ft
 - Kate Martinez
 - Will there be any blasting?
 - No.
 - Has to take Inland since Holliday collapsed. Do you plan on fixing Holliday? Is it your responsibility?
 - Aaron: Not as the SUP, but the UG will probably impose development condition for road in the future once we go in with our ultimate request for surface development.
 - Stephanie Pujol-Burch - barton4ks@gm

- 1,000 acres available. Supposedly includes their property on website.
 - Eric: Can't sell or develop what they don't own.
 - Eric: We are only developing 100 acres at this time.
- Was not previously able to get permit for crusher. What is different now?
 - Eric: Previous request was different and permit process was never finalized. Just wanted to process materials. Plan is now to process and develop.
- What does remove overburden mean?
 - There is a mine underneath. The overburden is everything above the mine roof. Usable materials will be used, but unusable materials will be transported elsewhere. Materials will be used to fill down to mine floor.
- How will you level without blasting?
 - Machines. Concrete processors and scoopers for dirt.
- Katherine Otterstein
 - Do you know what it will be developed into?
 - AGM: Not sure. That is why we are keeping the zoning R-1. Don't know what the timeline is right now, so cannot predict market down the road, which will determine how the property is developed. We will have to go back at that time for rezoning.
 - Anything toxic that is moved?
 - AGM: No.
 - Eric: No. This is a clean site that will utilize natural resources to prepare property for future development.
- Dave M
 - Holliday W of Inland: Working to ban truck traffic on that portion. How can it be ensured that the infrastructure can safely support this traffic? How do you know future customers will follow needed route?
 - Eric: Customers must follow designated route on plan. If a lessor or purchaser develops the property, they will have to go through a process.
 - Aaron: Process will likely require rezoning and traffic study, which will determine what steps must be taken to ensure the existing infrastructure can support development. Trucks coming into our site to reclaim will follow our route.
 - Once bitten, twice shy. Not sure if existing industrial uses were required to do traffic study.
 - Eric: That is not the intention with this development.
 - Aaron: If conditions of SUP violated, the UG can revoke the SUP.
 - Do any of the other businesses have an SUP?
 - AGM: Not sure what their authority is.

- Concerns re traffic.
- Carrie Lynn
 - What is your end goal since you own so much land? Is it to develop the entire area owned by the Applicant? Doing so would come close to the existing residential area.
 - AGM: Hope to prove ourselves as responsible operators. Then, if we wish to develop further, we will have to request another SUP. If you have issues throughout the 100 acres, you will have another opportunity to speak about it. The goal may be to develop the entire area owned by the Applicant, but that does not mean there will not be a buffer.
 - Eric: If the first 100 acres takes at least 5 years, then developing the entire property would take a long time. We cannot do anything without permission. We hope to develop it in a way that benefits us as well as the community. This SUP is only related to the first 100 acres.
 - Are you offering to purchase homes of people nearby the area?
 - Eric: That is not the intent. We are not trying to chase people out. We want this process to benefit those nearby. We believe it will enhance the value of surrounding properties.
- Kate Martinez - Katemartinez81@gmail.com
 - Guy across the street had a metal container. How does someone find out that you are going through this process?
 - AGM: If you provide email address, we can email you a copy of the agenda and staff report when it comes out. We are provided a list by the UG, which determines who we send notice to. This is the second neighborhood meeting, as the UG inadvertently omitted the MNWC.
- Ellen Kroes
 - Lots of truck along her route. Are those your trucks?
 - Eric: No. We don't have any trucks running right now.
 - Are you going to fill in the caves?
 - AGM: We may only perform activities that are permitted under the SUP.
- Kathryn West
 - Few blocks from where these activities would be going. Concerns related to dust and potential hazardous materials. Is it just skimming off the top of the caves?
 - AGM: No hazardous materials. Process will encompass removal of trees, removal of overburden, collapsing mines in some places if necessary, and backfilling. You would not want any development unless the land is able to support it. The Briar Cliff area in KCMO was previously a quarry. However, it has since been reclaimed and is now residential and commercial areas.

Reclamation of this area did well with nearby property owners. Bannister mall used to be a rock quarry; however, it has since been reclaimed and developed into warehouse facilities. Similar operations will occur here. We ultimately want this development to have minimal impact on the surrounding area.

- Concerns re noise and dust. How will this be managed?
 - Eric: I wrecked the Board of Education building in downtown Kansas City when surrounded by thousands of apartments. Barney Alice Plaza and other center-city projects. We managed the dust in those circumstances. Properties were previously owned by a large corporation, which chose this group to develop it. We have demolished a couple of houses in poor shape and gotten rid of drug activity that was previously occurring. It will not be a high-scale operation, as there will only be a couple of machines along with trucks.
- Concerns regarding past developments not having to go through this approval process. Appreciative of the efforts we are going through.
- Aaron gave out his contact information. We can only give notice to those who the UG tells us to.
- Karen Schibi on behalf of Carolyn Caiharr– KS House Rep and Edwardsville Mayor
 - What consideration given to wear and tear on streets? Grading already being done is damaging road. Traffic study should be done now.
 - AGM: We have done traffic study, and it concluded the roads can support our proposal. We hope that this project will turn these properties into property tax generating properties which will go toward road repairs.
 - Has the property had the current stormwater runoff assessed?
 - Phil: We did a stormwater study, which was part of the application. There would be a basin in the center of the property, and the property would be sloped so runoff would run to this basin. This could be used to assist in dust control. It will be very close to the words “Phase I” on the map. It will ultimately run to the river.
 - Do you currently have a land disturbance permit?
 - Phil: We have applied for one with KDHE.
 - Why is an SUP being requested as opposed to a rezoning?
 - AGM: When you do not know what the future development will be, a rezoning would be premature.
 - Will any chemicals be stored on the property?
 - AGM: No.
 - Industrial uses during the SUP term?

- AGM: No. The only activities that can take place are those permitted under the SUP.
 - Are the containers on 71st St. related to your project?
 - Shane Grier: No.
 - Micah Daigle: No. They are related to Legend Pipeline.
 - Does not care about other similar developments, because this is different.
- Tracey Bailes
 - How many trips?
 - AGM: 40, which will be on a private road.
 - Inland is still a small road.
 - Hours of operation?
 - M–F 7:00 a.m.–6:00 p.m.; Sat. 8:00 a.m.–12:00 p.m.
 - Any work being done right now?
 - AGM: No. We do not have authority to be working.
 - What about the piles of trees?
 - Shane: Performing maintenance.
 - Eric: Working with police due to unauthorized hunting.
- Stephanie Pujol-Burch
 - 5:00 p.m. is not a good time for the meeting, as people are not off work yet.
 - How many phases are you anticipating?
 - Eric: Only focused on one right now. We are not proposing anything specific aside from making it developable.
 - Concerns regarding Metropolitan and Holliday. Will you be responsible for that? Is there any talk of fixing Metropolitan and Holliday?
 - AGM: All of our traffic will take Inland.
 - Eric: UG owns the roads.
 - She referenced 1999 agreement/court case between UG and previous owner.
 - Eric: Would be happy to have these discussions, but my trucks will not be operating on those roads.
 - Do you own the mineral rights under the road? Did previous owner retain mineral rights?
 - Eric: We own neither Holliday Dr. nor the mineral rights under Holliday Dr. If you want to have a meeting regarding Holliday Dr., I am happy to join that meeting.
 - Your current work is damaging the roads.
 - AGM: We are not currently doing any work, so any damage being done is not from our operations. Our goal to have 100 acres of developable land. If this becomes a development site, there will need to be more than one way

in, and the roads will need to be sufficient to support such development. All we know now is that Inland Dr. can support our proposed project.

- Beth Blyat – Lives in valley
 - Have you received approval to displace all the wildlife in those 1,000 acres? Are there any endangered animals that should not be removed? Have any studies been done?
 - Phil: We received clearance from Kansas Fish and Wildlife and Kansas Historical Society.
 - AGM: We are only working on 100 acres. The remainder will remain as is unless a new application is filed.
 - What is the noise pollution level going to be?
 - Eric: Will be in compliance with KCK regulations. This is standard equipment.
 - Will any dust be generated?
 - Eric: No, but we have dust control.
- Sheila Bunnell
 - When you remove overburden, how do you stabilize the land?
 - Phil: Start at natural grade around property and work inward, so the largest change in grade will be in the middle.
- Carrie Lynn
 - Did you have anything to do with development of American Concrete Products?
 - Eric: No. Nothing to do with Fahey or ACP.
 - Continued concerns regarding Holliday collapsing.
 - Concerned regarding wildlife disruption.
 - Eric: The wildlife is going to stay. There is also over 900 acres surrounding the Phase I 100 acres.
- Kathryn West
 - In other nearby developments, Native American artifacts have been found, which paused development and required state officials to analyze. Is that normal procedure? Native American history is prevalent in this area, so we want to make sure it is preserved.
 - Phil: That is normal procedure and is why we contacted Kansas Historical Society, which indicated there are no known historical sites. If we find anything of that nature, we have to stop.
 - Eric: We have been in this business for 40 years.
- Stephanie Pujol-Burch
 - On Metropolitan, you have done work to fill some crevices. Who did that?

- Eric: Nearby power plant has agreement with UG. Requiring them to stop would harm UG and power plant. They combine fly ash with Missouri Portland Cement. This helps BPU and the UG. BPU has a permit, and Eric allows them to. The permit predates them by 30 years. It provides no financial benefit to Eric. This set up also helps with ensuring structural integrity of roads.
 - Any concerns regarding gas?
 - Eric: No.
- Sheila Bunnell – morrisneighborhoodwatchgroup@gmail.com
 - Please email PowerPoint, Zoom comment section, and meeting minutes.
 - When did you walk the neighborhood and deliver notices?
 - AGM: The notices we sent were sent by certified mail.

NEIGHBORHOOD MEETING #2 MINUTES



Memorandum

TO: File

FROM: Ms. Rachelle M. Biondo

DATE: August 31, 2026

RE: Inland Bluffs / Neighborhood Meeting 8/13/26

This memo summarizes the second neighborhood meeting with the Morris Neighborhood Watch Group, which was held in person on August 13, 2026, at 667 S 55th Street, Kansas City, Kansas 66106. Team members attending the meeting were Adam Carlson, Phil Gibbs II, Shane Grier, Micah Daigle and Rachelle Biondo.

Adam began the meeting with a PowerPoint presentation, a copy of which is attached hereto.

After the PowerPoint, the neighbors had the following comments and/or questions:

Comments:

1. How much liability insurance does the Applicant have because there will be a lot of lawsuits filed?

Response: The applicant team in attendance does not know the amount of insurance but can follow up with the owner.

2. How much tree removal has taken place so far as it appears it has already started?

Response: No work is being done, and no work can occur on the property until the special use permit is obtained.

Comment by Neighbor: There is already activities occurring, such as tree removal.

3. The trucks are driving on road not rated for heavy trucks.

Response: Our traffic study concluded that the roads can handle the loads and no road improvements are required on the proposed route as a result of the proposed project.

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4. There are illegal activities going on that have not been approved.
5. What area will be flattened?

Response: As shown in the PowerPoint, the area to be disturbed is shown on the plan submitted to the UG. However, there are also areas within the 100 acres that will not be disturbed. The property will be graded to provide a surface able to be developed in the future.

6. How will the neighbors not be impacted by the blasting?

Response: No blasting will occur, only machinery and equipment will be used in operations.

Comment: The noise level will be above EPA regulations; can you guarantee there will be no vibrations felt. The area will be decimated.

Response: We will comply with City noise regulations.

7. What happens to materials?

Response: Some of the materials will be used to regrade the site while some will be transported offsite. Materials will also need to be brought the property to regrade the site to prepare it for future development.

8. How many trucks?

Response: There will be an average of 40 trucks per day for a total of 80 trips on average. The maximum number of trucks expected in a day is 200, which is what the traffic study was prepared based on. The traffic study concluded that no road improvements are required on the proposed route as a result of the proposed project.

Comment: The trucks don't stay off roads allowed; there should be an alternate route.

Response: As part of the special use permit, a specific alternate route can be a condition of approval.

9. There will be filth, dust generated from site. What remediation equipment is on site?

Response: In addition to the existing natural buffer that is to remain, onsite materials will be watered to reduce dust. Equipment to be used also is equipped to reduce dust. If the dust generated violates EPA regulations, it can enforce against us. The applicant has demolished buildings in densely populated areas and has not had an issue managing dust emissions.

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10. What use was the previous application?

Response: The previous application was for a different use and was withdrawn.

11. What is the plan for future development?

Response: Unknown at this time, as the proposed project will take at least 5–10 years, so future development will depend on market.

Comment: Frustrated by comment in last meeting regarding the proposed project being similar to the development of Briarcliff. We know that is not the type of development that will be placed here.

Response: The property is currently zoned R-1. If the future development is not allowed under the property's R-1 zoning, depending on the proposed use, the property will need to be rezoned or another special use permit will need to be obtained. Both of these processes would require public engagement and public hearings.

12. The site will create danger to children/buses. There will be lots of lawsuits.

13. How will water runoff be handled?

Response: The property will be graded in a way that water will run to a detention basin on the property per the submitted plans. That water will then drain to an existing creek, which runs under the railroad and ultimately to the river.

14. Mining causes damage to surrounding residences from previous undermining.

15. Will you be purchasing the homes of nearby residents?

Response: That is not the intent, as our operations will not impact nearby properties. We want to be good neighbors and allow for this property to be developed in the future.

16. The land is better managed now than it has been in the past. There is less illegal hunting and dumping. The property is the cleanest its been in a long time under the current ownership, which supports future growth.

17. Is the railroad aware of the project?

Response: We were not required to give notice to the railroad. The creek that runs under the railroad to which the onsite detention basin will drain is an already existing creek.

18. The website indicates other portions of the property are for sale and indicates site is industrial/commercial.
19. Residents want mitigation plan and safeguards for neighboring residential property.
20. Provide more information on what Cold Start Properties, LLC does and its track record.

Response: Cold Start Properties, LLC is the entity that owns the property, and Inland Bluffs, LLC is the entity that will conduct the proposed reclamation operations. Both entities are owned by our client, who has extensive experience in the demolition industry.

21. What is the plan for Holliday Drive?

Response: Our trucks will not take Holliday Drive. The UG would need to respond, as Holliday Drive is a public street, but we are willing to be a part of that discussion.

22. Residents want a “quality of life” impact study.

Comment: The City Planning Commission and Board of Commissioners consider several factors relating to quality of life.

Response: The comment is correct. When considering special use permits, those bodies consider several factors related to the impact the proposed project has on the neighborhood.

Comment: Skeptical such considerations will be made and past frustrations with UG expressed.

23. Who owns the mineral rights?

Response: We would need to refer to deed.

24. Has there been an inspection of caves?

Response: Aside from a very small portion, the caves are inaccessible or not safe to enter due to collapses and instability. Other portions have been backfilled and are inaccessible. The map in the PowerPoint shows what areas are collapsed or backfilled.

25. What are the EPA regulations?

Response: One aspect the EPA regulates is dust emissions. If the project violates EPA regulations, then operations can be required to cease.

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26. What is the status of the land disturbance permits?

Response: A land disturbance permit has been applied for.

27. Multiple people expressed concern regarding Native American history in the area and disruption to wildlife.

Response: We have been in contact with the Kansas Historical Society and the Kansas Department of Wildlife and Parks. Neither expressed concern regarding the project. This special use permit only encompasses 100 acres. Operations cannot occur outside of 100 acres without a new application being filed, which would require we go through this process again.

28. What chemicals are on the property?

Response: There will be no chemicals kept on the property aside from fuel for the equipment.

29. The residents would like studies of toxic materials, water resources, flood, stormwater and a remediation plan.

Response: A stormwater study was included in materials submitted to the UG. An erosion and sediment control assessment was also submitted.

30. What is the erosion control plan?

Response: The plan is included in the land disturbance permit filed with the UG.

31. How will runoff from rain be handled?

Response: The property will be graded in a way that water will run to a detention basin on the property per the submitted plans. That water will then drain to an existing creek, which runs under the railroad and ultimately to the river

32. What will the truck route be?

Response: Trucks will access the property by taking Inland Drive to a private road that will be located on the property. Trucks leaving the property will take the private road to Inland Drive and exit where they entered.

33. What will the level of service of new road be?

Response: The new road will be a private road located on the property.

34. The roads area already damaged.

Response: The traffic study concluded that no road improvements are required on the proposed route as a result of the proposed project.

35. What company has done the backfilling?

Response: USC.

36. Neighbor (former FBI agent) believes Applicant is not being truthful and will request his contacts investigate the Applicant.

Inland Bluffs

TRAFFIC IMPACT ANALYSIS

August 3, 2026

Prepared For:
Continental Consulting Engineers, Inc.
11006 Parallel Parkway, Suite 1
Kansas City, KS 66109

Prepared By:
Priority Engineers, Inc.
PO Box 563
Garden City, MO 64747



1) LOCATION & LAND USE

The project site is located off of Inland Drive, west of 59th Street in Kansas City, Kansas. The proposed site is located south of Inland Drive and to the north of Old Holliday Drive. The existing land is primarily vacant and covered in vegetation and has been previously using for mining.

The site will include the following operations:

- borrow source for dirt and native material to offsite construction
- receive "clean fill materials" such as recycled concrete with rebar
 - rebar will be separated and hauled off-site to be recycled
 - concrete will be crushed to a specified gradation and hauled offsite for engineered fill material
- onsite and hauled-in trees will be ground for mulch that will be hauled off-site
- the underground mine will be filled with fly ash fill or excess on-site material to enable the area to be safely re-developed in the future

The site will have access from Inland Drive as shown in the attached Exhibit B. Access will be gated, and a temporary construction trailer will serve as an office, scale house, and load ticketing. The entrance will be gated outside of business hours. Operations are expected to take place Monday through Friday from 7:00 AM to 6:00 PM and Saturday from 8:00 AM to 12:00 PM.

2) PROPOSED LAND USE & TRIP GENERATION

The proposed use does not have a comparable land use in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. Land Use 175, Industrial Recycling Facility, and Land Use 110, General Light Industrial, were both considered; however, both of these land uses estimate trips based on the size of a building. The proposed project will only have a temporary construction trailer, which is not of a comparable size to the Land Uses provided by ITE.

The operator of the proposed site has indicated that truck volume will vary from zero to 200 dump truck/trailer loads per day, with an average of 40 dump truck/trailer loads per day. Each load would generate two trips, one inbound and one outbound. Additionally, the onsite operations will require between six and ten employees. Based on these numbers, a peak day was estimated to generate 426 trips per day, with 400 daily truck trips, and 26 passenger car trips. An average day is expected to generate 80 truck trips. Trucks will be advised that they must access the property to and from the east.

To determine the peak hour volume, the ITE spreadsheet entitled "Vehicle Time of Day Distribution for ITETripGen Appendices.xls" was consulted. Land Use 110, General Light Industrial, indicates that 10.1% of the daily volume occurs in the 7:00-8:00 hour, and 9.0% of the daily volume occurs in the 5:00-6:00 hour. Table 1 below illustrates the daily traffic volumes provided by the operator for a peak day, and the distribution of those daily volumes on the AM and PM Peak Hours using the ITE provided distributions for Land Use 110.

Table 1: Trip Generation – Peak Day							
Land Use	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Inland Bluffs Material Processing	426	43	38	5	38	3	35
Total	426	43	38	5	38	3	35

Similarly, Table 2 represents the AM and PM Peak Hour trips expected on an average operating day.

Table 2: Trip Generation – Average							
Land Use	Daily	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Inland Bluffs Material Processing	101	9	8	1	8	1	7
Total	101	9	8	1	8	1	7

3) SIGHT DISTANCE

The proposed project will obtain access onto Inland Drive approximately 0.75 miles west of S 59th Street near a point where a natural valley provides access that is nearly at grade in the existing conditions. Sight distance was measured at this location, with the sight target placed 14.5' from the edge of the pavement. Intersection sight distance represents the distance and time required for the driver to make the decision to turn, and to complete the turn without slowing oncoming traffic. Stopping sight distance represents the distance and time required for a driver to observe a two-foot-tall object in the road and safely come to a stop. The measurements and the AASHTO recommended distances are illustrated in Table 3 below.

Table 3: Sight Distance Values				
	Measured Stopping Sight Distance	AASHTO Stopping Sight Distances (40 MPH)	Measured Intersection Sight Distance	AASHTO Intersection Distance (40 mph)
Proposed Entrance				
To the Southwest	500'	305'	>500'	385'
To the Northeast	>600'	333'*	>600'	480'*

*Sight distance values for a 6% grade are shown to the northeast

Sight distance requirements were met in each direction. Vegetation did not block sight distance at this location, but should continue to be cleared and maintained adjacent to the roadway.

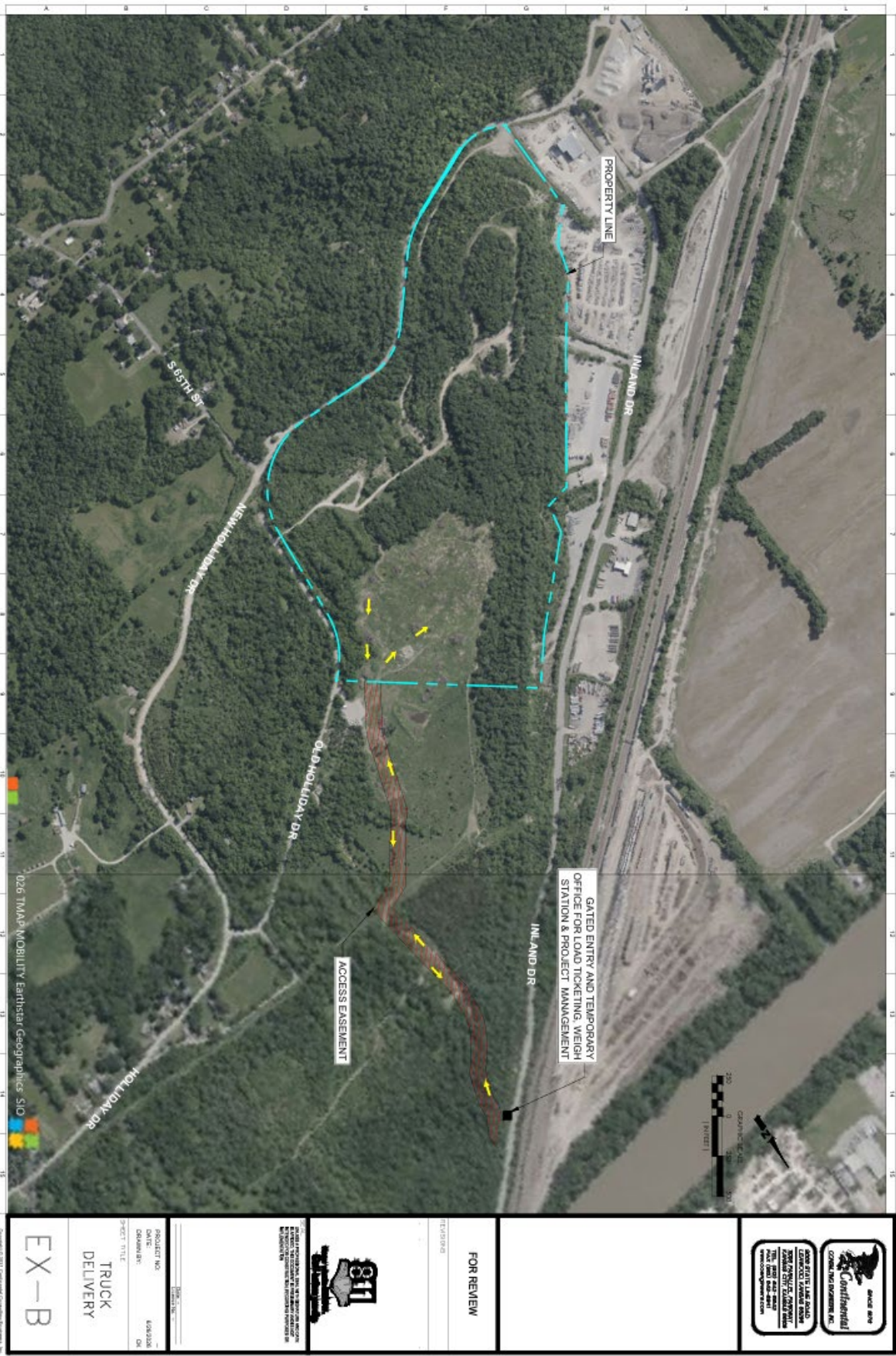
3) CRASH ANALYSIS

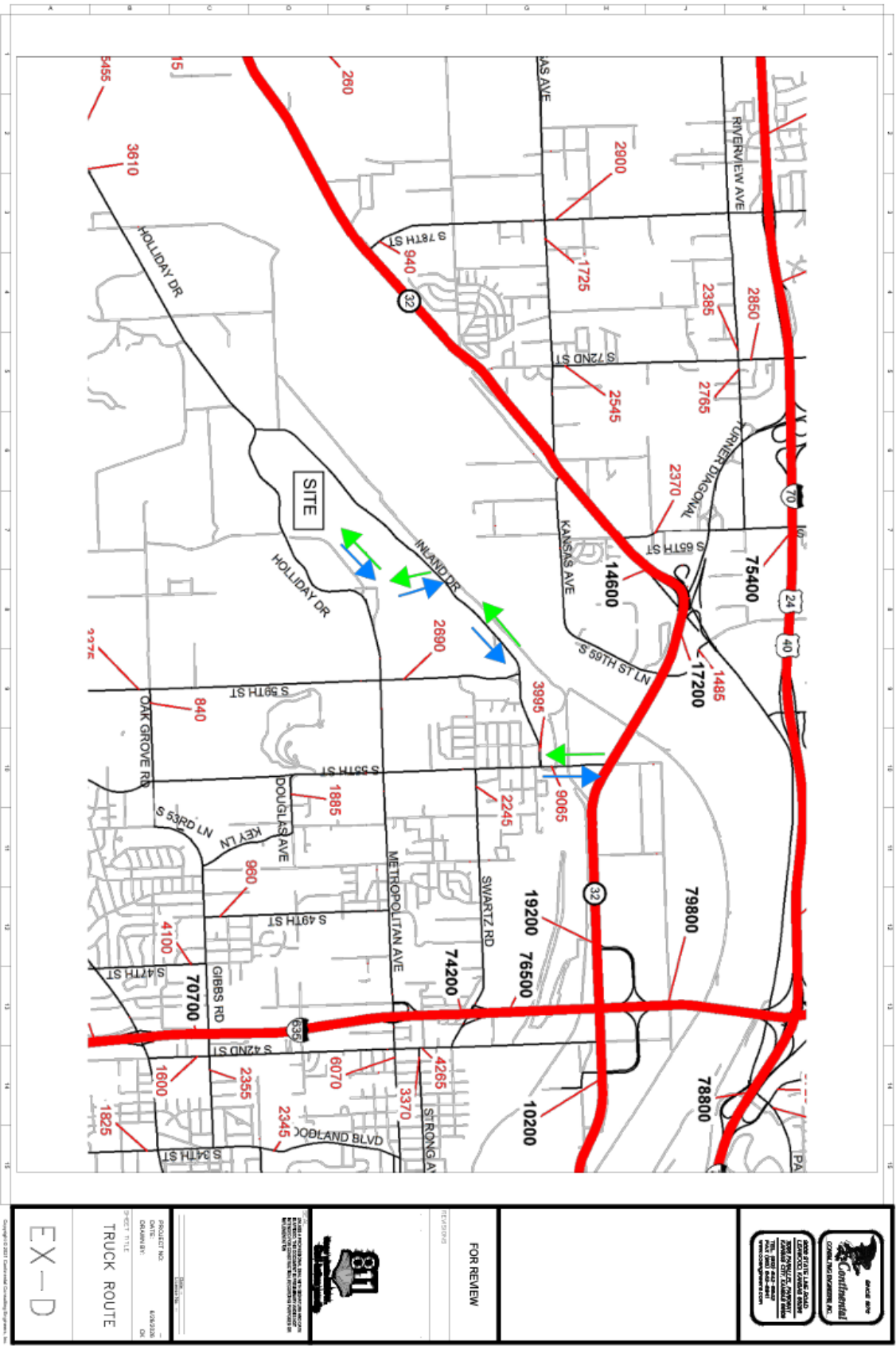
A review was made of crash data for a five-year period (2020-2025) for a segment length equal to the Intersection Sight Distance (ISD), at the location of the proposed development entrance. There was one crash (accident key #20250027962) during this time period. This was an injury accident involving one vehicle. It was speed related and occurred on a wet roadway surface, with dark lighting conditions.

The resulting crash rate was calculated using the current KDOT AADT for Inland drive, 1,865 vehicles (2025), with the resulting R value of 0.29 per million entering vehicles (MEV).

4) RECOMMENDATIONS & CONCLUSIONS

This study documents the expected traffic generated by the proposed Inland Bluffs site. At maximum capacity, the site could add up to 400 truck trips onto the adjacent roadway network. 43 total trips are expected to be added during the AM Peak Hour and 38 during the PM Peak Hour for a peak day, with an average day being 6 AM Peak Hour trips and 5 PM Peak Hour trips. No roadway improvements are recommended as a result of this development.





FOR REVIEW		EX-D	
PROJECT NO.: 626/226 DATE: 08/20/2026 DRAWN BY: [Name] CHECKED BY: [Name]		TRUCK ROUTE PROJECT TITLE	

General Information

This storm drainage study addresses the drainage requirements for the proposed project at 7000 Holliday Drive. Currently the ground is undeveloped and has a limestone mine beneath it. The mine has areas that have collapsed and other areas that have received structural fill to close voids. This project aims to properly fill the remainder of the mine by removing overburden, excavating down to collapse the mine and re-filling the mine. The overburden of soil and rock will be removed and sold or exported to jobs in need of fill. The project will crush existing stone from the site as well as process concrete from demolition projects to a usable product to fill the mine or sell for construction projects. The property lies on an approximate 100 acre tract of undeveloped land that is east of S. 71st Street between Holliday Drive to the south, Inland Drive to the north and east in Kansas City, Kansas, see Figure 1.

Existing Site

This property is currently undeveloped with a mix of wooded areas and meadow and generally drains from the northeast to the southwest with steep terrain. All but the north and northeast edges of the property drain into this stream. The north edges of the property drains northerly onto adjacent ground and the northeast property drains northeasterly onto adjacent ground. The site lies just less than one mile from the Kansas River and is outside of the FEMA regulated floodplain. (See Figure 2 for Existing Drainage Areas, Figure 3 for FEMA Panel).

Area A is the main portion of the site which drains southerly into a stream along the north side of Holliday Drive and this stream runs along the southwest corner of the property before it is conveyed through a 30" diameter storm sewer under Inland Drive, then back to an open channel, beneath the railroad and north to the Kansas River. Area A also has 71.89 acres from the south that pass through it toward the same 30" culvert. Area B is the northwest edge of the property that drains down the hillside that is nearly vertical and drains into the industrial yards at the base of the property. This area sheet flows across the property and is collected in street side ditches along Inland Drive. Area C is the northern tip of the property that drains northerly onto adjacent undeveloped ground. Area D is the northeast corner of the site that drains easterly into undeveloped property. These subbasins have been modeled in PondPack software to determine peak flows. (See Figure 4 for Soils Map and See Figure 7 and Appendix for PondPack Input / Output). In the 100-yr Type II SCS storm, the peak flows from each subbasin are as follows:

Table 1: Existing Sub Basin Peak Flows

Sub Basin	Area (acres)	100-yr Peak Flow (cfs)
Area A	50.95	321.72
Area A Offsite	71.89	533.61
Total Area A + Area A Offsite	122.84	817.40
Area B	30.31	251.76
Area C	7.17	57.63
Area D	11.39	95.66

Proposed Development

The developer is proposing to fill the mine and export overburden along with processing concrete from demolition jobs. This process will expose portions of the property, so it is proposed that the area of the site that is undergoing excavation or material processing drain into a basin that functions as a sediment basin and a detention basin. The lower elevations of the basin will store the required 3,600 cubic feet / acre of sediment as required by the Unified Government. The upper elevations of the basin will serve as detention since the runoff curve number during the excavation stages will be greater than the existing curve number. All of the excavation and material processing will occur in onsite Areas A, B, C, and D. The excavated area within Area A (the higher elevations of the site) will drain to the sediment/detention basin. The remaining portions of Area A will consist of the existing hillsides that will remain untouched and drain into the existing stream adjacent to Holliday Drive. The excavated portion of Area B will also drain into the same sediment / detention basin, while the untouched part of Area B will continue to drain down the hillside towards Inland Drive. Areas C and D will be incorporated into Area A in the proposed condition and will not outlet towards the north or east any longer. Areas C and D will be entirely incorporated into Area A and will drain in the common sediment / detention basin, see Figure 5 for the Proposed Site Plan and Figure 6 for the Proposed Drainage Areas.

The proposed sediment / detention basin will have a base elevation of 844.0 and will store sediment to elevation 847.50. This will give the basin approximately 284,000 cubic feet of sediment storage. This will be dewatered by a skimmer. The basin will detain water above elevation 847.75. A 4' diameter riser with top elevation of 847.75 will be installed that is connected to a 42" diameter reinforced concrete pipe culvert with an upper flowline of 842.00 and a lower flowline of 841.00. This culvert will discharge into the stream on the north side of Holliday Drive and continue to the 30" culvert at the south end of Area A before flowing under Inland Drive. The sediment / detention basin will have a dam at elevation 858.00 with an emergency spillway at 857.00.

In the proposed condition, only Areas A and B remain as Areas C and D are included in A. The main portion of the site drains into the common sediment / detention basin and only areas that remain untouched bypass the sediment / detention basin. A PondPack model (See Figure 7 and Appendix for PondPack model and input/output) was created to model the proposed condition. The results of that model are below:

Table 2: Proposed Sub Basin Peak Flows

Sub Basin	Area (acres)	100-yr Peak Flow (cfs)
Area A2 Onsite into detention basin	66.98	167.44 (peak flow from detention basin)
Area A1 Offsite bypassing detention basin	63.14	468.67
Area A2 Offsite into detention basin	8.75	75.66
Area A1 Onsite bypassing detention	17.21	160.65
Total Area A	156.08	767.14
Total Area B	15.63	153.01

Table 3: Existing (Pre Development) vs Proposed (Post Development) Peak Flows

Sub Basin	Existing 100-yr Peak Flow (cfs)	Proposed 100-yr Peak Flow (cfs)
Area A	321.72	167.44 (peak flow from detention basin)
Area A Offsite	533.61	544.33
Total Area A	817.40	767.14
Area B	267.89	159.38
Total Area B	251.76	153.01
Total Area C	57.63	0
Total Area D	95.66	0

Conclusions

By providing the noted sediment / detention basin, this project can rough grade the property and provide the required erosion control and maintain existing flow rates from the site. When the site is ultimately developed, revised detention basin(s) and stormwater BMPs can be applied based on the final site configuration.



(A)



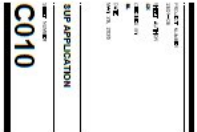
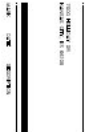
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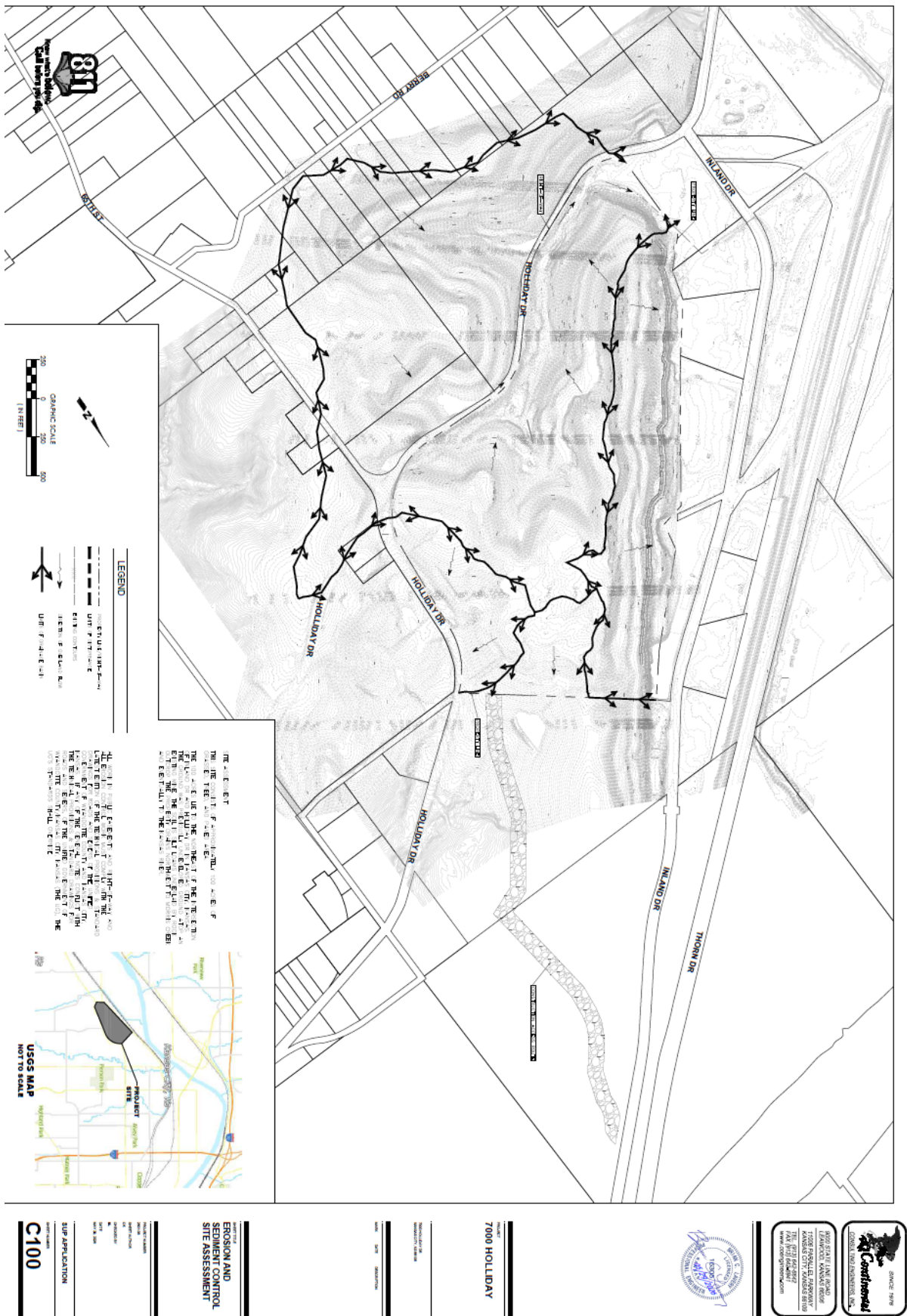
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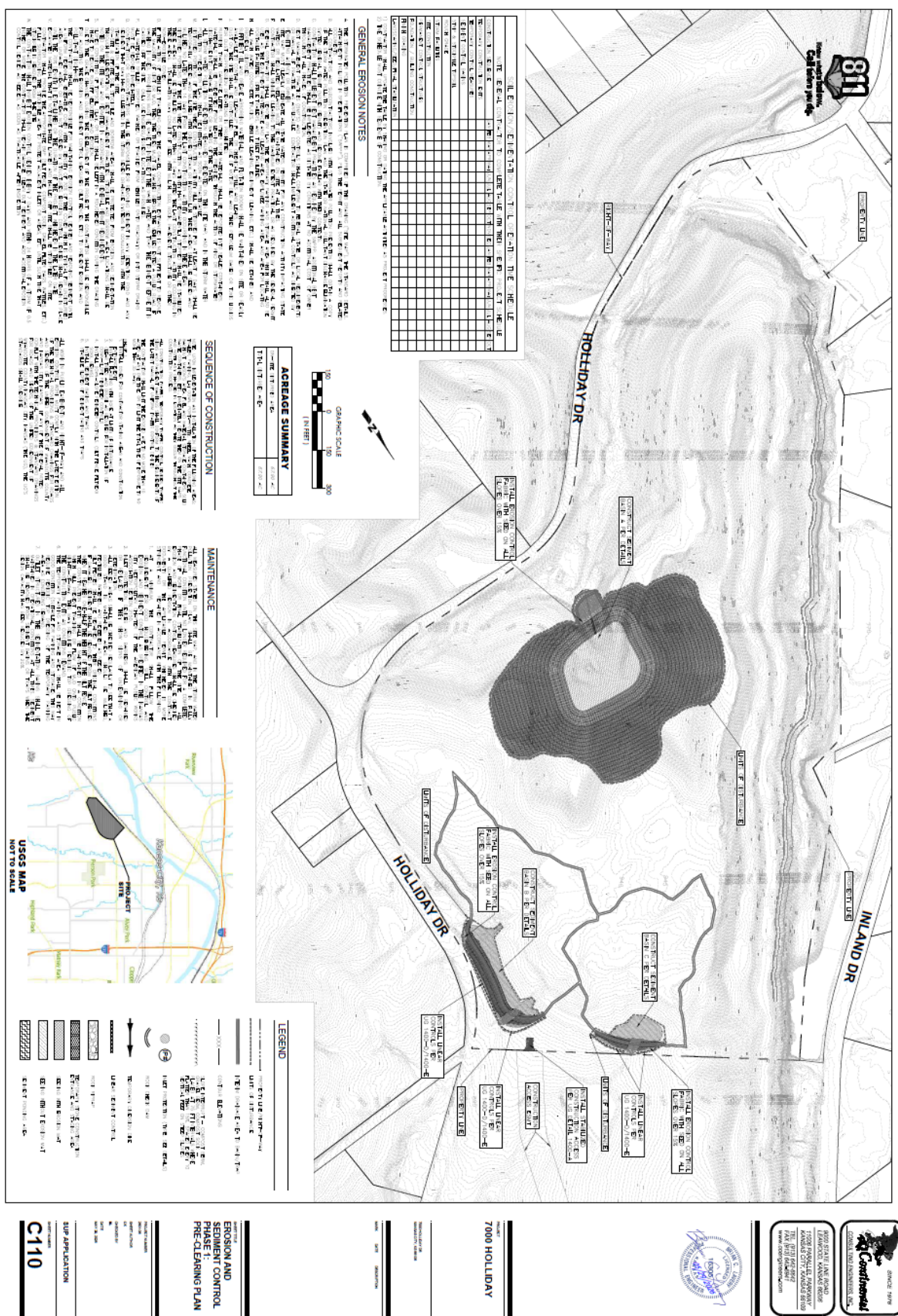


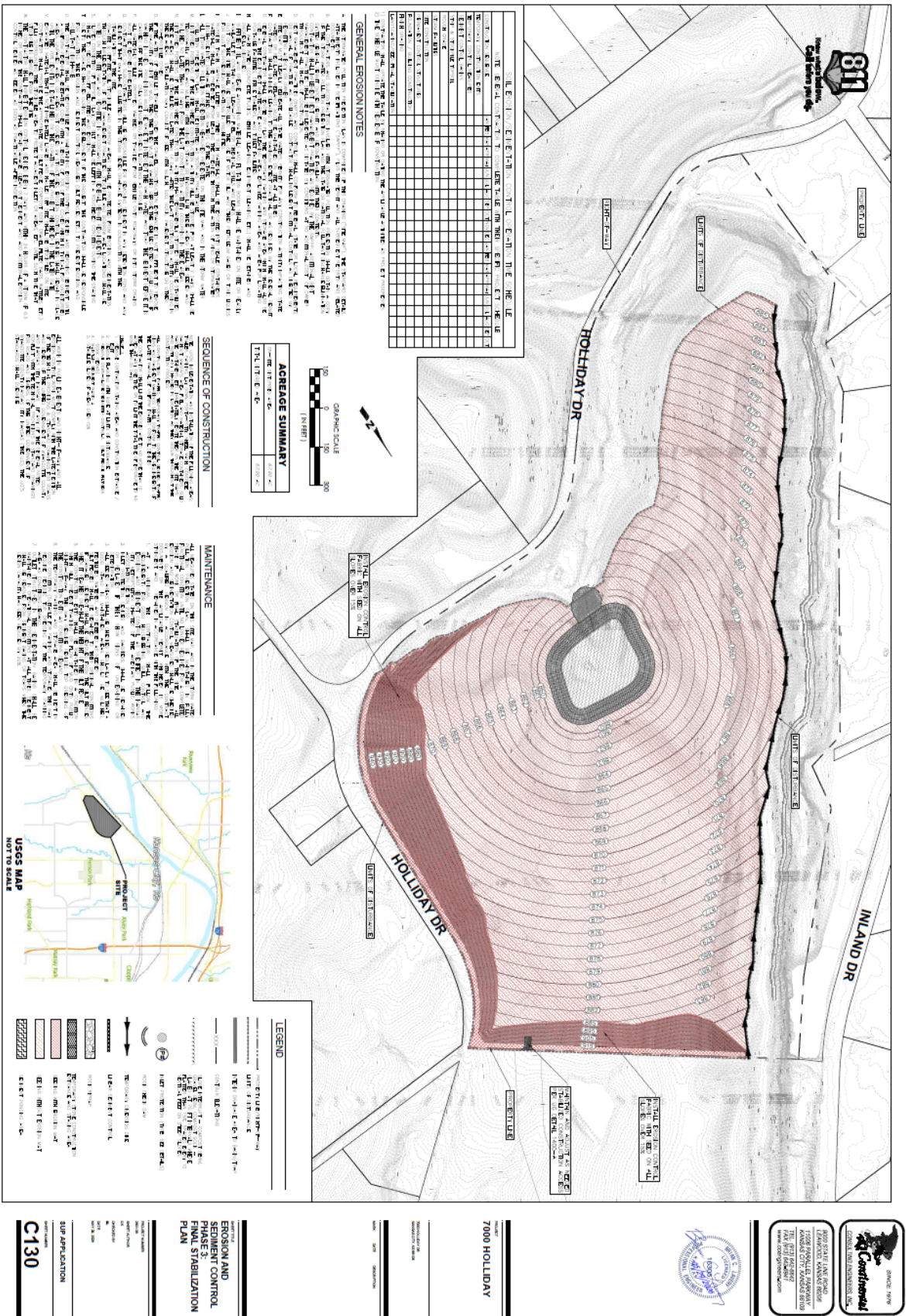
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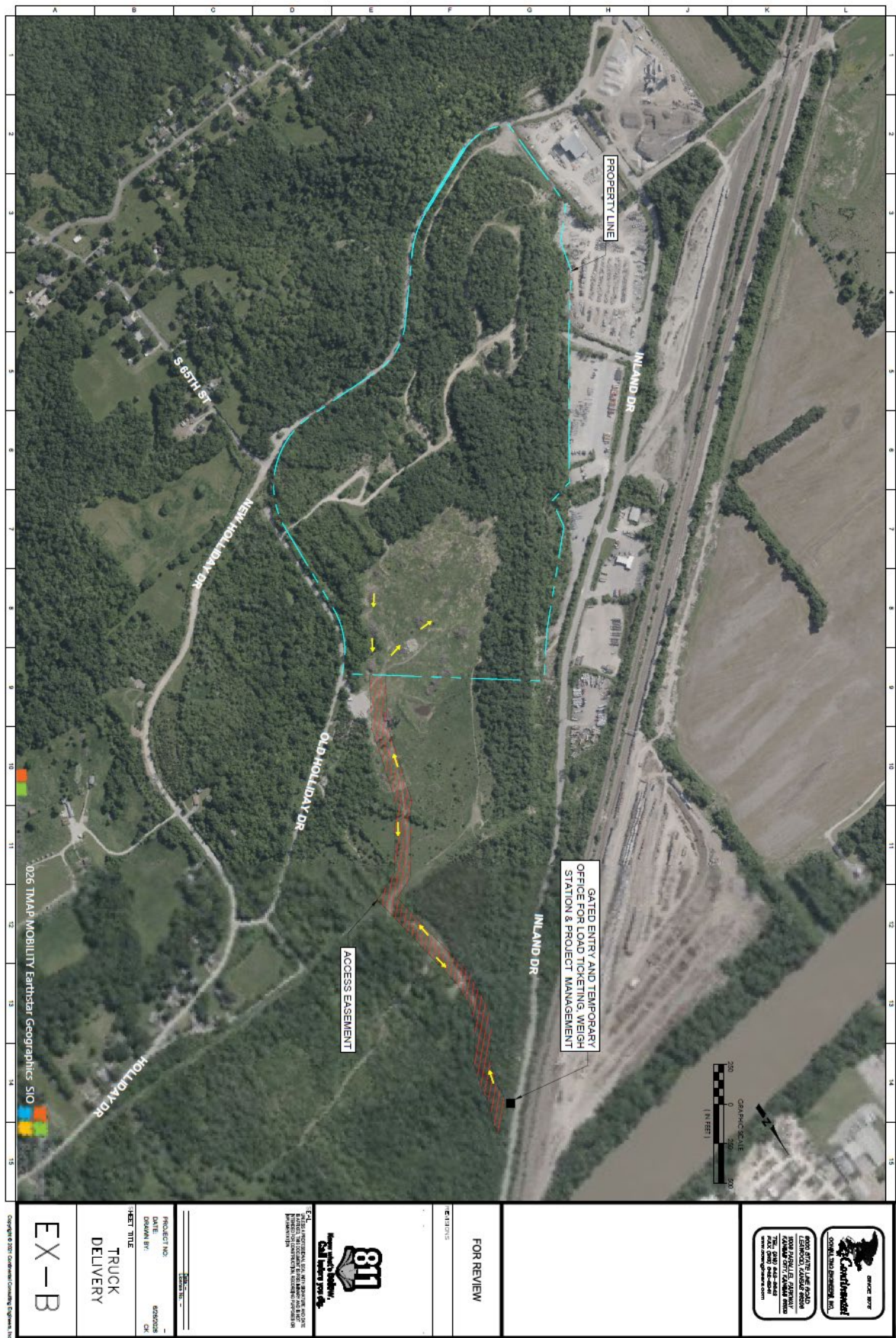


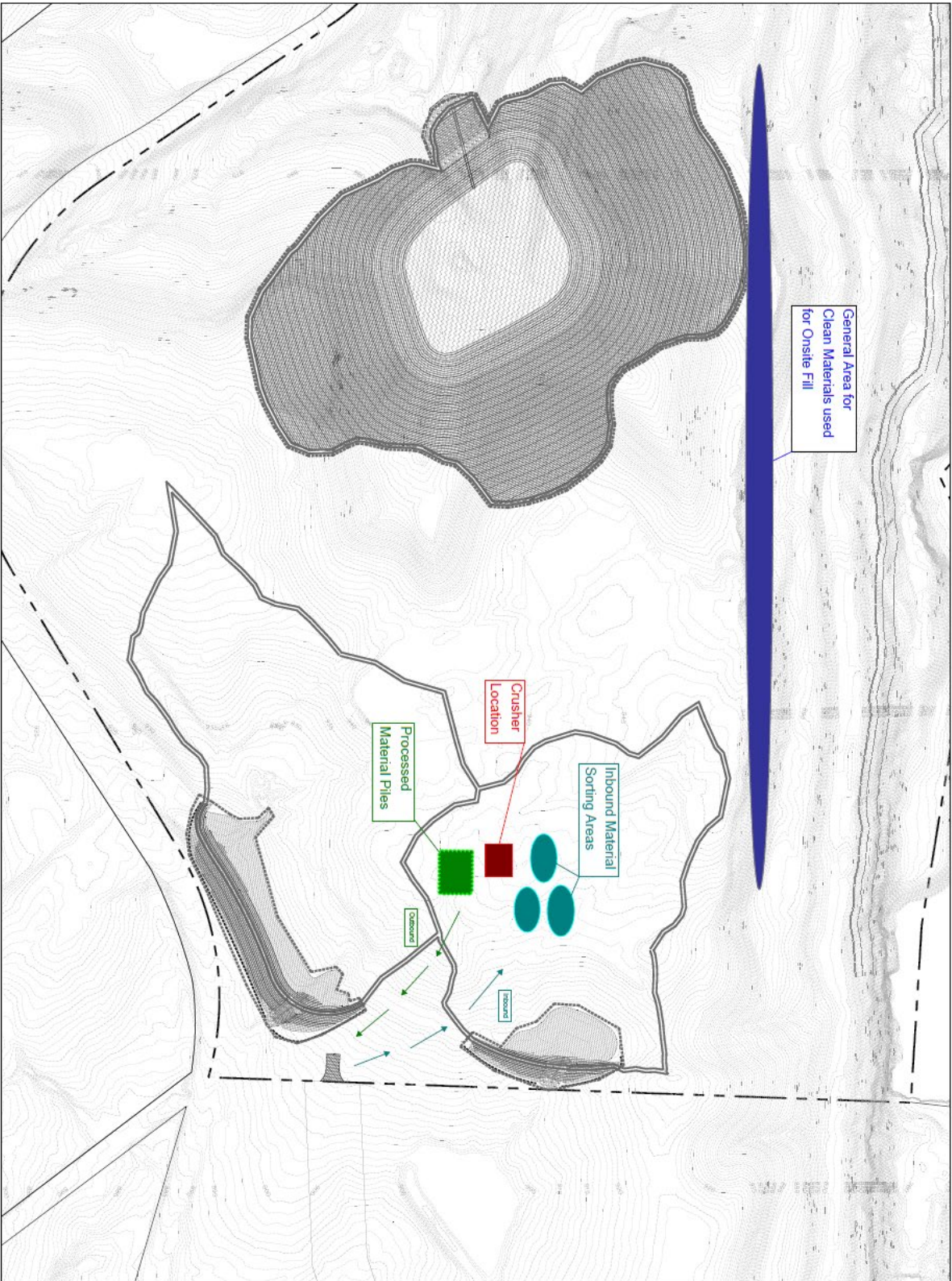












PROJECT NUMBER
 7000 HOLLIDAY
 DATE
 10/1/2026
 DRAWN BY
 J. HOLLIDAY
 CHECKED BY
 J. HOLLIDAY
 SCALE
 1" = 100'

CRUSHER OPERATION
 7000 HOLLIDAY
 10/1/2026

SUB APPLICATION
 EX-C
 10/1/2026



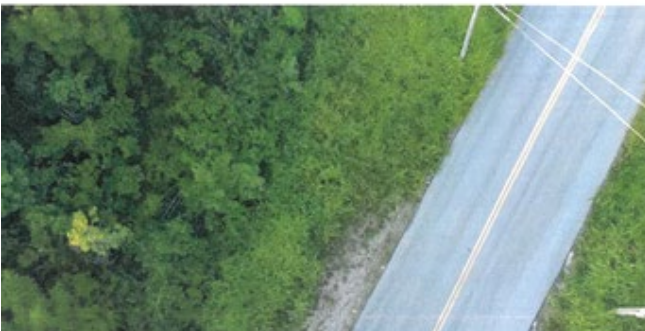
PHOTOS RECEIVED FROM RESIDENTS



If there is no tree clearance
happening how are some of
these trees show green foliage
on them.



Drone footage of Sprates
property for SP2026-044.
application











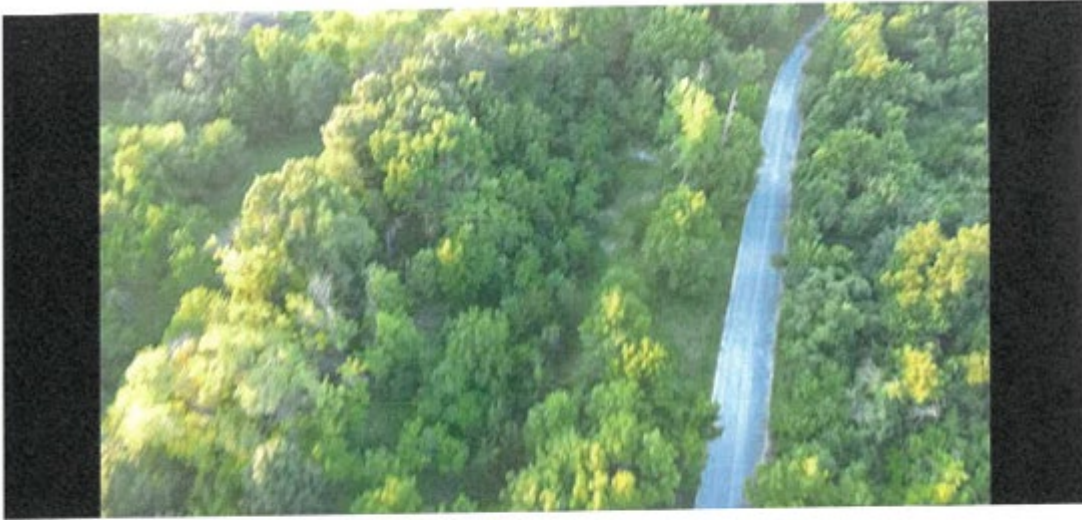
For no work being done
how is or have gotten to
clear in just a short time??





How-??



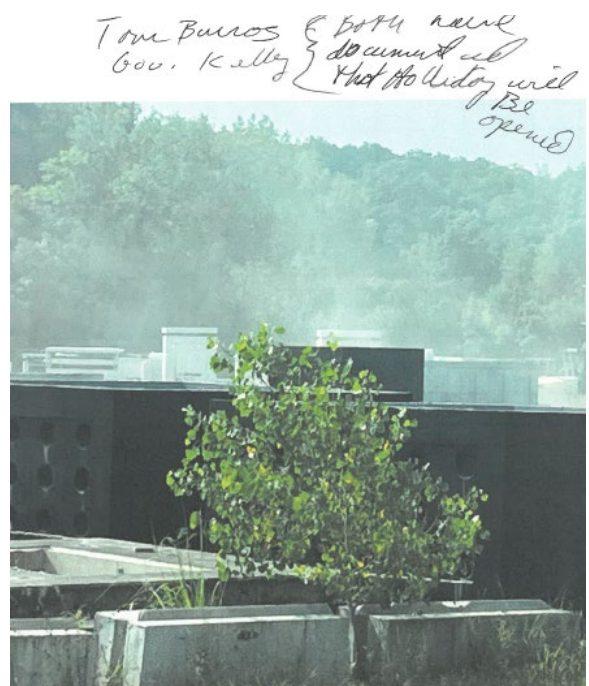


how is the road so complete if
there is no permit for this









Tom Barros & both name
Gov. Kelly } do annual call
that the history will
be opened

PUBLIC OPPOSITION

Linda Gerber · Morris · September 14, 2026 Planning Commission · SP2026-044

Linda Gerber

Morris neighborhood · Kansas City, Kansas

Written comments · City Planning Commission · September 14, 2026

September 11, 2026

Chair and Members

City Planning Commission

Unified Government of Wyandotte County / Kansas City, Kansas

Re: SP2026-044 — Inland Bluffs LLC / Cold Start Properties, LLC

7000 Holliday Drive; 6500 Holliday Drive; 6601 Inland Drive

I will be out of town for work on September 14. Please read this letter into the record of SP2026-044 and file the three addenda with it.

What I am asking

- Do not approve SP2026-044 as submitted.
- Recommend denial as written or continue this hearing to the next regular meeting and keep the record open. Do not close the hearing on the 14th.
- Do not grant a 20-year term. If this file moves at all, the first term should be two years, with Cold Start on the permit and on the bond.

Do not give this hillside a 20-year blanket permit and call it reclamation. Prove the land can be made usable on a short clock, with the landowner on the bond, or deny the application as written.

Linda Gerber

What is attached

Three addenda travel with this letter. They are part of my comments, not extra reading for later.

- Addendum A — Punch list by party. What Inland Bluffs, Cold Start, Planning, Public Works, KDHE, and the Board are each responsible for, and what remains outstanding. This list is not exhaustive.
- Addendum B — Who lives with this decision. Population, school, health-map, and corridor numbers, with sources.
- Addendum C — Named businesses and sites already on Inland Drive and Holliday Drive. Twenty named businesses and yards, plus homes, a church, Lake Quivira, and uncounted truck lots.

Morris and Turner are not Argentine — and they have been forgotten!!

It is time for the Unified Government to acknowledge Morris and Turner as places that exist. For years this west edge has been folded into someone else's average. Just part of the county, ZIP 66106, or Argentine. Argentine is closer to the core of Wyandotte County and I-635. Turner is a stand-alone school-district (note when materials were handed out at our meeting with the mayor on September 8, 2026 it was School District 500 NOT Turner) and 55th Street civic strip. Morris is the older west edge: no bus, no walkable grocery or clinic, many homes on septic, no sewers, no curbs, no sidewalks, a closed thoroughfare, Metropolitan, and an industrial corridor with no second

truck outlet. H.E.A.T. already prints those three names separately. City reports should too. A decision on this hillside that treats Morris as an empty Argentine fringe will be the next chapter of the same neglect.

*Morris and Turner are not Argentine, and they are not empty ground.
It is time the Unified Government saw us as ourselves and planned this land for the future generation's
community good. A new recreation center, a clinic, a grocery, infrastructure updates and the everyday
needs this forgotten edge of the city lost over 30+ years ago. Linda Gerber*

Note: H.E.A.T. — Health Equity Action Transformation, a Community Health Council of Wyandotte County project, with neighborhood death maps often published as Community Health Council / UMKC work, already prints Morris, Turner, and Argentine as separate names. Those maps, for 2017–2021, place Morris among high-rate areas for cancer deaths and, with northeast Turner, for chronic lung deaths. City reports should keep those three names apart instead of folding them into one ZIP 66106 or “south KCK” average.

Sources: Community Health Council / UMKC H.E.A.T. neighborhood death maps, 2017–2021; Unified Government / CHA 2022 ZIP 66106 geography; Morris / west Turner Population Health Assessment (Sept. 2026).

What they filed

Inland Bluffs LLC wants to grind trees, strip overburden, crush and process demolition debris and clean fill, haul material off the site, and collapse and backfill parts of the old mine on about 100 acres of R-1 land. Cold Start Properties, LLC owns the land. No rezoning. No named next use. The civil sheet shows about 4.8 million cubic yards of export and about 68 acres disturbed. They have asked for 20 years and have said this is only the first piece of roughly 1,000 acres they hold here. Hours in the file are both 8–5 and 7–6. Daily volume is “40 loads,” “100–200 vehicles,” and “200 loads” 400 truck trips on a peak day. That is not an enforceable application.

Sources: SP2026-044 Development Application and Addendum (May 28, 2026); Aaron G. March letter to UG Planning and Engineering (June 29, 2026); Inland Bluffs Traffic Impact Analysis, Priority Engineers (Aug. 3, 2026); applicant minutes of the July 27, 2026 neighborhood meeting.

Two years to prove reclamation — not twenty to run a yard

If the purpose is to make land usable again, prove it on a short clock. A reasonable first term is two years, with defined acres stabilized, a remaining tree buffer on a plan, and a named end-use class. Renewals, if earned, should also be short.

Cold Start already owns enough Morris and Turner ground to help put back what this forgotten edge of the city lost. Potentially a new recreation center, a health clinic, a grocery store, and the other everyday community needs that do not exist here now and potentially housing only where an engineer certifies the fill and our schools and roads can manage. That only happens if the Unified Government, residents, and the owner plan those uses before the trees come down.

Sources: UG special-use ordinances commonly published with 1-, 2-, or 5-year terms (Wyandotte Echo legal notices); Cold Start parcel research compiled for Morris Neighborhood Watch Group (27 parcels, about 938 acres); SP2026-044 addendum statement that the 100 acres are only a portion of about 1,000 acres.

If Inland Bluffs goes away, the land and the liability stay

Inland Bluffs is the operator. Cold Start is the landowner. If Inland Bluffs is dissolved, sold, or walks away, Cold Start still owns the hillside, the cut, the stockpiles, the basin, and whatever was buried in the mine. Any permit

should name both entities, run with the land, and require financial assurance in Cold Start's name or both companies as dual obligors, sized to stabilize and revegetate the disturbed acres if work stops.

Sources: SP2026-044 owner-consent affidavit signed by Eric J. Spirtas as member of Cold Start Properties, LLC (May 28, 2026); standard UG special-use condition that property owner and business owner are collectively responsible (staff comment letter, June 29, 2026).

This corridor already cannot take a blanket permit

Cold Start did not invent Morris's health map or Holliday Drive's ruts. The Unified Government's long neglect did most of that. This application still lands on a road that is already over capacity.

Addendum C documents 20 named businesses and yards already putting trucks or concentrated car traffic on Inland Drive, Holliday Drive, and the streets that only empty onto those two roads. That count does not include homes, the church, Lake Quivira, or Quivira Hills Estates. It also does not include the truck lots and subleased yards on S. 63rd, Gibbs, Oak Grove, and Metropolitan that send unmarked trucking companies onto the same pavement. Those lots have to be inventoried before anyone treats a traffic memo as complete.

Holliday Drive from American Concrete to the Lake Quivira line is rutted so water stands after a light rain. Through Lake Quivira the same road is fine. On the far side toward I-435 the ruts begin again. No curbs. No storm sewers. Trucks already cut through neighborhood streets because this hillside has no second outlet. Metropolitan remains closed from a cave-in, which lengthens school-bus runs and first-responder time into the most populated part of Morris. Dynasty Volleyball at 7120 Gibbs Road already puts family traffic on Holliday from I-435. A river crossing may belong in long-range city planning. It is not a reason to approve this permit on the 14th.

Sources: Addendum C occupant list (public directories, resident research, and the Morris Inland/Holliday industry file, Sept. 2026); Inland Bluffs Traffic Impact Analysis (Aug. 3, 2026), citing KDOT 2025 AADT of 1,865 on Inland Drive and up to 400 added truck trips on a peak day; Team Dynasty Volleyball facility directions (dynastyvb.com); resident observation of Holliday Drive wheel-path ruts, American Concrete to I-435.

The motion

Do not approve SP2026-044 as submitted. Recommend denial as written, or continue the public hearing to the next regular meeting, keep the record open, and require the Addendum A answers from Inland Bluffs, Cold Start, Planning, Public Works, and KDHE before that date. Any later recommendation should name Cold Start as co-permittee and require financial assurance that survives if the operator is gone.

Close

Morris and Turner have waited long enough to be seen as themselves. Please do not add a 20-year blanket special use to a forgotten corridor and call it reclamation. Deny this application as written or continue it and make every responsible party answer. Then decide.

Respectfully submitted,

Linda Gerber

Morris neighborhood, Kansas City, Kansas

Please read this letter, and file Addenda A, B, and C, on September 14, 2026.

Sources cited in this letter

- SP2026-044 Development Application and Addendum, Inland Bluffs LLC / Cold Start Properties, LLC, May 28, 2026.
- Aaron G. March, Rouse Frets, letter to Osiris Espinoza and Travis Trumble, June 29, 2026.
- Applicant neighborhood-meeting minutes and affidavits, June 23 and July 27, 2026.
- Continental Consulting Engineers, Stormwater Study for 7000 Holliday Drive, April 24, 2026.
- Priority Engineers, Inland Bluffs Traffic Impact Analysis, August 3, 2026.
- UG Code § 27-214, special use permit factors.
- Morris / west Turner Population Health Assessment, September 2026 (ACS tract 440.01; H.E.A.T. 2017–2021; County Health Rankings; 2022 CHA).
- Morris Inland Drive and Holliday Drive industry file, September 2026, and the occupant list in Addendum C.
- Team Dynasty Volleyball, “Our Facility” and published Holliday Drive directions, dynastyvb.com.
- K.A.R. 28-19-650, visible emission / opacity limit applicable in Wyandotte County.

ADDENDUM A

Punch list by party · SP2026-044

Who is responsible for what, and what is still unanswered. Other obligations may exist beyond this list.

1. Inland Bluffs LLC — operator

- One list of allowed work. Anything not listed is prohibited.
- One weekday hour set and one daily heavy-truck cap, counted at the scale house. Reconcile 8–5 vs. 7–6, and 40 loads vs. 100–200 vehicles vs. 200 loads.
- A two-year work plan: acres stripped, acres stabilized, tree buffer remaining, water for dust control.
- Named superintendent and a complaint number answered during operating hours.
- KDHE stormwater, air/crusher, and solid-waste filings that are actually in — not “in process.”

2. Cold Start Properties, LLC — landowner

- Sign on as co-permittee. The permit runs with the land.
- Financial assurance in Cold Start’s name, or dual obligors with Inland Bluffs, sized to reclaim disturbed acres if the operator is gone.
- How the other ~900 acres will be gated and managed so Phase I is not a silent approval of the next phase.
- A named end-use class for the 100 acres when the two-year period ends — rec center, clinic, grocery, open space, or later housing on certified ground.

3. UG Planning + Urban Design

- Does a 20-year industrial special use on R-1 land next to homes meet § 27-214, or does this require a rezoning and a development plan?
- Both entities on the ordinance. Inspection interval on a 100-acre site with only a trailer.
- Do not treat a future filing as complete until hours, truck cap, term, bond, and end-use class are in one document.
- Report Morris and Turner as distinct from Argentine in staff materials that use ZIP 66106 or county averages.

4. UG Public Works

- Can Inland Drive and Holliday Drive take peak-day added trucks on top of the 20 named businesses in Addendum C and the uncounted truck lots?
- Today’s truck baseline from existing industry — not only the applicant’s forecast.
- Haul-route rule and who tickets a truck that leaves Inland for neighborhood streets.
- Who pays when pavement fails.
- Effect of the Metropolitan cave-in closure on buses and emergency response into Morris.
- An inventory of truck lots and subleases on S. 63rd, Gibbs, Oak Grove, and Metropolitan that are not on the named-business list.

5. KDHE

- C&D landfill, clean-rubble site, processing facility, mine reclamation — or which combination.
- Status of the NOI / SWPPP, air or crusher authorization, and any solid-waste permit.
- Whether fly-ash placement is inside this special use or a separate authorization.

6. UG Board and Administration

- Acknowledge Morris and Turner as forgotten west-edge communities, not as a footnote to Argentine.
- Holliday and Inland reconstruction, curbs, and drainage.
- School-route safety at Oak Grove. Health data split so Argentine, Turner, and Morris are not one blob.
- A later study of a second truck outlet, including a river crossing — city planning, not a reason to approve this permit now.
- A planning table with residents and Cold Start on the larger holdings: rec center, clinic, grocery, and housing on certified ground.

Sources for Addendum A: SP2026-044 application and June 29, 2026 staff-response letter; UG Code § 27-214; KDHE Bureau of Waste Management C&D and clean-rubble guidance; Addendum C.

ADDENDUM B

Who lives with this decision

These figures are the scale of the population this permit would sit inside. They do not say Cold Start caused the health map. Do not use a ZIP 66106 or Argentine figure as if it were Morris.

Measure	Figure	Source
Tract 440.01	About 2,830 people; 1,117 households; 4.5 sq. mi.	U.S. Census ACS; Census Reporter / Morris health assessment, Sept. 2026
Median age, tract vs. city	About 50.6 vs. about 34 citywide	ACS tract 440.01
Poverty	Tract about 15.9%; Wyandotte 15.8%; Kansas 11.3%	ACS 2020–24; County Health Rankings
Oak Grove Elementary (Morris)	About 523 children; about 78% economically disadvantaged; about half Hispanic or Latino	USD 202 / published school profile figures in Morris health assessment
H.E.A.T. death maps, 2017–2021	Morris high-rate cancer deaths; Morris with NE Turner high-rate chronic lung deaths	Community Health Council / UMKC H.E.A.T.
ZIP 66106 — do not use as Morris	About 23,800 people (2022 CHA); food-insecurity index 78.5	2022 Community Health Assessment; mixes Turner, Morris, and Argentine-edge industry
Wyandotte life expectancy	About 74–75 years	County Health Rankings / Kansas Health Matters. County average, not a Morris rate.
Inland Drive existing volume	KDOT AADT 1,865 (2025)	Inland Bluffs Traffic Impact Analysis, Aug. 3, 2026
Applicant peak-day added trucks	Up to 200 loads / 400 truck trips	Same traffic study, Table 1 / conclusions
Corridor load already documented	20 named businesses and yards	Addendum C
Applicant's own scale	±100 acres; 67.80 acres disturbed; 4,818,576 CY export; 20-year term asked	SP2026-044 civil cover sheet, May 2026; June 29 letter
Cold Start holdings nearby	27 parcels, about 938 acres	Wyandotte parcel research compiled for Morris Neighborhood Watch Group, Aug. 2026

ADDENDUM C

Named businesses and sites already using Inland Drive and Holliday Drive

Twenty named businesses and yards on this list already put trucks or concentrated car traffic on Inland Drive, Holliday Drive, Kaw Drive, Gibbs Road, or the 55th–Kansas Avenue spine that feeds them. Homes, the church, Lake Quivira, and Quivira Hills Estates are listed so the Commission can see who shares the pavement. They are not in the count of 20.

This is not a complete census. It does not count truck lots and subleased yards on S. 63rd, Gibbs, Oak Grove, and Metropolitan that send trucking companies onto the same roads with no listing on a Planning Commission occupant sheet. Those lots have to be counted by Public Works and Business Licensing before any traffic study for SP2026-044 is treated as complete.

Name	Address	What they do / why trucks or cars
A&K Railroad Materials / Railroad Group	2131–2134 S. 74th St., Kansas City, KS 66106	Sells and ships railroad track materials and related equipment. Semi trucks and flatbeds load and unload rail, ties, and steel.
American Concrete Products	6945 Inland Dr.	Precast plant. Pipes, manholes, culverts, railroad products. Heavy haul.
Burns Boys Co., Inc.	6634 Kaw Dr., Kansas City, KS 66111	Commercial/industrial construction and millwright work. Construction trucks, trailers, and machinery. On Kaw Drive just outside core Morris (66111).
Cedar Tree Home Services	2730 S. 74th St., Kansas City, KS 66106	Tree work and decks. Chipper trucks, bucket trucks, and trailers with lumber or debris.
Church of God of Prophecy / Camino	Near S. 63rd St., Kansas City, KS 66106	Church, not a commercial yard. Passenger cars and occasional vans at services; not a truck terminal.
Cold Start Properties LLC	Inland, Holliday, S. 63rd, Metropolitan, Gibbs, Oak Grove parcels	Former cave land. SP2026-044. Stated haul: Inland east to 55th to Kansas Ave.
Coreslab Structures (KS)	759 S. 65th St.	Precast plant; haul can load Holliday / I-435.
Dayton Superior	4226 Kansas Ave.	Construction products on the 55th–Kansas Ave spine.
Green Expectations Landscaping Co., Inc.	1910 S. 74th St., Kansas City, KS 66106	Landscape design and installation. Crew trucks, trailers, skid steers, and material deliveries.
Houses — Inland 56xx and S. 63rd	Residential blocks	People live on or just off the truck streets.
IAA Kansas City (current branch west of I-435)	2663 S. 88th St. (66111); prior yard nearer Holliday/I-435	Salvage auctions. Car-haulers use I-435 and Holliday. Current address is west of 435.
Inland Quarries (directory record)	7000 Holliday Dr.	Listed as crushed/broken limestone at the same 7000 Holliday address as a Cold Start parcel. Confirm occupant with Appraiser.
Insulation Pros of Kansas City	7120 Gibbs Rd., Ste. A104, Kansas City, KS 66106	Attic and building insulation. Service vans and trucks carrying blowers, foam rigs, and materials.
J.M. Fahey Construction	7014 Holliday Dr.	Asphalt, aggregates, highway paving. KCK plant since the 1980s.
Kaw Valley Sand & Gravel (nearby)	Kaw Drive / river corridor	Sand and gravel supplier. Heavy dump trucks and aggregate haulers on Kaw Drive and nearby roads.
Lake Quivira	West end of Holliday	Only arterial east is Holliday past the I-435 ramps.
Mid-America Pump / Letts (record)	5600 Inland Dr.	Industrial / office parcel on Inland.
Midland Wrecking Inc.	1900 S. 78th St., Kansas City, KS 66106	Demolition, salvage, and debris hauling. Dump trucks, roll-offs, and heavy equipment.
No Limit Fitness KC	7120 Gibbs Rd. (same site)	Training gym sharing the Dynasty building.
Off-corridor yards — S. 63rd / Gibbs / Oak Grove / Metropolitan	Side streets south and east of Inland–Holliday	Contractor lots, stockpiles, home-based haulers, and Cold Start tracts behind the curb. No other way out except Inland and/or Holliday.
Paramount Landscape Inc.	7756 Holliday Dr., Kansas City, KS 66106	Landscaping contractor. Work trucks and trailers with mowers, stone, mulch, and equipment.
Quivira Hills Estates	South of Holliday, east of WaterOne	Residential pocket. Same arterial as the plants; no parallel street.

Team Dynasty Volleyball	7120 Gibbs Rd.	Six-court academy and sand courts. Directions use Holliday from I-435. Tournaments and weeknight practice.
WaterOne Hansen Treatment Plant / Kansas River intake	7601 Holliday Dr.	Drinking-water plant and river intake. Chemical trucks, residuals haulers, and maintenance vehicles on Holliday.
William White & Sons / Sunshine Tree Service (record)	7141 Gibbs Rd.	Construction / tree service listed on Gibbs. Work trucks use Gibbs to Holliday.

How the roll-up of 20 is counted. Named businesses and yards: A&K Railroad Materials; American Concrete Products; Burns Boys Co.; Cedar Tree Home Services; Cold Start Properties; Coreslab Structures; Dayton Superior; Green Expectations Landscaping; IAA Kansas City; Inland Quarries (directory); Insulation Pros; J.M. Fahey Construction; Kaw Valley Sand & Gravel; Mid-America Pump / Letts; Midland Wrecking; No Limit Fitness KC; Paramount Landscape; Team Dynasty Volleyball; WaterOne Hansen Treatment Plant; William White & Sons / Sunshine Tree Service. Not in the 20: Church of God of Prophecy / Camino; houses on Inland 56xx and S. 63rd; Lake Quivira; Quivira Hills Estates; the off-corridor-yards row, which is the uncounted remainder.

Confirmation of occupants needs to occur and match it up against the UG Appraiser and Business Licensing files. Directory listings and “record” names can lag a sale.

Sources for Addendum C: occupant research compiled for Morris Neighborhood Watch Group, September 2026, from public business listings, facility websites (including dynastyvb.com, American Concrete Products, Coreslab, and WaterOne), and the Morris Inland/Holliday industry file. Addresses and uses should be verified with UG Appraiser and Business Licensing before they are treated as a final census.



SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name: David Geist

Address: 2620 S. 73rd St

Phone: _____ Email: dgeist88@yahoo.com

Overall Position

☐ Strongly Support
 ☐ Support
 ☐ Neutral / Need More Information
 ☐ Oppose
 ☒ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal
 ☒ Air Quality/Dust
 ☒ Truck Traffic
 ☒ Road Damage
 ☒ Water Quality
 ☒ Noise
 ☒ Hazardous Materials
 ☐ Property Values
 ☒ Neighborhood Character
 ☒ Wildlife Habitat
 ☐ Other _____

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026

rmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

August 3, 2026

We are the owners of residential properties located at **7261 Holliday Drive and 7256 Gibbs Road**. We understand that the Unified Government is considering a Special Use Permit for the Inland Bluffs project. While we appreciate efforts to improve and redevelop this area, we respectfully oppose the approval of this permit because the existing infrastructure is already inadequate to support additional heavy industrial traffic.

Over the years, our neighborhood has experienced significant growth from nearby industrial and commercial operations, including the Waste Management Landfill, the WaterOne Treatment Plant, A&K Railroad Materials, American Concrete Products, JM Fahey Construction, Dynasty Volleyball Academy, and numerous other businesses. Despite this continued expansion, Holliday Drive has seen little to no meaningful maintenance, improvement, or reconstruction to accommodate the increased volume and weight of traffic.

Today, Holliday Drive is heavily traveled and is in a noticeable state of disrepair. The roadway was not designed to handle the constant flow of heavy trucks that currently use it, much less the additional dump trucks and commercial vehicles that would be generated by Inland Bluffs. Approving this Special Use Permit without first addressing the road infrastructure would only accelerate its deterioration and create additional burdens for nearby residents.

Our greatest concern is public safety. Increased heavy truck traffic will create greater risks for the families who live along Holliday Drive and for those traveling to nearby homes, schools, and churches. In addition, we are deeply concerned about the dust, debris, noise, and air quality impacts associated with transporting, processing, and handling construction and demolition materials. These impacts would negatively affect the quality of life for surrounding neighborhoods and are not compatible with a residential area.

We respectfully ask the Unified Government to deny the Special Use Permit until the necessary infrastructure improvements have been made and a comprehensive traffic and environmental impact analysis demonstrates that the surrounding community can safely accommodate this type of operation.

Thank you for your time, your service, and your thoughtful consideration of the concerns of the residents who call this area home.

Sincerely,

Margaret and Jeff Bowker

Owners, 7261 Holliday Drive and 7256 Gibbs Road

(and Wyandotte County Businesses: Highland Park Funeral Home and Crematory Services, Highland Park Cemetery, MJB Properties, and Bowker Properties)

August 5, 2026

Unified Government Planning Commission
Unified Government of Wyandotte County/Kansas City, Kansas

Re: Opposition to Special Use Permit for the Inland Bluffs Project

Dear Planning Commissioners:

I am writing to respectfully oppose approval of the Special Use Permit for the proposed Inland Bluffs project.

I own a business at 7357 Holliday Drive and two residential properties at 8540 Holliday Drive and 8550 Holliday Drive. My family, business, and properties would be directly affected by the additional heavy-truck traffic generated by this project.

Holliday Drive already carries substantial truck traffic and is showing considerable rutting, potholes, and other deterioration. The road is not in adequate condition to safely support the existing traffic, much less the additional dump trucks and commercial vehicles that the Inland Bluffs project would introduce. Adding more heavy trucks before the road is properly repaired or reconstructed would accelerate its deterioration and create greater hazards for residents, customers, employees, and everyone who travels on Holliday Drive.

My greatest concern is the safety of my family and the people who visit or work at my properties. The increased number of large trucks would raise the risk of crashes and make it more difficult and dangerous to enter and leave homes and businesses along the road.

Existing truck traffic also creates significant dirt, dust, sand, gravel, and debris. Materials coming from trucks already make a mess along Holliday Drive and negatively affect nearby homes and businesses. The Inland Bluffs project would likely make these problems worse while also increasing noise and potentially affecting local air quality.

Property owners along Holliday Drive should not be required to bear additional safety risks, property impacts, and disruption when the existing roadway infrastructure is already inadequate. Before any project of this type is considered, Holliday Drive should be repaired and improved, and independent traffic, road-capacity, safety, drainage, dust, noise, and environmental studies should demonstrate that the proposed operation would not harm the surrounding community.

For these reasons, I respectfully request that the Unified Government deny the Special Use Permit for the Inland Bluffs project. At a minimum, the permit should not be approved unless and until the necessary road improvements are completed and the applicant establishes enforceable measures to prevent unsafe truck traffic, dust, debris, noise, and damage to neighboring properties.

Thank you for considering the concerns of a local business owner, homeowner, and family whose properties would be directly affected by this project.

Sincerely,

Randy and Leslie Treas
Owner, 7357 Holliday Drive
Property Owner, 8540 and 8550 Holliday Drive
913-488-7772
treas@duck.com

Hi me and my wife just moved in to the Morris neighborhood and we love the quietness! Its literally the reason that we bought in Wyandotte county. We were willing to pay the excessive taxes in Wyandotte county for the peace and quiet, so the thought of a bunch of construction going on when we literally moved to get away from that is very frustrating.. I do not know if me. And my wife will be able to make it to the meeting. But we would like you to know that it's a hard no from both of us.. my name is zackery abston phone number 913 912-0775 we just moved on to berry rd..

August 5, 2026

Unified Government Planning Commission
Unified Government of Wyandotte County/Kansas City, Kansas

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Randy and Leslie Treas
Owner, 7357 Holliday Drive
Property Owner, 8540 and 8550 Holliday Drive
913-488-7772
treas@duck.com

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name: Wili P. 41

Address: 2433 S. 163RD TERR, KCKS 66106

Phone: 913-579-6475 Email: Wcolart41@yahoo.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

- ☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other noise

7000 Hilly
100 acres
Removing
Wildlife

Questions for the Developer / Planning & Zoning

Any Dynamiting? no

Type of development??

No concern about Wildlife

Additional Comments

Return by August 5, 2026
moris@wyockck.org
morisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

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Resident Information

Name: Sheila Bunnell

Address: 7028 Berry Rd

Phone: 913-544-9012 Email: bbynki@yahoo.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☐ Tree Removal ☐ Air Quality/Dust ☐ Truck Traffic ☐ Road Damage
☐ Water Quality ☐ Noise ☐ Hazardous Materials ☐ Property Values
☐ Neighborhood Character ☐ Wildlife Habitat ☐ Other All Above

Questions for the Developer / Planning & Zoning

Additional Comments

I have a lot of wild life that comes across my property that lives on this 100 acres. We have enough air pollution with Fahy and American Concrete. This project will cause more even though they say it won't. My Vote is NO!

Return by August 5, 2026

rmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

August 3, 2026

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Margaret and Jeff Bowker

Owners, 7261 Holliday Drive and 7256 Gibbs Road
(and Wyandotte County Businesses: Highland Park Funeral Home and Crematory Services, Highland Park Cemetery, MJB Properties, and Bowker Properties)

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Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name: Don Gentry
Address: 5738 Oak Grove Rd.
Phone: 913 269 2392 Email: dgentry69@aol.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026
rmorris@wycokck.org
morrisneighborhoodwatchgroup@gmail.com

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SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

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Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name:

Gloria Gentry

Address:

5738 Oak Grove Rd

Phone:

913-602-0694

Email:

TianicT2@aol.com

Overall Position

☒ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☐ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other BLES

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026

rmorris@wyockck.org

morrisneighborhoodwatchgroup@gmail.com

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SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

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Applicant: Inland Bluffs

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Resident Information

Name: Stephanie Barton

Address: 7243 Acacia Dr

Phone: _____ Email: _____

Overall Position

☒ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other all

Questions for the Developer / Planning & Zoning

What does this plan look like?
What will happen to Holliday Drive and
metropolitan? this is a liability to the community.

Additional Comments

who owns the mineral rights.

Return by August 5, 2026

mmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

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Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name: Tennifer Lloyd

Address: 3155 Quivira Ln

Phone: 913-634-0497 Email: jclloyd316@gmail.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☐ Tree Removal ☐ Air Quality/Dust ☐ Truck Traffic ☐ Road Damage
☐ Water Quality ☐ Noise ☐ Hazardous Materials ☐ Property Values
☐ Neighborhood Character ☐ Wildlife Habitat ☐ Other future industrialization

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026

rmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name:

Tracey Bailes

Address:

2526 S. 78th St KC, KS

Phone:

913.5304966

Email:

dtbailes@aol.com

Overall Position

☒ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other

DN of this!!!

Questions for the Developer / Planning & Zoning

1. Our roads cant sustain more big truck traffic. we live here, we care about our community, do you?

Additional Comments

Why is the value of your property so low compared to the residences of Morris, Turner, Wyandotte County with your delinquent taxes that you just paid how much of a loss, late fees, interest

Return by August 5, 2026

mmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name: Oneta Daniels

Address: 2117 So 71st

Phone: 913-345-1227 Email: N/A

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☐ Tree Removal ☐ Air Quality/Dust ☐ Truck Traffic ☐ Road Damage
☐ Water Quality ☐ Noise ☐ Hazardous Materials ☐ Property Values
☐ Neighborhood Character ☐ Wildlife Habitat ☐ Other All

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026

mmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

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SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name:

Ellen M. Hulls

Address:

6133 Oak Grove Rd

Phone:

913 901 6906

Email:

Phat 10 eln@gmail.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☐ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage

☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values

☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other

Questions for the Developer / Planning & Zoning

what are you planning
to build as industrial land

Additional Comments

would like pictures of his land
views of sites of 1st 100 acres

Return by August 5, 2026

rmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs

Purpose: Preparation of property for future above-ground development.

Proposed: Tree removal • Overburden removal • Demolition debris processing

Materials may be used as clean fill and transported off-site.

Resident Information

Name:

Stephanie Pujol-Burch

Address:

2100 S. 59th Street

Phone:

913/579-2232 Email: _____

Overall Position

☒ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☐ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☒ Other *ALL!*

Questions for the Developer / Planning & Zoning

*Remove over burden - truly means blasting
what is bad material*

Additional Comments

*your website says that you are a "Material Recovery Business"
so you will be bringing in materials to recover?*

Return by August 5, 2026

rmorris@wycokck.org

morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

August 3, 2026

We are the owners of residential properties located at **7261 Holliday Drive and 7256 Gibbs Road**. We understand that the Unified Government is considering a Special Use Permit for the Inland Bluffs project. While we appreciate efforts to improve and redevelop this area, we respectfully oppose the approval of this permit because the existing infrastructure is already inadequate to support additional heavy industrial traffic.

Over the years, our neighborhood has experienced significant growth from nearby industrial and commercial operations, including the Waste Management Landfill, the WaterOne Treatment Plant, A&K Railroad Materials, American Concrete Products, JM Fahey Construction, Dynasty Volleyball Academy, and numerous other businesses. Despite this continued expansion, Holliday Drive has seen little to no meaningful maintenance, improvement, or reconstruction to accommodate the increased volume and weight of traffic.

Today, Holliday Drive is heavily traveled and is in a noticeable state of disrepair. The roadway was not designed to handle the constant flow of heavy trucks that currently use it, much less the additional dump trucks and commercial vehicles that would be generated by Inland Bluffs. Approving this Special Use Permit without first addressing the road infrastructure would only accelerate its deterioration and create additional burdens for nearby residents.

Our greatest concern is public safety. Increased heavy truck traffic will create greater risks for the families who live along Holliday Drive and for those traveling to nearby homes, schools, and churches. In addition, we are deeply concerned about the dust, debris, noise, and air quality impacts associated with transporting, processing, and handling construction and demolition materials. These impacts would negatively affect the quality of life for surrounding neighborhoods and are not compatible with a residential area.

We respectfully ask the Unified Government to deny the Special Use Permit until the necessary infrastructure improvements have been made and a comprehensive traffic and environmental impact analysis demonstrates that the surrounding community can safely accommodate this type of operation.

Thank you for your time, your service, and your thoughtful consideration of the concerns of the residents who call this area home.

Sincerely,

Margaret and Jeff Bowker

Owners, 7261 Holliday Drive and 7256 Gibbs Road

(and Wyandotte County Businesses: Highland Park Funeral Home and Crematory Services, Highland Park Cemetery, MJB Properties, and Bowker Properties)

SP2026-044 — PUBLIC INPUT SURVEY

Inland Bluffs Special Use Permit | Morris Neighborhood Watch

SPECIAL USE PERMIT INFORMATION

Applicant: Inland Bluffs
Purpose: Preparation of property for future above-ground development.
Proposed: Tree removal • Overburden removal • Demolition debris processing
Materials may be used as clean fill and transported off-site.

Resident Information

Name: David Geist
Address: 2620 S. 73rd St
Phone: _____ Email: dgeist88@yahoo.com

Overall Position

☐ Strongly Support ☐ Support ☐ Neutral / Need More Information ☐ Oppose ☒ Strongly Oppose

Primary Concerns (check all that apply)

☒ Tree Removal ☒ Air Quality/Dust ☒ Truck Traffic ☒ Road Damage
☒ Water Quality ☒ Noise ☒ Hazardous Materials ☒ Property Values
☒ Neighborhood Character ☒ Wildlife Habitat ☐ Other _____

Questions for the Developer / Planning & Zoning

Additional Comments

Return by August 5, 2026
rmorris@wycokck.org
morrisneighborhoodwatchgroup@gmail.com

Your comments help create the public record for SP2026-044.

(Published _____)

SP2026-044

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 SP2026-044, commonly known as 7000, 6500 Holliday Drive, and 6601 Inland Drive, Kansas City, Kansas, legally described as:

BEGINNING at the Southeast Corner of Block 2, P & R, a subdivision in the City of Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof; thence along the Easterly line of said P & R, the following 10 bearings and distances; thence North 00°44'27" West, a distance of 621.56 feet; thence North 43°25'20" East, a distance of 235.97 feet; thence North 15°01'27" East, a distance of 200.15 feet; thence North 37°29'03" East, a distance of 363.82 feet; thence North 36°12'11" East, a distance of 127.95 feet; thence North 34°36'34" East, a distance of 843.52 feet; thence North 77°47'46" East, a distance of 160.11 feet; thence North 10°23'07" East, a distance of 178.75 feet; thence North 44°17'03" East, a distance of 662.21 feet; thence North 38°32'20" East, a distance of 323.87 feet to the Northeast corner of said Block 2; thence South 52°55'58" East, a distance of 1278.19 feet to the approximate right-of-way line of Holliday Drive as shown upon the Unified Governments GIS maps; thence Southerly, along said Northerly right to the Point of Beginning and containing approximately 100 acres more or less, located at approximately 7000, 6500 Holliday Drive, and 6601 Inland Drive Kansas City, Kansas.

Section 2. That the real property hereinabove described shall hereafter be granted a Special Use Permit for grading and movement of materials.

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

enumerated will be an additional basis for revocation in addition to those factors specified in Section 27-214:

- 1. Operations will run Monday – Friday, 8:00 AM to 5:00 PM, and Saturdays, 8:00 AM to 12:00 PM;**
- 2. No blasting or use of explosives to reduce earthen material/rubble size;**
- 3. Coordinate with Public Works regarding any on-site or public improvements related to truck traffic for the duration of the project.**
 - a. All traffic entering and exiting the site shall occur via Inland Drive. No truck traffic is permitted on Holliday Drive from the south or east via Metropolitan Avenue;**
- 4. No material stockpile may exceed a height of 15 feet to minimize the view from adjacent properties;**
- 5. Prior to starting work, all stockpiles, vehicles, and equipment must be treated with dust-suppression methods such as water trucks, spray bars, wheel cleaning, and road sweeping; these actions will also occur after work hours to maintain dust control. Additionally, to minimize dust truck wheels shall be watered as they exit the site onto the public right-of-way when they carry material(s) off-site;**
- 6. Any truck carrying material is required to have its own hauling permit;**
- 7. Applicant must obtain required hauling permit(s) from Public Works;**
- 8. Only parties with an active Special Use Permit and/or building permit are authorized to receive earthen material;**
- 9. Adhere to local, State, and Federal 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. Subject to approval, the Applicant may need additional licenses or permits for safe and proper operation. The approval of this application does not mitigate the need for additional licenses as this application is for Zoning approval only;**
- 12. Improvements that include land disturbance activity on greater than one (1) acre of surface area of land or include the construction or alteration of a structure 1,000 square feet or larger shall require a land disturbance permit issued by the Unified Government and shall be compliant with all applicable local ordinances and State Statutes and Regulations (Article XIV, Sections 8-610 through 8-618). Land disturbance fees shall be processed by UG Public Works during the Land Disturbance/Site Development application. The Land Disturbance permit and all applicable Public Works permits can be obtained from the Public Works Department,**

701 North 7th Street, Kansas City, KS 66101, (913) 573-5700. With the issuance of the Land Disturbance Permit, a grading permit is required and issued by the Building Inspections Division, Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102, (913) 573-8620;

13. Contractors involved in this project will need to file and maintain a current business occupation tax application with the Business Licensing Division. Their office is located at the Neighborhood Resource Center, 4953 State Avenue, Kansas City, KS 66102. Their contact information is (913) 573-8780 or businesslicense@wycokck.org;
14. A building permit is required for the construction of a permanent structure greater than 120 square feet, for the expansion of or addition to an existing structure, and/or a change in the use of (i.e., change of occupancy) an existing structure. The applicant is required to contact the Building Inspection Division at (913) 573-8620 or by buildinginspection@wycokck.org to confirm if they need a building permit, and if so, must take it upon themselves to initiate the building permit process accordingly;
15. All existing and future driveways must feature curb cuts that are constructed to UG standards;
16. Applicant shall comply with Planning Engineering Comments for General Engineering, Erosion Control, Sanitary Sewer, Storm Drainage, Stormwater Quality, Streets, and Retaining Walls, or other requirements as applicable;
17. The Special Use Permit is not valid for the approved use to be in operation until all the conditions of approval are met. The Applicant acknowledges that both the property owner and the business owner are collectively responsible to ensure that the use of the property is compliant with all ordinances, conditions, and other requirements of this approval. Failure to meet all these requirements may result in revocation of this permit. The property may also be subject to enforcement actions and administrative citations;
18. Any business in Wyandotte County that is required to obtain any Special Use Permit shall be responsible to ensure that all vehicle parking or vehicle storage must occur entirely on private property of the same land parcel and be at all times be compliant with all applicable local ordinances [27-463 through 27-470; 27-592 through 27-616; 27-667 through 27-676; 35-468 through 35-492]. No such business shall use the public right of way for any business operation. Any shared parking with another property is only allowed by a properly executed legal document that has been filed with the Unified Government and ratified by the City Planning Commission. Failure to comply at all times with parking regulations will result in municipal summons, administrative citation, or revocation of the Special Use Permit;
19. Approval of this case by the Board of Commissioners, and the conditions of approval contained herein, has been granted independent of any and all

- covenants, conditions, and restrictions (CC&R) of the plat or subdivision within which the subject property is located. It is the responsibility and duty of the applicant and/or landowner to ensure that the real or constructive operation of any use allowed under this Special Use Permit, or any portion thereof, does not violate the applicable and enforceable CC&R of the plat or subdivision within which the subject property is located;
20. The Special Use Permit shall be valid for 18 months from the publication of the associated Ordinance. The Applicant is solely responsible for renewing their Special Use Permit. The Applicant should contact the Planning and Urban Design Department no less than two (2) months prior to the expiration of the permit to begin the renewal process. Any application for renewal that is submitted after the expiration date will be considered a new application with the associated application fee and approval term. If the renewal deadline is not met, all operations must cease until such time as a new Special Use Permit is approved;
 21. Subject to approval, a \$125.00 ordinance publication fee must be submitted to the Planning and Urban Design Department (checks made payable to the Unified Treasurer) within 30 days following the Unified Government Board of Commissioners meeting. If a check is not submitted within 30 days, the petition becomes invalid. The approval will not go into effect until the ordinance is published in the newspaper; and,
 22. Substantive action towards the completion of all conditions of approval herein must commence within six (6) months of approval unless otherwise determined by the Director of Planning or their designee. Regardless, all conditions of approval must be fulfilled within one (1) year of approval by the Unified Government Board of Commissioners. The failure to satisfy all conditions of approval after one (1) year will result in automatic termination of this Special Use Permit.

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 in the *Wyandotte Echo* on _____

ORDINANCE NO. _____

AN ORDINANCE updating planning procedures to subdivisions and rezonings, the administrative appeals process, and residential and light commercial zoning regulations in order to comply with the Kansas By-Right Housing Development Act, amending **Sections 27-196, -210, -211, -215, -217, 340, -454 to -458, -463, and -464** to Chapter 27 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, the Kansas Senate Bill 418 (“By-Right Housing Development Act”) was signed into law on April 7, 2026, and went into effect on July 1, 2026;

WHEREAS, the By-Right Housing Development Act identifies certain conditions under which single- and two-family residences, townhouses, and accessory dwelling units are designated as ‘by-right development’ and grants such development exemptions from potential local building and zoning code regulations;

WHEREAS, the By-Right Housing Development Act limits the control local municipalities may exercise over lot size and architectural features for residences under 2,500 square feet;

WHEREAS, the By-Right Housing Development Act exempts rezonings to single-family residential districts from the protest petition process;

WHEREAS, the By-Right Housing Development Act expands the use of single-family dwellings to any zoning district that allows for any residential use;

WHEREAS, the By-Right Housing Development Act fails to define or sufficiently define several terms introduced in the Act and not found elsewhere in the Kansas Statutes;

WHEREAS, all other provisions of Chapter 27 shall remain in effect; therefore,

**BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

Section 1. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-196. - Development permit general requirements.

TABLE 27-196(a)

Application Process	Pre-application meeting	Neighborhood Meeting	Acting Body				Notices		
			Staff	PC	BC	BZA	Pub.	Mail	Sign
Rezoning - Conventional	●	●* _	R	R	D		●	●* _	●
Rezoning - Planned	●	●** _	R	R	D		●	●** _	●
Preliminary Plan	●	●** _	R	R	D		●	●** _	●
Final Plan			R	D	A		●	●** _	
Development Plan			D	A					
Zoning Text Amend			R	R	D		●		
Comprehensive Plan Amendment	●	●	R	R	D		●	●	●
Subdivision - Preliminary Plat	●		R	D				●	
Subdivision - Final Plat			R	D				●	
Special Use Permit	●	●	R	R	D		●	●	●
Vacation	●	●	<u>R</u>	<u>R</u>	<u>D</u>		●	●	●
Variance	●	●	R			D	●	●	●
Interpretation			D			A		●	

R = Review/Recommendation, D = Decision, A = Appeal, ● = Required, * = Eligible for Exemption by Section 27-210(f)(8)c, ** = Eligible for Exemption by Section 27-211(g)(7)c

Section 2. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-210. - Rezoning—Conventional districts.

(a) *Findings and purpose.*

- (1) It may be necessary or advisable from time-to-time to amend the districts provided for on the zoning map.
- (2) When a zoning amendment is proposed, use of conventional zoning districts is appropriate for the development of single lots with uses compatible to existing or planned surrounding development. Development of multiple lots, subdivisions, and most nonresidential uses should be accomplished through a planned district pursuant to section 27-211.

- (3) A site plan is required with conventional zoning to ensure that the proposed development conforms to these regulations and proposes a compatible arrangement of buildings, off-street parking, lighting, signage, landscaping, vehicle and pedestrian circulation, site drainage, and open spaces. Site plan review shall consider the siting of proposed construction and its impact on the existing topography and natural vegetation, and the relationship of proposed construction to existing public and private improvements in the immediate area and its conformance to the policies and standards of the master plan. The design shall encourage the elimination of unnecessary grading and endeavor to retain the natural character of the site, including the preservation of trees and other natural features.
- (b) *Applicant.* A proposal for an amendment or change in zoning may be initiated by the unified government board of commissioners, the planning commission, or upon application of the property owner or owner's agent. (c)
- (c) *Applicability.* A development plan, as provided in section 27-212 shall be required for all uses except the construction of a single-family residence on a single lot.
- (d) *Preapplication conference.* A preapplication conference is required pursuant to section 27-197.
- (e) *Submission requirements.* The director shall prepare applications specifying the information to be submitted in support of a rezoning application. This shall include, at a minimum:
- (1) Application form.
 - (2) Preliminary development plan, as provided in section 27-212.
 - (3) Application fee.
 - (4) Traffic study for rezoning. In the case of an application for rezoning of land for a use that may substantially change traffic patterns, or create traffic congestion, the director may require that the applicant procure the services of a competent professional traffic engineer for the purpose of preparing a traffic study. Such traffic study shall show how traffic generated by the proposed development will be handled on the site and how vehicular ingress and egress from the site onto public streets will function in relation to existing street and intersection capacities and other neighborhood conditions.
 - (5) Other information as specified on the application form.
 - (6) Other information as requested by the director or director's designee, public works director, county engineer, planning commission or unified government board of commissioners.
- (f) *Application and review procedures.*
- (1) *Determination of completeness.* Applications shall be submitted to the director for a determination of completeness pursuant to section 27-198. An application is complete when all of the items required by these regulations and on the application form are prepared and/or answered, and any required supplemental or additional applications (e.g., comprehensive plan amendment) are submitted with the appropriate fee to the department of urban planning and land use.

- (2) *Neighborhood meeting.* The applicant shall comply with the requirements for a neighborhood meeting pursuant to section 27-199.
- (3) *Staff review.* Following a determination of completeness, the staff shall review the application pursuant to section 27-200.
- (4) *Notice and public hearing.* Following completion of staff review and such neighborhood meetings as are required, the application shall be scheduled for a public hearing before the planning commission.
 - a. Notice shall be provided pursuant to section 27-203.
 - b. The planning commission shall consider the criteria listed in subsection (f)(6) of this section in making a recommendation.
- (5) *Planning commission action.* Following the close of the public hearing on an application to rezone land, the planning commission shall recommend approval, conditional approval, or denial at the earliest reasonable time, and shall prepare an accurate written summary of the proceedings for the unified government board of commissioners. If the planning commission fails to make a recommendation on a rezoning request within 63 days of the close of the public hearing on that application, the planning commission shall be deemed to have made a recommendation of disapproval. The application will be forwarded by the director to the unified government board of commissioners within 50 days of the deemed denial.
- (6) *Factors to be considered.*
 - a. *Rezoning application.* Approval, conditional approval, or denial of the rezoning application shall be based upon consideration of the following factors:
 - 1. Compatibility with the comprehensive plan.
 - 2. The character of the neighborhood.
 - 3. The zoning and uses of properties nearby, and the compatibility of the proposed uses with those uses.
 - 4. The suitability of the subject property for the uses to which it has been restricted.
 - 5. The length of time the property has remained vacant as zoned; the length of time the property has been actively marketed.
 - 6. 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.
 - 7. The extent to which the proposed use would increase or change traffic or parking demand in any ways that would adversely affect road capacity, condition, safety, or create parking problems.
 - 8. The extent to which the proposed use could cause environmental harm or enhance the environment.
 - 9. The extent to which utilities and public services are available and adequate to serve the proposed use.
 - 10. The economic impact of the proposed use on the community.
 - 11. The application must meet applicable ordinance requirements.

12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed upon the individual landowner or landowners.
- b. *Development plan.* The following criteria shall be considered when reviewing the development plan:
 1. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space.
 2. The plan provides for safe and easy ingress, egress and internal traffic circulation.
 3. The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety.
 4. The architectural designs are consistent with unified government policies and regulations and compatible with surrounding features.
 5. The plan represents an overall development pattern that is consistent with the comprehensive plan, street map and other adopted planning policies.
 6. Right-of-way, as determined by the public works department, has been identified for dedication.
- (7) *More restrictive change than requested.* The planning commission may recommend a change in a zoning district that constitutes a more restrictive change than requested by the applicant, provided such change is to a planned district and in keeping with the following:

<i>Residential Districts</i>	
R Rural Residence District	Most Restrictive
R-1 Single-family District	
R-1(B) Single-family District	
R-2 Two-family District	
R-2(B) Two-family District	
R-3 Townhouse District	
R-4 Garden Apartment District	
R-5 Apartment District	
R-6 High-Rise Apartment District	
R-M Mobile Home Park	Least Restrictive
<i>Business Districts</i>	
C-0 Nonretail Business District	Most Restrictive
C-1 Limited Business District	
C-D Central Business District	
TND Traditional Neighborhood Design District	
C-2 General Business District	
C-3 Commercial District	Least Restrictive
<i>Industrial Districts</i>	
B-P Planned Business District	Most Restrictive
M-1 Light Industrial and Industrial Park	
M-2 General Industrial District	
M-3 Heavy Industrial District	Least Restrictive

- a. The planning commission may recommend and the unified government board of commissioners may accept a change in zoning which is equal to or more

restrictive than the one requested, provided the more restrictive district is in the same R, C or M category for which the change was requested.

- b. In no case may a change to an R district be approved if the application is for a C or M district, and in no case may a C district be approved if the application is for an M district.
- c. Applications for district A-G may not be changed to another category unless a new application is filed.
- d. A planned district shall be equally restrictive as its equivalent district.
- e. If a development plan or development plan modification is required, the application shall be held over until plans are submitted by the applicant in accordance with the department of urban planning and land use schedule for submissions.

(8) *Protest.*

- a. *Filing.* If a protest against such amendment, supplement or change in the zoning of land is filed in the office of the unified clerk within 14 days after the conclusion of the public hearing before the planning commission pursuant to the publication notice, duly signed and acknowledged by the owners of 20 percent or more of any real property proposed to be rezoned, or by the owners of 20 percent of the total area, excluding streets or public ways, located within or without the corporate limits of the city and located within 200 feet of the boundaries of the property proposed to be rezoned, such amendment shall not be passed except by at least three-fourths vote of all the members of the unified government board of commissioners. The distance in certain cases may be 1,000 feet where prescribed by state statutes.
- b. *Withdrawal.* Any person may withdraw their signature from a petition by filing an affidavit with the unified clerk prior to the deadline for filing a protest petition. After the deadline, petitions cannot be withdrawn. All of the signers of a petition may notify the unified government board of commissioners of their intent to withdraw a petition following the filing deadline, but this will not affect the voting requirement.
- c. *Exemptions.* If a property owner that is not a city or county initiates a rezoning of such owner's property to a single-family residential district, such amendment shall require notice by publication consistent with section 27-203 and a public hearing consistent with section 27-204 and subsection (f)(4) of this section. Such a rezoning shall not require written notice and shall not be subject to the protest petition provisions.

(9) *Action by unified government board of commissioners.* When the planning commission submits a recommendation of approval, conditional approval, or disapproval of such amendment and the reasons therefor, the unified government board of commissioners shall consider the criteria established in sections 27-205 and subsection (f)(6) of this section and may take any action consistent with sections 27-205 and 27-206, including:

- a. Adopting such recommendations by ordinance;

- b. Overriding the planning commission's recommendation by a two-thirds majority vote of the membership of the unified government board of commissioners; or
 - c. Returning such recommendation to the planning commission with a statement specifying the basis for the unified government board of commissioners' failure to approve or disapprove. If the unified government board of commissioners returns the planning commission's recommendation, the planning commission, after considering the same, may resubmit its original recommendation giving the reasons therefor or submit new and amended recommendation. Upon the receipt of such recommendation, the unified government board of commissioners, by a simple majority thereof, may adopt or revise or amend and adopt such recommendation by the respective ordinance or resolution, or it need take no further action thereof. If the planning commission fails to deliver its recommendation to the unified government board of commissioners following the planning commission's next regulation meeting after receipt of the unified government board of commissioners' report, the unified government board of commissioners shall consider such course of inaction in the part of the planning commission as a resubmission of the original recommendation and proceed accordingly. If adopted, the proposed rezoning shall become effective upon publication of the respective adopting ordinance or resolution.
- (10) *Conditional approval of rezoning.* In cases in which rezoning applications are conditionally approved by the unified government board of commissioners, the rezoning ordinance shall not be published and thus shall not take effect until the conditions are fulfilled.
- a. Where a dispute arises between the applicant and staff regarding whether or not the conditions have been fulfilled, the matter shall be brought before the unified government board of commissioners for resolution. No further action will be taken to process the application pending the unified government board of commissioners' determination.
 - b. Failure to fulfill the conditions within one year of unified government board of commissioners' approval shall necessitate the scheduling of a public hearing with requisite notice before the unified government board of commissioners. At this public hearing, the unified government board of commissioners shall consider all of the relevant factors and either approve, approve with conditions, or deny the rezoning application.
- (g) *Amendments to preliminary development plans.* Once a preliminary plan has been approved, changes may be made only after approval of a revised preliminary development plan. Changes that are not considered significant pursuant to subsection (g)(1) of this section may be approved by the director at his discretion, with disapproval appealed to the planning commission. Significant changes may be approved only after a rehearing by the planning commission and unified government board of commissioners, subject to the same procedural requirements of an original application.
- (1) For the purposes of this section, significant changes shall be determined by the director or director's designee and shall mean any of the following, provided they are

still within the approved standards of the applicable zoning district. Any change that seeks to vary the standards of the applicable district must either be approved by the planning commission through a planned district rezoning application or the board of zoning appeals through a variance:

- a. Increases in density or intensity of residential uses by more than five percent;
 - b. Increases in total floor area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less;
 - c. Increases of lot coverage by more than five percent;
 - d. Changes of architectural style that will make the project inconsistent with previous approvals;
 - e. Changes in ownership patterns or stages of construction that will lead to a different development concept;
 - f. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities;
 - g. Decreases of any peripheral setback of more than five percent;
 - h. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas;
 - i. Changes of traffic circulation patterns that will affect traffic outside of the project boundaries;
 - j. Modification or removal of conditions or stipulations to the preliminary development plan approval; or
 - k. Modifications that change, amend, or violate the terms of the comprehensive plan.
- (2) Appeal of the director's determination of significant may be taken to the planning commission, whose decision shall be final. No further action will be taken to process the application pending the planning commissions' determination.
- (h) *Review and approval of final development plans.* Permits for grading or construction shall be issued only after final plans have been approved by the planning commission. The developer may submit preliminary and final development plans simultaneously at such person's own risk.
- (1) *Contents of a final development plan.* Contents of a final development plan shall be as specified in section 27-212(e).
- (2) *Conditions for approval.* Final plans shall be approved only after the following conditions have been met:
- a. Final plans conform to the approved preliminary plan and meet any special conditions imposed at the time of rezoning. Significant changes, as defined in section 27-211(g)(1) and determined by the director or his designee, between the preliminary plan and the final plan shall be sufficient reason to require the resubmission of a preliminary plan.
 - b. If the project is being constructed in stages, each stage shall be functional and shall be adequately served by access drives, parking and utilities as a freestanding project which will not have adverse effects on the neighborhood if subsequent stages are not carried out.
- (3) *Planning commission action.*

- a. A final development plan which contains no modifications or additions, except the addition of required detail, from the approved preliminary plan shall be approved by the planning commission if the commission determines that all of the submission requirements have been satisfied. Normally, a public hearing is not required; however, the planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
 - b. A final development plan that contains modifications from the approved preliminary development plan but which changes are not significant pursuant to subsection (g) of this section, as measured against the original approved preliminary plan, may be approved by the planning commission without a public hearing provided the commission determines that all of the submission requirements have been satisfied. The planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
 - c. If the final development plan has significant changes from the preliminary plan, pursuant to subsection (g) of this section, it shall not be considered and shall be converted to an application for preliminary plan approval.
- (i) *Abandonment of final development plan.* In the event a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new final development plan has been approved.
- (j) *Time limit for refiling.* No application for any change of zone classification shall be filed within one year following the final disposition approval, conditional approval, or denial by the unified government board of commissioners of a previous application on the same property or a portion thereof. Upon petition by the applicant, the director of planning ~~and chair of the planning commission~~ may permit refiling of said application within such one-year period, when:
- (1) Significant physical, economic or land use changes, or other changes of circumstance that substantially affect the health, safety or general welfare have taken place within the immediate vicinity;
 - (2) A significant comprehensive plan or zoning ordinance text change has been adopted; or
 - (3) When the reapplication is for a change of zoning classification that is more restrictive than the original request or at a density at least 30 percent less than the original request.

The applicant shall submit a statement in detail setting out those changes deemed significant and relied upon for refiling the original application.

Section 3. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-211. - Rezoning—Planned districts.

(a) *Purpose.*

- (1) Planned district rezoning is appropriate for the purpose of providing design flexibility not available through standard procedures. Planned district rezoning is intended to encourage high quality development that provides:
 - a. More efficient infrastructure;
 - b. Reduced traffic demands;
 - c. More usable public or private open space and pedestrian connections;
 - d. Needed housing choices;
 - e. Assure quality development; and
 - f. Protect the quality and integrity of existing neighborhoods.
- (2) Planned development district approval is a two-step process, approval of a preliminary development plan followed by approval of a final development plan.
- (3) The sale, subdivision or other partition of the site after zoning approval does not exempt the project or portions thereof from complying with these development standards, architectural quality, sign concepts, or other conditions that were committed to at the time of rezoning.

(b) *Applicant.* A proposal for an amendment or change in zoning may be initiated by the unified government board of commissioners, the planning commission, or upon application or petition of the owner of property affected of the property owner or owner's agent.

(c) *Applicability.* Planned district zoning is applicable when the applicant seeks to vary the requirements and lot sizes of the basic zone district classification. The approved final development plan shall serve as a basis for use (permitted within the district) density and design criteria.

(d) *Preapplication conference.* A preapplication conference is required pursuant to section 27-197.

(e) *Submission requirements.* The director shall prepare applications specifying the information to be submitted in support of a planned development rezoning application. This shall include, at a minimum:

- (1) Application form.
- (2) Preliminary development plan pursuant to section 27-212(d).
- (3) Application fee.
- (4) Traffic study for rezoning. In the case of an application for rezoning of land for a use that may substantially change traffic patterns, or create traffic congestion, the director may require that the applicant procure the services of a competent professional traffic engineer for the purpose of preparing a traffic study. Such traffic study shall show how traffic generated by the proposed development will be handled on the site and how vehicular ingress and egress from the site onto public streets will function in

relation to existing street and intersection capacities and other neighborhood conditions.

- (5) Other information as specified by the application form.
 - (6) Other information as requested by the director or director's designee, public works director, county engineer, planning commission or unified government board of commissioners.
- (f) *Varying underlying district standards.* As a general rule, the density or intensity of land uses shall be determined by the underlying district. Planned district development applications may vary from the standards of the underlying zoning district pursuant to the following terms:
- (1) The maximum height of buildings and structures in a planned zoning district shall be as set out in the equivalent district.
 - (2) The intensity of the land use, the bulk of the buildings, the concentration of population, and the amount of open space, light, and air in a planned district shall be as set out in the equivalent district.
 - (3) The density of residential dwelling units, the parking requirements, and the performance standards in a planned zoning district shall be as set out in the equivalent district, although individual lot sizes may be reduced.
 - (4) The permitted uses in a planned zoning district shall be as set out in the equivalent district; provided, however, that limitations may be placed on the occupancy of certain premises, if such limitations ~~is~~are deemed essential to the health, safety or general welfare of the community.
 - (5) The planning commission may require assurance of the financial and administrative capabilities of any agency created by a developer for the purpose of maintaining common open space and facilities of a nonpublic nature in a planned zoning district.
 - (6) The planning commission and the unified government board of commissioners may, in the process of approving preliminary and final plans, approve deviations in a planned district from the minimum standards in the underlying district as follows:
 - a. Setbacks of buildings, signs, and paved areas from a public street may be reduced to 75 percent of the underlying district's requirement.
 - b. Setbacks of buildings from a project boundary line other than a public street may be reduced to 60 percent of the underlying district's requirements.
 - c. Setbacks of paved areas adjacent to property lines, other than street lines, may be reduced to zero, if existing or proposed development on said adjacent land justifies the same.
 - d. Setbacks, except those from a public street or project boundary line, may be reduced to zero.
 - e. Setbacks of buildings and paved areas from a limited access trafficway may be reduced to five feet.
 - f. Setbacks in abutting residential districts may be reduced between the uses or between a use and a street right-of-way where the project mitigates negative impacts by the use of unique and innovative site planning, buffering, or landscaping techniques.

- (7) Reductions of setbacks or other open space in a planned zoning district shall be compensated by additional open space in other, appropriate areas of the project.
 - (8) Residential areas shall be planned in a manner that will produce usable open space, recreational opportunities, and safe and attractive neighborhoods.
 - (9) Commercial areas shall be planned and developed so as to result in attractive, viable, and safe centers and clusters, not strip patterns along thoroughfares. Control of vehicular access, floor area ratios, architectural quality, landscaping, and signs shall be exercised to soften and buffer the impact on nearby residential neighborhoods, and to assure minimum adverse effects on the street system and other community services.
 - (10) Any building or portion thereof may be owned in condominium as provided by K.S.A. 53-3101 et seq.
- (g) *Application and review procedures for preliminary plan.*
- (1) *Determination of completeness.* Applications shall be submitted to the director for a determination of completeness pursuant to section 27-198. An application is complete when all of the items required by these regulations and on the application form are prepared and/or answered, and any required supplemental or additional applications (e.g., comprehensive plan amendment) are submitted with the appropriate fee to the department of urban planning and land use.
 - (2) *Neighborhood meeting.* The applicant shall comply with the requirements for a neighborhood meeting pursuant to section 27-199.
 - (3) *Staff review.* Following a determination of completeness, the staff shall review the application pursuant to section 27-200.
 - (4) *Notice and public hearing.* Following completion of staff review and such neighborhood meetings as are required, the application shall be scheduled for a public hearing before the planning commission.
 - a. Notice shall be provided pursuant to section 27-203.
 - b. The planning commission shall consider the criteria listed in section 27-210(f)(5) and (f)(6) in making a recommendation.
 - (5) *Recommendation of planning commission.* Following the close of the public hearing on an application to rezone land, the planning commission shall recommend approval, conditional approval, or denial at the earliest reasonable time, and shall prepare an accurate written summary of the proceedings for the unified government board of commissioners. If the planning commission fails to make a recommendation on a planned development rezoning request within 63 days of the close of the public hearing regarding that application, the planning commission shall be deemed to have made a recommendation of disapproval. The application will be forwarded to the unified government board of commissioners within 50 days of the deemed denial.
 - (6) *Factors to be considered.*
 - a. *Rezoning application.* Approval, conditional approval, or denial of the planned rezoning application shall be based upon consideration of the following factors:
 - 1. Compatibility with the comprehensive plan.
 - 2. The character of the neighborhood.

3. The zoning and uses of properties nearby, and the compatibility of the proposed uses with those uses.
 4. The suitability of the subject property for the uses to which it has been restricted.
 5. The length of time the property has remained vacant as zoned; the length of time the property has been actively marketed.
 6. 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.
 7. The extent to which the proposed use would increase or change traffic or parking demand in any ways that would adversely affect road capacity, condition, safety, or create parking problems.
 8. The extent to which the proposed use could cause environmental harm or enhance the environment.
 9. The extent to which utilities and public services are available and adequate to serve the proposed use.
 10. The economic impact of the proposed use on the community.
 11. The applicant must meet applicable ordinance requirements.
 12. The relative gain to the public health, safety, and welfare as compared to the hardship imposed upon the individual landowner or landowners.
- b. *Preliminary development plan.* The following criteria shall be considered when reviewing the preliminary development plan:
1. The development meets the terms of the underlying district as varied by the provisions of subsection (f) of this section;
 2. The site is capable of accommodating the buildings, parking areas and drives with appropriate open space;
 3. The plan provides for safe and easy ingress, egress and internal traffic circulation;
 4. The plan is consistent with good land planning and site engineering design principles, particularly with respect to safety;
 5. The architectural designs are consistent with unified government policies and regulations and compatible with surrounding features;
 6. The plan represents an overall development pattern that is consistent with the comprehensive plan, street map and other adopted planning policies;
 7. Right-of-way, as determined by the public works department, has been identified for dedication;
 8. Amenities or conditions to be gained by the community are of an equal or higher quality than those required of unplanned development;
 9. Planned zoning is not being used as a refuge from the requirements of these regulations as to the intensity of land use, amount of open space, or other established development criteria.

(7) *Protest.*

- a. *Filing.* If a protest against such amendment, supplement or change in the zoning of land is filed in the office of the unified government clerk within 14 days after the conclusion of the public hearing before the planning commission pursuant to the publication notice, duly signed and acknowledged by the owners of 20 percent or more of any real property proposed to be rezoned, or by the owners of 20 percent of the total area, excluding streets or public ways, located within or without the corporate limits of the city and located within 200 feet of the boundaries of the property proposed to be rezoned, such amendment shall not be passed except by at least three-fourths vote of all the members of the unified government board of commissioners.
 - b. *Withdrawal.* Any person may withdraw their signature from a petition by filing an affidavit with the clerk prior to the deadline for filing a protest petition. After the deadline, petitions cannot be withdrawn. All of the signers of a petition may notify the unified government board of commissioners of their intent to withdraw a petition following the filing deadline, but this will not affect the voting requirement.
 - c. *Exemptions.* If a property owner that is not a city or county initiates a rezoning of such owner's property to a single-family residential district, such amendment shall require notice by publication consistent with section 27-203 and a public hearing consistent with section 27-204 and subsection (g)(4) of this section. Such a rezoning shall not require written notice and shall not be subject to the protest petition provisions.
- (8) *Action by unified government board of commissioners.* When the planning commission submits a recommendation of approval, conditional approval, or disapproval of such amendment and the reasons therefore, the unified government board of commissioners shall consider the criteria established in sections 27-205(a) and 27-210(f)(6), and may take any action consistent with sections 27-205 and 27-206 including:
- a. Adopt such recommendations by ordinance, which may include such conditions as the unified government board of commissioners deems necessary;
 - b. Override the planning commission's recommendation by a two-thirds majority vote of the membership of the unified government board of commissioners; or
 - c. Return such recommendation to the planning commission with a statement specifying the basis for the unified government board of commissioners' failure to approve or disapprove. If the unified government board of commissioners returns the planning commission's recommendation, the planning commission, after considering the same, may resubmit its original recommendation giving the reasons therefore or submit new and amended recommendation. Upon the receipt of such recommendation, the unified government board of commissioners, by a simple majority thereof, may adopt or may revise or amend and adopt such recommendation by the respective ordinance or resolution, or it need take no further action thereof. If the planning commission fails to deliver its recommendation to the unified government board of commissioners following the

planning commission's next regulation meeting after receipt of the unified government board of commissioners' report, the unified government board of commissioners shall consider such course of inaction in the part of the planning commission as a resubmission of the original recommendation and proceed accordingly. If adopted, the proposed rezoning shall become effective upon publication of the respective adopting ordinance or resolution.

No change of zone to a planned district shall be approved without the approval of the preliminary development plans by the unified government board of commissioners. The approved preliminary development plans shall be incorporated by reference in any change-of-zone ordinance to a planned district.

- (9) *Conditional approval of rezoning.* In cases in which rezoning applications are conditionally approved by the unified government board of commissioners, the rezoning ordinance shall not be published and thus shall not take effect until the conditions are fulfilled.
- a. Where a dispute arises between the applicant and staff regarding whether or not the conditions have been fulfilled, the matter shall be brought before the unified government board of commissioners for resolution. No further action will be taken to process the application pending the unified government board of commissioners' determination.
 - b. Failure to fulfill the conditions within one year of unified government board of commissioners approval shall necessitate the scheduling of a public hearing with requisite notice before the unified government board of commissioners. At this public hearing, the unified government board of commissioners shall consider all of the relevant factors and either approve, approve with conditions, or deny the rezoning application.

- (h) *Amendments to preliminary development plans.* Once property has been rezoned to a planned district, changes in the preliminary development plan may be made only after approval of a revised preliminary development plan. Changes that are not considered significant pursuant to subsection (h)(1) of this section may be approved by the director without a public hearing, with disapproval appealed to the planning commission. Significant changes may be approved only after rehearing by the planning commission and unified government board of commissioners, subject to the same procedural requirements of an original application.

- (1) For the purposes of this section, significant changes shall be determined by the director or director's designee and shall mean any of the following:
- a. Any changes that exceed the provisions of subsection (f) of this section or other terms specified by the planning commission and/or unified government board of commissioners;
 - b. Increases in density or intensity of residential uses by more than five percent;
 - c. Increases in total floor area (entire plan) of all nonresidential buildings by more than five percent or 5,000 square feet, whichever is less;
 - d. Increases of lot coverage by more than five percent;

- e. Changes of architectural style that will make the project less compatible with surrounding uses;
 - f. Changes in ownership patterns or stages of construction that will lead to a different development concept;
 - g. Changes in ownership patterns or stages of construction that will impose substantially greater loads on streets and other public facilities;
 - h. Decreases of any peripheral setback of more than five percent;
 - i. Decreases of areas devoted to open space of more than five percent or the substantial relocation of such areas;
 - j. Changes of traffic circulation patterns that will affect traffic outside of the project boundaries;
 - k. Modification or removal of conditions or stipulations to the preliminary development plan approval; or
 - l. Modifications that change, amend, or violate the terms of the comprehensive plan.
- (2) Appeal of the director's determination of significant changes may be taken to the planning commission, whose decision shall be final. No further action will be taken to process the application pending the planning commission's determination.
- (i) *Review and approval of final development plans.*
- (1) *Contents.* Contents of the final development plans shall be as specified in section 27-212(e) and subsection (g) of this section.
 - (2) *Permits.* Permits for grading or construction shall be issued only after final plans have been approved by the planning commission. The developer may submit preliminary and final development plans simultaneously at such person's own risk.
 - (3) *Conditions for approval.* Final plans shall be approved only after the following conditions have been met:
 - a. Final plans conform to the approved preliminary plan and meet any special conditions imposed at the time of rezoning. Significant changes, as defined in subsection (h)(1) of this section and determined by the director or his delegate, between the preliminary plan and the final plan shall be sufficient reason to require the resubmission of a preliminary plan.
 - b. If the project is being constructed in stages, each stage shall be functional and shall be adequately served by access drives, parking and utilities as a freestanding project which will not have adverse effects on the neighborhood if subsequent stages are not carried out.
 - (4) *Planning commission action.*
 - a. A final development plan that contains no modifications or additions from the approved preliminary plan shall be approved by the planning commission if the commission determines that all of the submission requirements have been satisfied. Normally, a public hearing is not required; however, the planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
 - b. A final development plan that contains modifications from the approved preliminary development plan but which changes are not significant pursuant to

subsection (h)(1) of this section, as measured against the original approved preliminary plan, may be approved by the planning commission without a public hearing provided the commission determines that all of the submission requirements have been satisfied. The planning commission may require a public hearing where more than six months have passed following preliminary plan approval.

- c. If the final development plan has significant changes from the preliminary plan, pursuant to subsection (h)(1) of this section, it shall not be considered and shall be returned to the applicant.
- (j) *Abandonment of final development plan.* In the event the a plan or section thereof is given final approval and thereafter the landowner shall abandon said plan or a section thereof and shall so notify the unified government in writing, or in the event the landowner shall fail to commence, as evidenced by receipt of building permits and start of construction, the planned development within 18 months after final approval has been granted or in the case of subsequent phases each shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase or the plan will be considered abandoned, then in either event such final approval shall terminate and shall be deemed null and void unless such time period is extended by the planning commission upon written application by the landowner. Whenever a final plan or section thereof has been abandoned as provided in this section, no development shall take place on the property until a new development plan has been approved.
- (k) *Time limit for refiling.* The time limit for refiling a change of zone or final development plan shall be as specified in ~~section 27-275(j)~~ 27-210(j).

Section 4. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-215. - Subdivision.

- (a) *Purpose.* The purpose of subdivision is to provide for the orderly and efficient development of land by assuring the following:
 - (1) Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.
 - (2) Provision is made for drainage, erosion, water supply, sewage disposal and other appropriate utility services.
 - (3) Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, including access to major streets, proper ingress and egress, and traffic controls, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

- (4) Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.
 - (5) Development patterns are designed with due regard to topography and floodplains, so that the natural features of the land and vegetation shall be protected and enhanced.
 - (6) Adequate sites are provided for schools, parks, playgrounds, and other community services and facilities so that residents of all neighborhoods shall have convenient access to such facilities.
- (b) *Applicant.* A subdivision application may be initiated by the unified government board of commissioners, planning commission, or upon application of the property owner or owner's agent.
- (c) *Applicability.*
- (1) No division of land into two or more parts, any part of which contains less than 20 acres or 600 feet of street frontage, or other activities included in the definition of subdivisions, as defined herein, shall be made prior to approval of a plat by the planning commission and unified government board of commissioners, except as specifically exempted in subsection (c)(2) of this section. No subdivision shall be filed with the register of deeds, and no building permit shall be issued unless an appropriate plat has been approved by the planning commission and unified government board of commissioners, and recorded, except as specifically exempted in subsection (c)(2) of this section.
 - (2) The following subdivisions are not required to be platted or replatted, but do require administrative review and approval prior to recordation:
 - a. Administrative review shall be required for some applications. This shall include the submission of a survey with any previous divisions shown in dashed lines. The survey shall include a signature box in the lower right corner of the document that states "Approved by Director of Planning" with a signature line and date line.
 - b. Administrative review is required for these subdivisions:
 - 1. Residential lot splits, meaning the division of a residential platted lot into two lots or portions thereof, provided each lot conforms to these regulations and all of the provisions of the zoning ordinances. All such lot splits shall conform to the requirements of section 27-280.
 - 2. Industrial and commercial lot splits, meaning the division of a platted lot utilized or zoned for commercial or industrial use into two or more lots or portions thereof that each conforms to the provisions of the zoning and subdivision regulations, shall not be required to be replatted, unless a new street or streets are laid out or are proposed over vacated streets or alleys, or when the proposed development pattern or ownership pattern and the existing lot pattern bear no reasonable relationship to each other.
 - 3. Any movement of property lines between agreeing owners, provided such movement does not create a nonconformity or any additional lots.
 - 4. A single division for an immediate family member (son, daughter, mother, father, brother, or sister), provided the tract is one acre with 150 feet of

frontage on existing or dedicated future right-of-way; the tract must be restricted to ownership by the immediate family member for at least ten years, provided it meets sanitary waste disposal requirements of the unified government and state.

5. A subdivision creating 40 or fewer single-family homes, as defined by the Kansas By-Right Housing Development Act.
- c. No administrative review is required for these subdivisions:
 1. Any division of land ordered by a court of competent jurisdiction, provided the court order accompanies the metes and bounds application.
 2. Any division of land where all divided parcels will contain more than 35 acres.
 3. Any division necessitated as a matter of probate, provided the probate documents accompany the metes and bounds application.
- d. A building permit shall not be issued for any nonagricultural building or structure on land not required to be platted which abuts a street having less than 25 feet of right-of-way in the case of a local street or 30 feet for a street of other classification, measured from the centerline, until the necessary right-of-way has been set aside by one of the following procedures:
 1. Where existing right-of-way has previously been dedicated by plat, not more than five feet of the required additional right-of-way may be provided by utility and sidewalk easement, the balance by deed of dedication.
 2. Where the lot has not been platted, the additional right-of-way shall be dedicated by way of a plat, deed of dedication, or agreement with the unified government.
 3. A right-of-way over and above 30 feet as may be required for class A, B, or C thoroughfares need not be dedicated unless the property must be platted, but shall be reserved for future street use. Where existing local streets or major streets pass through or along a developed area where extensive development indicates that the required width cannot be achieved within a reasonable time at a reasonable cost, a lesser dedication of land may be approved. Such approval shall be by an agreement with the unified government approved by the unified government board of commissioners after recommendation by the county engineer. In this case, building setback will be measured from the line established by the reservation.
- (d) *Preapplication conference.* A preapplication conference is required pursuant to section 27-197.
- (e) *Submission requirements for a preliminary plat.* The preliminary plat shall be drawn at a scale and on a sheet size identified by the director of planning in the subdivision application. The information shall be submitted in the quantity and format identified by the director of planning, containing the following information:
 - (1) Proposed name of subdivision.
 - (2) A legal description of the property.
 - (3) Existing zoning, and if applicable, proposed zoning.

- (4) Names and addresses of the owner of record, developer and registered surveyor, land planner, licensed professional engineer and/or architect in the state.
- (5) Scale, north arrow and date of preparation, and if applicable the dates of any revisions.
- (6) A key map showing the location of the proposed subdivision referenced to existing or proposed streets and to section lines.
- (7) The following existing conditions:
 - a. All platted or existing streets, property lines and the names of platted subdivisions for a distance of not less than 200 feet.
 - b. Location, width, and names of all existing streets, easements, utilities, and rights-of-way; public spaces; and permanent buildings within 200 feet of the proposed plat.
 - c. Existing contour lines at two-foot intervals.
 - d. Significant site features, including tree stands, wooded or vegetated areas, wetlands, water bodies, and slopes in excess of ten percent.
 - e. Location of any 100-year flood fringe or floodway boundaries before and after subdivision. In zone A for which no regulatory flood level has been established in addition, an estimate of the regulatory flood level shall be submitted. Any change in the regulatory flood plain must be accomplished prior to review by the planning commission.
 - f. Names and addresses of adjoining property owners and property owners based on information provided by the unified government.
- (8) Proposed development, as follows:
 - a. The location and width of proposed rights-of-way, streets, alleys, pedestrian ways and sidewalks, and utility easements.
 - b. Layout, number and dimensions of lots and parcels and the number or letter of each lot, block, or parcel.
 - c. Location, size and identity of areas proposed for dedication to public use or to be reserved by deed or covenant for the use of all property owners in the subdivision, and any conditions of such dedication or reservations.
 - d. The proposed use of land for each lot or outparcel under the same control or ownership.
 - e. Approximate gradients of proposed streets, stormwater facilities and sanitary sewers within the subdivision.
 - f. A written statement relating how liquid wastes are to be handled, whether by sewers and an existing sewer district, a district yet to be formed, private treatment facility, etc.
 - g. Preliminary grading plans for natural drainageways that are to become improved surface drainage channels.
 - h. A copy of a preliminary set of protective covenants to run with the land shall be submitted with all preliminary plats containing five or more lots and designed for single-family and two-family residences. Such restrictions shall have a life of not less than 50 years and contain at least a minimum floor area requirement for

residences to be constructed therein, along with a maintenance plan and funding structure for all proposed private open or common areas.

- i. Any additional studies requested by the director of planning or the director's designee, pursuant to section 27-198(b).
 - j. Traffic study for all commercial subdivisions and any residential subdivision with 100 or more proposed dwelling units in the preliminary plat.
 - k. Preliminary stormwater calculations and best management practice/ detention basin requirements.
- (f) *Application and review procedures for a preliminary plat.*
- (1) *Determination of completeness.* Applications shall be submitted to the director of planning for a determination of completeness pursuant to section 27-198. An application is complete when all of the items required by these regulations and on the application form are prepared and/or answered, and any required supplemental or additional applications (e.g., comprehensive plan amendment) are submitted with the appropriate fee to the ~~d~~Department of ~~urban p~~Planning and Urban Design~~land use~~.
 - (2) *Neighborhood meeting.* The applicant shall comply with the requirements for a neighborhood meeting pursuant to section 27-199.
 - (3) *Staff review.* Following a determination of completeness, the staff shall review the application pursuant to section 27-200.
 - (4) *Notice and public hearing.*
 - a. Following completion of staff review and such neighborhood meetings as are required, the application shall be scheduled for a public hearing before the planning commission.
 - b. Written notice shall be sent to all property owners within 200 feet of the proposed subdivision not less than ten and not more than 15 days prior to the hearing date.
 - (5) The planning commission shall consider the following criteria in making a decision:
 - a. Whether the preliminary plat is consistent with the comprehensive plan, the major street plan and any other adopted plans;
 - b. Whether the preliminary plat is in compliance with the standards and requirements of the zoning ordinance, subdivision regulations and other applicable unified government policies and regulations;
 - c. Whether there are adequate public facilities and services available for the proposed lots, including internal and accessing street systems, water, waste water, stormwater, electricity, fire, police, and emergency facilities and services;
 - d. Whether the proposed subdivision will cause adverse or negative impacts on the natural or social environment;
 - e. Whether the subdivision is compatible in lot size, lot-to-structure proportion, building size, and architectural design with existing and proposed development on adjacent properties;
 - f. Whether the subdivision does not encourage premature extension of public services, piece-meal or premature development based upon the location of surrounding development and the availability of public facilities and services; and

- g. Whether the subdivision will not cause an undue burden on the unified government for maintenance of land and/or facilities.
- (6) *Planning commission determination.* Upon hearing all interested parties, the planning commission shall approve or deny the preliminary plat as submitted, or may conditionally approve the plat as submitted subject to specified changes.
 - a. Following a vote denying an application, each planning commissioner voting against the application shall state their reason for so doing and identify such conditions as would be necessary for the application to be conditionally approved.
 - b. If the preliminary plat is disapproved or conditionally approved, the reasons for such actions shall be attached to one copy of the plat and made available to the developer within two weeks of the planning commission meeting.
 - c. On conditionally approving a preliminary plat, the planning commission may require the submission of a revised preliminary plat for either staff or planning commission review.
 - d. If the preliminary plat is approved, or after the revised preliminary plat is submitted and approved pursuant to subsection (f)(6)c of this section, the applicant may proceed with the public works requirements.
- (g) *Public works requirements.*
 - (1) Upon approval of the preliminary plat by the planning commission, the applicant shall, in the process of preparing a final plat, prepare and submit to the county engineer the following plans (in quantities and sizes specified on the application form) for that portion of the subdivision to be included in the final plat:
 - a. Plans and profiles of all public streets to the county engineer.
 - b. Plans and profiles of sanitary sewers to the county engineer.
 - c. Stormwater plans and drainage calculations, including culverts, bridges, underground pipe, improved channels and natural waterways where appropriate. Drainage easements shall also be shown in preliminary fashion in the plan. Detailed grading plans are required in and adjacent to 100-year floodplain areas.
 - (2) The plans shall be prepared and sealed by a civil engineer registered in the state and shall be submitted concurrently with the final plat application.
 - (3) The county engineer and other appropriate officials shall review the documents submitted pursuant to this part. The county engineer shall notify the applicant in writing of the department's findings prior to final consideration by the planning commission. A copy of this notification shall be placed in the records of the planning commission and reference made thereto at the time the final plat is being considered by that body.
 - (4) The planning commission shall not approve a final plat until all public works requirements have been designed or otherwise stipulated and compliance with these regulations certified by the county engineer and water pollution control director.
- (h) *Application for a final plat.*
 - (1) *Submission.* The final plat shall be submitted according to the schedule established by the planning commission.
 - (2) *Information required.*

- a. *Number of copies.* The applicant shall provide the number of copies at a size and scale as specified by the ~~d~~Department of ~~urban p~~Planning and Urban Design and use submission schedule.
- b. *All or portion of preliminary plat.* The final plat may include all or a portion of the area approved in the preliminary plat.
- c. *Contents.* The final plat shall contain the following information:
 1. The name of the subdivision and any adjacent subdivisions, the names of streets which shall conform to the existing pattern, and a system of lot and block numbers in an orderly sequence. A vanity name may be used if:
 - (i). The street is not a through street and is contained wholly within the proposed preliminary plat;
 - (ii). The street traverses east to west (all future north/south streets will be a numbered street or terrace);
 - (iii). No other street has a similar alignment elsewhere in the community;
 - (iv). The name is related to the subdivision or local history; and
 - (v). The staff has not yet prepared a street name grid.
 2. Location.
 - (i). Location by section, township, range, county, and state, including a metes and bounds description of the subdivision based on an accurate traverse giving angular and linear dimensions, length and bearing of all tangent lines, and length, radius and central angle for all curves and total acreage of boundary.
 - (ii). Boundary lines shall be mathematically close. The allowable error of closure on any portion of a final plat shall be ~~± 1/10,000~~ $\pm 1/10,000$ accuracy or better.
 - (iii). The plat shall show bearings and distances of all boundary lines and lot lines. The point of beginning shall be labeled on the plat.
 3. Closure.
 - (i). The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - (ii). When any section corner, quarter section corner, or section center is set or reset by a surveyor and when any such corner is located by a surveyor in the course of carrying out a public survey, there shall be recorded with the county register of deeds reference measurements from permanent visible objects to the location of the point as set, reset or located. These reference objects shall be described clearly. In lieu of reference measurements from visible objects, such reference measurements may be made from triangulation stations established by the United States Coast and Geodetic Survey.
 4. Vicinity sketch showing the relationship of the property to be platted with section lines and existing streets.

5. Bearings and distances.
 - (i). Location of lots, streets, public highways, alleys, parks and other features with accurate dimensions in feet and decimals of feet, with the length of radii, arcs, points of tangency, points of intersection and central angles of all curves, and with all other information necessary to reproduce the plat on the ground.
 - (ii). Dimensions shall be from all angle points and points of curve to lot lines.
 - (iii). In the case of a street right-of-way that is intended to extend through to an adjacent area but will be temporarily dead-ended until the adjacent area is developed, a temporary cul-de-sac shall be indicated.
6. Identification of all streets, easements, and other areas to be dedicated or reserved for public use.
7. Name and address of developer and surveyor making the plat.
8. Scale of plat (the scale to be shown graphically and in feet per inch) and north arrow.
9. The location of all building lines, setback lines, and easements for public services or utilities with dimensions showing their location.
10. Locations and elevations of the 100-year floodplain and floodway, whether mapped or unmapped, for all lots within 50 feet.
11. The following certificates that may be combined where appropriate and which shall be executed on the final Mylar copies. The typewritten or printed names of all persons required by this subsection shall appear below the signature of that person.
 - (i). A certificate signed and acknowledged by all parties having any record, title or interest in the land subdivided, and consenting to the preparation and recording of the subdivision plat.
 - (ii). Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use, signed by the owners and all other parties who have a mortgage or lien interest in the property; certification that all prior existing easement rights to any person have been absolved on the parcels to be dedicated to public use. The person shall retain such rights as if located in a public street.
 - (iii). Certification signed by the licensed professional surveyor responsible for the survey and final map. The certification shall contain a statement certifying that the plat represents a survey made by such person and the details of which are correctly shown. The engineer or surveyor shall not sign the plat until he has had all boundary monuments set in accord with this article. The signature shall be accompanied by the surveyor's seal and shall state the month and year such survey was made.
 - (iv). The acknowledgement of a notary in the following form:
"State of Kansas, County of Wyandotte, SS.

"Be it remembered that on this _____ day of _____, 20 _____, before me, a notary public in and for said County and State, came _____ to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

(SEAL)

Notary Public

"My Appointment Expires _____."

(v). The certificate of the planning commission in the following form:

"This plat of _____ has been submitted to and approved by the Wyandotte County/Kansas City, Kansas Planning Commission.

Dated this _____ day of _____, 20 _____.

Wyandotte County/Kansas City, Kansas Planning Commission

By _____, Chairman

_____, Secretary."

(vi). The acceptance of dedications by the board of commissioners, in the following form:

"The dedications shown hereon, if any, are accepted this _____ day of _____, 20 _____.

Mayor

Unified Clerk."

(vii). The certificate of the engineer in the following form:

"Recommended for approval by the Wyandotte County/Kansas City, Kansas, Engineer, this _____ day of _____, 20 _____.
_____ Engineer."

(viii). The form of the certification may be modified as necessary with the approval of the unified government legal counsel to meet statutory or other requirements.

12. All conditions to approval of a subdivision to run with the land and to be forced by the unified government, and all exceptions granted shall be clearly stated on the final plat prior to its being recorded.
13. The following additional data shall be submitted with the final plat:
 - (i). A copy of all lot area, boundary and other calculations performed on the plat shall be submitted to the engineer.
 - (ii). Tax certificates from the county shall be submitted stating that all taxes and encumbrances of record have been satisfied.
 - (iii). A final and complete set of protective covenants shall be submitted with the final plat and shall be recorded concurrently with the plat. No lot may be sold unless the covenants have been recorded. They may be included on the actual plat as appropriate. Such covenants shall have a life of not less than 50 years and shall contain, at the least:
 - A. Floor area requirements for single-family and two-family residences that will provide a reasonable transition from residences on adjacent property. In no case shall the minimum habitable floor area in a proposed subdivision be less than 75 percent of the average habitable floor area of dwellings that exist, or do not yet exist but are controlled by covenants, within 200 feet. The distance shall be measured from the boundary line of the proposed subdivision and include any single-family or two-family residential lot any portion of which is within 200 feet. In the Prairie Delaware Piper Planning Area, the square foot guidelines of the plan shall govern each development.
 - B. A provision not allowing construction of a driveway with direct access onto a designated thoroughfare on a residential lot.

(3) *Replatting.* In the case of replatting:

- a. If the plat is in any way intended to supersede, replace, or substitute for an existing plat of record, either in whole or in part, the manner in which the proposed new plat relates to existing platting shall be shown clearly on the final development plat through the use of phantom lines, dimensions, and any other notation determined to be necessary by the engineer.
- b. Any plat or part thereof of a street, alley, or other public reservation, including, without limitation, easements, dedicated building setback lines, and access control, shall be vacated both as to use and as to title without any further proceedings upon the filing and recording in accordance with the state law of any plat or replat duly executed in accordance with the law and embracing the same lands as those heretofore embraced by such earlier plat or part thereof or street, alley or other public reservation; provided, however, that the street, alley or other public reservation which may be so vacated shall revert, as provided by the state law.

(4) *Action by planning commission.*

- a. Final street, sanitary sewer, storm drainage and any other engineering plans shall be completely approved by the engineer prior to submitting the final plat to the planning commission. The board of public utilities shall have indicated in writing prior to submission that any needed water main extension agreement or any electrical distribution agreement has been executed by the development and that underground wiring will be provided unless otherwise provided as set out herein.
 - b. A final plat that contains no modifications or additions from the approved preliminary plat shall be approved by the planning commission if the commission determines that all of the submission requirements have been satisfied. Normally, a public hearing is not required; however, the planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
 - c. A final plat that contains modifications from the approved preliminary plat but which changes are not significant pursuant to section 27-211(h)(1), may be approved by the planning commission without a public hearing, provided the commission determines that all of the submission requirements have been satisfied. The planning commission may require a public hearing where more than six months have passed following preliminary plan approval.
 - d. If the final plat has significant changes from the preliminary plat, pursuant to section 27-211(h)(1), the application shall not be considered by the planning commission and shall be returned to the applicant.
 - e. If the final plat is returned to the applicant, the reasons for such action shall be attached to a copy of the final plat and made available to the applicant within two weeks of the meeting.
- (5) *Action by unified government board of commissioners.*
- a. Before recording the final plat, it shall be submitted to the unified government board of commissioners for acceptance of public ways, service and utility easements, and land dedicated to public use.
 - b. The acceptance of the public ways, service and utility easements, and land dedicated to the public shall be shown over the signature of the mayor and attested to by the unified clerk or a deputy unified clerk.
- (6) *Recordation.* After final approval of the plat and the affixing of all required signatures, the department shall file one copy with the county register of deeds.

Section 5. Chapter 27 - Planning and Development, Article VI. - Administration and Review Procedures, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-217. - Appeal of administrative decisions.

- (a) *Process.* Appeals to the board of zoning appeals may be taken by any person aggrieved, or by any officer of the unified government or any governmental agency or body affected by any decision of the director of planning or the building official. Such appeal shall be

taken within 30 days of the final decision by filing with the director of planning and a notice of appeal specifying the grounds thereof and the payment of the fee required therefore. The director of planning shall transmit to the board all the papers constituting the record upon which the action appealed from is taken. This shall be done in advance of the next regularly scheduled meeting that is more than 30 days from the date of the appeal.

- (b) *Stay*. An appeal stays all proceedings, including processing of applications, in furtherance of action appealed from unless the building official certifies to the board, after the notice of appeal has been filed, that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board or by a court of record, on application or notice to the director of planning and on due cause shown.
- (c) *Hearing*. The board shall fix a reasonable time for the hearing of the appeal or any other matter referred to it. Except in emergency cases as noted in this section, notice of the time, place and subject of such hearing shall be published once in the official unified government newspaper at least 20 days prior to the date fixed for the hearing. A copy of the notice shall be mailed to each party to the appeal, all property owners within 200 feet of the subject property, and to the planning commission chairman. Upon the hearing, any party may appear in person or by agent or by attorney.
- (d) *Action*. In exercising its powers, the board, in conformity with the provisions of law, may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination, and to that end, shall have all powers of the director of planning and the building official, may attach appropriate conditions, and may issue or direct the issuance or revocation of a permit.
- (e) *Appeal of denial of by-right housing development. Upon the initial failure of a development permit application to be approved as a by-right housing development, the regulatory body shall grant to the applicant in writing all deficiencies in the application. The applicant shall may be granted an opportunity to cure the application. Upon receipt of the revised application, the regulatory body shall again provide a decision of approval or denial within 30 days. If the revised application contains new deficiencies to be cured, the regulatory body shall provide to the applicant in writing all new deficiencies; if there are no new deficiencies but previous deficiencies remain uncured to the satisfaction of the regulatory body, the body may provide to the applicant in writing all existing deficiencies or may formally deny the application in writing to the applicant. Upon the issuance of a formal denial, the applicant or applicant's designee may appeal the administrative decision in accordance with subsections (a) – (d).*

Section 6. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 1. - Generally, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-340. - Definitions.

....

Architectural finish means materials adhered, bound, connected, glued, incorporated, nailed, screwed, or otherwise fastened to a structure in order to both serve as the exterior or a portion of the exterior of said structure and to articulate elements of design. Architectural finish does not refer to exterior material used in the process of making a structure waterproof or water-resistant, insulated, or structurally stable, nor does it refer to paint, varnish, sealants, or other types of viscous material commonly applied to the exterior in order coloring, tinting, sealing, or texturizing the exterior material. Architectural finish does not apply to the materiality, opacity, or other elements of windows or doors. Architectural finish does not refer to the shape, profile, silhouette, or massing of a structure.

....

By-right housing development means both the application for, and development of, dwelling units in conformance with the requirements of the Kansas By-Right Housing Development Act.

....

Single-family residential district means a residential zoning district that allows for any iteration of a single-family home or single-family dwelling unit as defined and identified under the Kansas By-Right Housing Development Act.

Section 7. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-454. - R-1 Single-Family District.

- (a) *Generally.* The purpose of the R-1 single-family district is to accommodate the bulk of single-family detached housing in the city, particularly in newly developing areas where similar density of development now exists. This section applies to the R-1 single-family district.
- (b) *Permitted uses.* In the R-1 single-family district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
 - (1) Single-family dwellings.
 - (2) Municipal facilities of a governmental nature.
 - (3) Publicly owned parks and playgrounds, including public recreation and service buildings and municipally owned swimming pools.
 - (4) Railroad lead track rights-of-way, not including railroad yards, sidings, freight depots or train sheds, nor any other facilities which would encourage or require the stopping, starting, loading or unloading of trains.

- (5) Board of public utilities facilities.
 - (6) Churches, on parcels no less than 120 feet wide and 15,000 square feet and in converted dwellings only when all provisions of the building code for the appropriate occupancy are met.
 - (7) Golf courses and club houses appurtenant thereto, not including miniature golf courses, driving ranges, and other similar activities operated as a business.
 - (8) Public and private schools, elementary and high, and institutions of higher learning, including stadiums and dormitories appurtenant thereto if located on the same campus.
 - (9) Publicly owned and operated museums, libraries and community centers.
 - (10) Agricultural use, except that such uses that involve animals shall conform with section 27-609(3).
- (c) *Plan approval.* For all uses and structures listed as permitted uses in subsections (b)(5)—(b)(9) of this section, preliminary development plans and final plans shall be approved by the planning commission prior to the construction of new or expanded facilities. Such plans shall include details as set out in section 27-212. Such uses shall provide parking and paving setbacks of six feet unless otherwise approved by the planning commission. Notice shall be sent to property owners within 200 feet except for plan approvals for governmental facilities. Approval or disapproval by the planning commission shall be based upon the following:
- (1) The capability of the site to accommodate the building, parking and drives with reasonable open space and safe and easy ingress and egress.
 - (2) The degree of harmony that will prevail between the visual quality of the proposed use, building or church and the surrounding neighborhood.
- The decision of the planning commission may be brought before the unified government board of commissioners for final determination.
- (d) *Height and area standards.* All dwellings and other uses of land shall conform to the following minimum standards:
- (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than ~~25~~ 15 feet.
 - b. Side yard, interior: None. ~~Not less than seven feet.~~
 - c. Side yard, corner: None. ~~Not less than 25 feet.~~
 - d. Rear yard: Not less than ~~30~~ 15 feet.
 - (3) Lot width and area shall be as follows:
 - a. Lot width: Not less than ~~65~~ 24 feet measured at the building line.
 - b. Lot area: Not less than ~~7,150~~ 3,000 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than ~~7,150~~ 3,000 square feet and was owned as a separate lot on May 20, 1969, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.

- c. The Narrow Lot Design Guidelines dated February 18, 2008, are modified as follows:
 - 1. A residence built on a narrow lot may match elevations of adjacent residences within that street without a raised porch, except as may be required by the building code.
 - i. The front elevation of the residence is considered the one side designated for architectural finish under State law, unless another side is designated by the Department of Planning and Urban Design.
 - 2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of urban planning.
 - 3. The raised front entry height is reduced from 30 inches to 14 inches.
 - 4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
 - 5. Alley and garage standards.
 - i. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of urban planning to the alley entrance requirements.
 - ii. Garages in the rear yard shall be located to allow a sufficient turning radius to enter and exit the garage from the alley. Existing garage placement requirements should be utilized as guidelines.
 - 6. Siding standards.
 - i. Any siding with a 50-year warranty will be allowed. This specifically replaces the cement board siding requirement.
 - 7. Exceptions. Any requirement of the Narrow Lot Design Guidelines that is in conflict with State law is severable from the rest of the Narrow Lot Design Guidelines and shall not be enforced.
- (4) Minimum floor area shall be ~~864~~750 square feet of habitable floor area for each residence.
For additional standards and information, see division 8 of this article.
- (e) Parking standards. ~~Two~~One off-street parking spaces shall be provided on the premises for each single-family dwelling. For additional standards and information, see division 9 of this article.
- (f) Signs. Uses other than single-family dwellings shall be permitted one wall sign and one detached sign. For additional standards and information, see division 11 of this article.

Section 8. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-455. - R-1(B) Single-Family District.

- (a) Generally. The purpose of the R-1(B) single-family district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. This district is generally considered too intensive for single-family detached homes in developing sections of the city. This section applies to the R-1(B) single-family district.
- (b) Permitted uses. In the R-1(B) single-family district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses: Any use permitted in the R-1 single-family district with uses other than single-family dwellings conforming to the standards and requirements of the R-1 single-family district.
- (c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
 - (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than ~~25~~10 feet.
 - b. Side yard, interior: ~~None. Not less than ten percent of the width of the zoning lot, but no less than three feet.~~
 - c. Side yard, corner: ~~None. Not less than 25 feet.~~
 - d. Rear yard: Not less than ~~25~~15 feet.
 - (3) Lot width and area shall be as follows:
 - a. Lot width: Not less than ~~50~~15 feet measured at the building line; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635 that is less than ~~50~~15 feet wide and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 can build at any width; given that the building is in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.
 - b. Lot area: Not less than ~~5,000~~3,000 square feet per dwelling unit; provided, however, this provision shall not prohibit the use of any lot for the erection of a residence west of I-635, if such lot contains less than ~~5,000~~3,000 square feet and was owned as a separate lot on July 26, 1956, and is not and has not been a part of a larger ownership since that date. Residences east of I-635 shall be in accordance with The Narrow Lot Design Guidelines incorporated herein by reference dated February 18, 2008.
 - c. The Narrow Lot Design Guidelines dated February 18, 2008, are modified as follows:

1. A residence built on a narrow lot may match elevations of adjacent residences within that street without a raised porch, except as may be required by the building code.
 - i. The front elevation of the residence is considered the one side designated for architectural finish under State law, unless another side is designated by the Department of Planning and Urban Design.
 2. If the residence is constructed utilizing state or federal tax credits and the regulations relating to those tax credits have requirements for ADA accessibility, exceptions to the to the raised front entry requirements of the Narrow Lot Design Guidelines may be granted by the director of urban planning.
 3. The raised front entry height is reduced from 30 inches to 14 inches.
 4. If the narrow lot has a rise from front to rear of more than seven feet, the lot is eligible for a front loaded garage.
 5. Alley and garage standards.
 - i. If the narrow lot is on an unimproved or severely deteriorated alley, exceptions may be granted by the director of urban planning to the alley entrance requirements.
 - ii. Garages in the rear yard shall be located to allow a sufficient turning radius to enter and exit the garage from the alley.
Existing garage placement requirements should be utilized as guidelines.
 6. Siding standards.
 - i. Any siding with a 50-year warranty will be allowed. This specifically replaces the cement board siding requirement.
 7. Exceptions. Any requirement of the Narrow Lot Design Guidelines that is in conflict with State law is severable from the rest of the Narrow Lot Design Guidelines and shall not be enforced.
- (4) Minimum floor area shall be ~~750~~650 square feet of habitable floor area for each residence.

For additional standards and information, see division 8 of this article.

- (d) Parking standards. ~~Two~~One off-street parking spaces shall be provided on the premises for each single-family dwelling, ~~at least one of which shall be in a garage or carport.~~ For additional standards and information, see division 9 of this article.
- (e) Signs. Uses other than single-family dwellings shall be permitted one wall sign and one detached sign. For additional standards and information, see division 11 of this article.

Section 9. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-456. - R-2 Two-Family District.

- (a) Generally. The purpose of the R-2 two-family district is to accommodate the bulk of two-family dwellings or duplexes, particularly in newly developing areas and areas where similar density of development now exists. Duplex development may also be used as a suitable transition between single-family development and other land uses of a more harsh nature. This section applies to the R-2 two-family district.
- (b) Permitted uses. In the R-2 two-family district, no building, structure or land shall be used and no building or structure shall be hereafter erected, converted or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
- (1) Any use permitted in the R-1 single-family district, under the standards and requirements of that district.
 - (2) Two-family dwellings, commonly referred to as duplexes.
- (c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
- (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than ~~25~~10 feet (see exceptions in subsection (d) of this section).
 - b. Side yard, interior: ~~None. Not less than eight feet.~~
 - c. Side yard, corner: ~~None. Not less than 25 feet.~~
 - d. Rear yard: Not less than ~~30~~15 feet.
 - (3) Lot width and area shall be as follows:
 - a. Lot width: Not less than ~~75~~40 feet measured at the building line.
 - b. Lot area: Not less than ~~3,575~~2,500 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
 - (4) Minimum floor area shall be ~~750~~600 square feet of habitable floor area per dwelling unit.
- For additional standards and information, see division 8 of this article.
- (d) Parking standards. ~~Two~~One off-street parking spaces shall be ~~provided~~required 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 passenger cars for each dwelling unit. If off-street parking is provided, or for~~ For additional standards and information, see division 9 of this article.
- (e) Signs. Uses other than single-family or two-family dwellings shall be permitted one wall sign and one detached sign. For additional standards and information, see division 11 of this article.

Section 10. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-457. - R-2(B) Two-Family District.

- (a) Generally. This section applies to the R-2(B) two-family district. The purpose of the R-2(B) district is to provide for new and infill residential development in those older areas of the city where the existing development was substantially completed prior to World War II. It is designed to allow compatibility with the existing residential development and an efficient reuse of existing buildings and vacant parcels, while establishing a minimum standard to protect the health, safety and general welfare of the residents. Conversion of residential buildings constructed as single-family dwellings shall be permitted only when parking, land, floor area and life safety requirements are fully met.
- (b) Permitted uses. In the R-2(B) two-family district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
 - (1) Any use permitted in the R-1(B) single-family district, under the standards and requirements of that district.
 - (2) Two-family dwellings, commonly referred to as duplexes.
- (c) Height and area standards. All dwellings and other uses of land shall conform to the following minimum standards:
 - (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than ~~25~~ 5 feet.
 - b. Side yard, interior: ~~None. Not less than five feet.~~
 - c. Side yard, corner: ~~None. Not less than 20 feet.~~
 - d. Rear yard: Not less than ~~25~~ 10 feet.
 - (3) Lot width and area shall be as follows:
 - a. Lot width: Not less than ~~50~~ 25 feet measured at the building line.
 - b. Lot area: Not less than ~~2,500~~ 1,750 square feet per dwelling unit for buildings erected, converted, or structurally altered for two-family occupancy.
 - (4) Minimum floor area shall be ~~600~~ 480 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.
- (d) Parking standards. ~~One~~ No parking spaces for each dwelling unit shall be ~~provided~~ required on the premises. If off-street parking is provided, for ~~For~~ additional standards and information, see division 9 of this article.
- (e) Signs. Uses other than single-family or two-family dwellings shall be permitted one wall and one detached sign. For additional standards and information, see division 11 of this article.

Section 11. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-458. - R-3 Townhouse District.

- (a) Generally. The purpose of the R-3 district is to accommodate single-family attached residences at densities and with designs that bridge the gap between rental apartment units and single-family homes. The term "townhouse" includes duplexes, side by side units separated by a party wall, or units stacked one above the other. It is the intent of this zoning district that townhouse units be designed and constructed for individual ownership although rental units are not prohibited. This section applies to the R-3 townhouse district.
- (b) Permitted uses. In the R-3 townhouse district, no building, structure or land shall be used and no building shall be hereafter erected, converted, or structurally altered unless otherwise provided in this article, except for one or more of the following uses:
 - (1) Any use permitted in the R-1(B) single-family district, under the standards and requirements of that district.
 - (2) Residential buildings containing two to 12 dwelling units.
- (c) Height and area standards. All buildings, structures and other uses of land shall conform to the following minimum standards:
 - (1) Height shall be not more than ~~2½ stories or~~ 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: ~~None. Not less than 25 feet from any public street (see exceptions under subsection (c)(2)e of this section).~~
 - b. Side yard, interior: ~~None. Not less than ten feet between any building and any property line.~~
 - c. Side yard, corner: ~~None. Not less than 25 feet from any public street.~~
 - d. Rear yard: Not less than ~~25~~10 feet between any building and the property line of the project.
 - e. For parking and other paved areas: Not less than six feet from any property line; provided, however, no setback is required for parking in driveways on the premises of a dwelling unit.
 - (3) Lot size and area shall be no less than 1,750 square feet per dwelling unit. as follows:
 - a. ~~Lot size: no R-3 townhouse district project shall be constructed on a lot less than one acre.~~
 - b. ~~Lot area: not less than 4,000 square feet per dwelling unit.~~
 - (4) Minimum floor area: Not less than ~~750~~550 square feet of habitable floor area per dwelling unit.

For additional standards and information, see division 8 of this article.

- (d) Parking standards. ~~Two~~One off-street parking spaces shall be ~~provided~~required for each dwelling unit over six dwelling units, ~~at least one of which shall be in a garage or carport. When parking spaces are provided on the premises of each dwelling unit, when no more than two off-street parking spaces are provided for each dwelling unit on the~~

~~premises, 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 line to the garage door shall not be less than 36 feet and space shall be provided in the drive for parking two passenger cars for each dwelling unit. If off-street parking is provided, or for~~For additional standards and information, see division 9 of this article.

- (e) Signs. Uses other than single-family or two-family dwellings shall be permitted one wall sign and one monument sign. For additional standards and information, see division 11 of this article.
- (f) Landscaping and screening. A reasonable amount of landscaping is required on all projects with emphasis on softening the visual impact of parking areas and enhancing the overall appearance. Trees are required at not less than one per 4,500 square feet of site area. If a site is less than 4,500 square feet, then one tree is required. For additional standards and information, see division 10 of this article.
- (g) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning ~~by~~ through the use of the planned zoning change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The department of planning and urban design shall exercise professional judgment in determining when a rezoning to the R-3 townhouse district requires a planned change of zone. The planned zoning equivalent to this district in RP-3 and the procedures are set out in section 27-212.

Section 12. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-463. - C-0 Nonretail Business District.

- (a) Generally. The purpose of the C-0 nonretail district is to accommodate services of an administrative, professional and governmental nature. It is intended that no products be handled on the premises other than documents involved in business transactions or items for display or training purposes. The size and bulk of buildings may vary, signs are modest in size and prominence, and the occupancy of the buildings is generally assumed to be in the 8:00 a.m. to 5:00 p.m. range, five days per week. Little noise or commotion is produced, and quality of architecture, screening and landscaping is emphasized to assure compatibility with nearby residential neighbors. Location should be on major streets, in or adjacent to the

central business district, or as transition between retail uses and residential property. This section applies to the C-0 nonretail business district, except as stated otherwise.

- (b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumerated~~ed~~ uses that are permitted. The following list is not all-inclusive but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:

- (1) Any use permitted in the ~~RP-4 garden apartment~~ R-3 townhouse district under the standards of that district, except that mixed-use residential-commercial buildings must only meet the following requirements of the RP-3 district:~~single-family and two-family dwellings are not permitted in this district.~~
 - a. Compliance with the R-3 district setbacks, under section 27-458(c)(2);
 - b. Compliance with the R-3 district minimum floor area, under section 27-458(c)(4); and,
 - c. Compliance with the R-3 parking standards, under section 27-458(d).
- (2) Offices for the administrative functions of businesses, corporations, governmental agencies, utilities, social and philanthropic organizations.
- (3) Offices for the sale of insurance, real estate, securities, and travel services, as well as equipment, products and materials that are located off the premises.
- (4) Photographic studios, radio and television studios, hospitals and clinics for treatment of humans, dental laboratories, mortuaries, day care centers, beauty salons.
- (5) Offices for professions such as medicine, law, engineering, architecture, osteopathy, chiropractic and counseling.

- (c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:

- (1) All functions and activities shall be conducted within a fully enclosed building.
- (2) No stock in trade may be kept on the premises except that which is used in training, display or demonstration, all of which shall be kept inside a building.
- (3) No use is permitted that involves the parking, storage, or continued presence of vehicles of over 18,000 pounds GVWR.
- (4) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood.

- (d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:

- (1) Height shall be not more than three stories or 40 feet, except that in the CP-0 planned nonretail business district, buildings and structures shall not exceed 12 stories.
- (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than ~~25~~15 feet.
 - b. Side yard, interior: ~~Not less than ten feet~~ None if three stories or fewer, plus one foot for each story over three.
 - c. Side yard, corner: ~~None. Not less than 25 feet.~~
 - d. Rear yard: Not less than ~~25~~15 feet, except no setback required if rear yard frontage is adjacent to an alley.

- e. For parking and other paved areas: Not less than six feet from any property line or less than 25 feet from any street line.

For additional standards and information, see division 8 of this article.

- (e) Parking standards. Uses in this district, except those situated in the area herein described as the central business district, require paved off-street parking at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. Buildings in the central business district, within the area bounded by Third Street and Eleventh Street, Ann Avenue and Washington Boulevard, need not provide off-street parking on the premises, if the planning commission determines that adequate alternative parking is available within a practical walking distance in order to protect the public safety and convenience. For additional standards and information, see division 9 of this article.
- (f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. One wall sign is permitted on each of three facades of the building and one monument sign is allowed in lieu of one wall sign. For additional standards and information, see division 11 of this article.
- (g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. Screening or buffer plantings are to be provided along all side and rear property lines common to or across an alley from single-family or two-family zoned property. For additional standards and information, see division 10 of this article.
- (h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and the benefits upon the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning by through the use of the planned zoning change of zone process. This process involves submittal and approval of development plans at the time of rezoning, a practice which may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The Department of Planning and Urban Design shall exercise professional judgment in determining when a rezoning to the C-0 nonretail business district requires a planned change of zone. The planned zoning equivalent to this district is CP-0, and the procedures are set out in section 27-212.
- (i) Building conversion. No building that was designed and constructed as a residential building shall be converted for use as an office or other business purpose unless the following conditions are met:
 - (1) Setbacks comply with those required in this district.
 - (2) All off-street parking required by this article or by the proposed use of the premises can be accommodated in the side or rear yard of the premises, and said premises has access and dimensions to permit the full and safe use thereof.

- (3) The building is made to comply with all building and other code requirements of a commercial building.
- (4) The premises ~~is~~are screened from any abutting property zoned or used for residential purposes.
- (5) A site plan and an architectural plan depicting the requirements of subsection (i) of this section, plus any changes to the exterior of the building, shall be prepared by a registered architect and submitted for review and approval by the planning commission prior to issuance of building permits or occupancy of the building.

Section 13. Chapter 27 - Planning and Development, Article VIII. - Zoning, Division 4. - District Regulations, of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

Sec. 27-464. - C-1 Limited Business District.

- (a) Generally. The purpose of the C-1 limited business district is to accommodate retail and service establishments that serve, for the most part, a limited, definable trade area and may have close relationships with the residential areas they serve. The size of buildings, the peak hour flow of traffic, the size and prominence of signs and the amount of noise and commotion created are assumed to be moderate to low in scale compared to regional shopping centers and highway-oriented businesses. Clusters or centers on major intersections are preferable to strip patterns. This section applies to the C-1 limited business district.
- (b) Permitted uses. The sale of products and offering of services in this district are regulated both by performance standards and by the one or more enumerated~~ed~~ ~~ion of~~ uses that are permitted. The following list is not all-inclusive, but rather establishes a descriptive and typical range of activities that are appropriate in this district. All uses must be operated in conformance with the performance standards that follow:
 - (1) Buildings to accommodate the sale of items such as and similar to:
 - a. Antiques, jewelry, glassware, artwork, hobby supplies, gifts, flowers, novelties.
 - b. Auto accessories.
 - c. Books, paper products, office supplies, cameras.
 - d. Sporting goods, music supplies and instruments, bicycles, pets.
 - e. Foods and beverages, including consumption on the premises.
 - f. Department store merchandise.
 - g. Hardware, paint, toys, electronic devices, household appliances and furnishings.
 - h. Clothing, shoes, pharmaceuticals and eyeglasses.
 - (2) ~~Services such as a~~All uses permitted in the C-0 district under the requirements and performance standards of that district, including offices for administrative functions, medicine, dentistry, law, philanthropic organizations, counseling, insurance, real estate, securities, and preschools and day care centers.
 - (3) Additional uses such as:
 - a. Barbershops and beauty shops, churches, commercial parking lots.
 - b. Dry cleaning shops, self-service laundry and pick-up stations.

- c. Dwellings, ~~single-family under the R-1 requirements and two-family under the R-23 requirements.~~
 - d. Financial institutions, health studios and centers.
 - e. Locksmiths, shoe repair shops.
 - f. Places of assembly for no more than 50 people to be rented out for a period of a week or less.
 - g. Printing, arts and handicrafts, tailoring and dressmaking.
 - h. Schools of a nonacademic nature, including vocational and trade schools, and training centers.
 - i. Servicing of household appliances and small household equipment normally utilized within the home.
 - j. Small animal hospitals and clinics.
 - k. Theatres and commercial recreation, except those uses listed in less restrictive districts or in section 27-579.
- (c) Performance standards. No use of land or buildings in this district shall be allowed to exceed or violate the following standards:
- (1) All sales, services and storage shall be conducted within a fully enclosed building. No product may be handled or service rendered which cannot be accommodated within a building at all times, except that accessory storage and sale of landscaping and gardening supplies may occur outside during the spring planting season, and Christmas trees may be left outside during the period of sale if they do not reduce the capacity of a parking lot below that required by ordinance.
 - (2) No use, occupant, equipment or operation shall produce noise that is of higher pitch or volume than that which normally prevails in the surrounding neighborhood. No public address, paging or music system shall be used which can be heard outside the building.
 - (3) Beverages containing alcohol may be consumed on the premises only when food is also served on the premises. The sale of such beverages containing alcohol must total less in annual dollar volume than the sale of food. Private clubs are permitted in this district only by special use permit.
 - (4) No drive-in or drive-through service directly to persons in automobiles is permitted where food and beverages are served.
 - (5) A maximum of three vehicle fuel pumps may be provided where convenience food products are sold in a building having at least 1,000 square feet devoted to such convenience sales.
 - (6) Sale of auto accessories shall be limited to those that do not require and do not normally involve installation in or on the vehicle on the premises. Tire and battery sales, transmission repair, body work and similar products and services are not allowed in this district.
 - (7) Sales of products shall generally be directly to the ultimate consumer. Wholesale sales or the handling in bulk form of the products or merchandise specified herein is not intended.
 - (8) No use is permitted that involves the parking, keeping, storage or continued presence of trucks of over 18,000 pounds GVWR, semitrailer rigs, contractor's equipment or large-

scale items or materials. This does not apply to vehicles making normal deliveries or trips to serve the property.

- (9) Retail businesses with parking areas or other outside customer-oriented areas within 100 feet of any residence shall restrict hours of operation to between 6:00 a.m. and 1:00 a.m. of the following day.
- (d) Height and area standards. All buildings and other uses of land shall conform to the following minimum standards:
 - (1) Height shall be not more than two stories or 35 feet.
 - (2) Setback from property lines shall be as follows:
 - a. Front yard: Not less than 15 feet.
 - b. Side yard, interior: None, except where a property in this district abuts a zoning district wherein a setback is required, then that same setback shall be provided on that property in this district.
 - c. Side yard, corner: Not less than 15 feet.
 - d. Rear yard: None, except when abutting property is used for or zoned for residential use a rear yard of no less than 15 feet shall be provided.
 - e. For parking and other paved areas: Not less than six feet from any property line.For additional standards and information, see division 8 of this article.
- (e) Parking standards. Uses in this district require paved off-street parking spaces at a ratio of not less than four spaces per 1,000 square feet of floor area in the building. For additional standards and information, see division 9 of this article.
- (f) Signs. Signs are permitted in this district but are limited in size, number, location and type of illumination. Two wall signs and one detached sign are permitted each building. For additional standards and information, see division 11 of this article.
- (g) Landscaping and screening. A reasonable amount of landscaping is required on all projects in this district, with emphasis being placed on screening or otherwise softening the visual impact of parking or unsightly areas. Such features shall be depicted on a properly prepared plan. Trees are required at not less than one per 7,000 square feet of site area. If a site is less than 7,000 square feet, then one tree is required. Six-foot high architectural or landscape screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. For additional standards and information, see division 10 of this article.
- (h) Planned zoning. All rezoning cases are reviewed relative to likely impacts of the proposed use on neighboring property and on the community in general. It is recognized that the manner in which a building is designed and located on a site, the visual perception of the project by nearby property owners, and the way that vehicular traffic and surface water are handled are important to the public welfare, yet may vary widely within the framework of these regulations and standards. Many such critical issues can be resolved in the public interest at the time of rezoning by use of the planned zoning process. This process involves submittal and approval of development plans at the time of zoning, a practice that may enhance neighborhood relationships and minimize traffic and other impacts on the public in general. The planned zoning equivalent to this district is CP-1 and the procedures are set out in section 27-212.

- (i) Building conversion. No building that was designed and constructed as a residential building shall be converted for commercial use, except that a residential building may be converted for office use under the conditions set out in section 27-463(i).

Section 14. That said original Sections 27-196, -210, -211, -215, -217, 340, -454 to -458, -463, and -464 of the Code of the Unified Government of Wyandotte County/Kansas City, Kansas, be and are hereby repealed.

Section 15. This ordinance shall take effect and be in full force upon its passage and publication in *The Wyandotte Echo*.

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

APPROVED:

Christal E. Watson, Mayor/CEO

ATTESTED:

Unified Government Clerk

APPROVED AS TO FORM:

Chief Counsel



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Phillip Lockman, Director plockman@wycokck.org x8099	Community Corrections
AGENDA ITEM #10.1.		
RESOLUTION: FISCAL YEAR 2026 KANSAS DEPARTMENT OF CORRECTIONS ADULT CASE PLAN REPORT		
BACKGROUND		
Approval of the annual report for our adult Kansas Department of Corrections program.		
RECOMMENDATION		
Approve Approve and recommend for full commission.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
Resolution - FY26 Community Corrections Adult Case Plan, FY2026 Adult Case Plan - End of Year Report		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION approving the Fiscal Year 2026 Community Corrections Adult Case Plan.

WHEREAS, the agency director of the 29th Judicial District of Wyandotte County Community Corrections assisted in the compilation and analysis of data from which the Fiscal Year 2026 Adult Case Plan was generated;

WHEREAS, in August of 2026 the Community Corrections Advisory Board/Governing Board for the 29th Judicial District of Wyandotte County reviewed the aforementioned report and agreed with the findings and discussion therein.

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

Section 1. The Unified Government Board of Commissioners hereby approves the Fiscal Year 2026 Community Corrections Adult Case Plan attached hereto.

Section 2. The County Administrator and/or his designee is hereby authorized and directed to take such actions to execute any other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**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

Approved As To Form:

**Angela J. Lawson
Chief Counsel**

AISP FY26 AGENCY CASE PLAN

Agency Name:	29th Judicial District - Adult Case Plan		
Principle #8:	Provide measurement feedback.		
GOAL #1		BARRIERS	SUPPORT ENTITIES
This agency will create and implement a structured, individualized coaching and feedback method for all Intensive Supervision Officers in FY 2026.		Staff buy-in	Crystal Sprague, UG Open Forms Administrator
ACTION STEPS		PERSON RESPONSIBLE	TARGET DATE
1. Standardize Report Prompts: Supervisory staff will collaboratively develop and finalize a single, standardized set of prompts for the 5/15 weekly report template.		Admin. Lockamy Supervisor Zeigel Supervisor Gomez	08/30/2025
2. Create Digital Template: The approved questions and prompts will be integrated into a standardized electronic template via an open forms system.		Admin Lockamy	08/30/2025
3. Supervisor Training: Supervisors will complete a comprehensive training session on the new coaching and feedback framework, covering the purpose, application, and technical operation of the electronic 5/15 weekly report		Admin. Lockamy Supervisor Zeigel Supervisor Gomez	09/30/2025
4. Staff Training and Rollout: Supervisors will conduct staff training to introduce the new coaching framework and provide clear instructions on the purpose and utilization of the electronic 5/15 weekly report.		Admin. Lockamy Supervisor Zeigel Supervisor Gomez	09/30/2025
5. Full Implementation: By the close of the first quarter, the new coaching and feedback report will be fully operational. Implementation success will be verified by the initial submission and return of the 5/15 reports.		Admin Lockamy	09/30/2025
6. Monthly Staff Check-ins: Staff will be engaged for feedback and progress updates during monthly staff meetings.		Admin. Lockamy Supervisor Zeigel Supervisor Gomez	On-Going
1 ST QUARTER PROGRESS		CHALLENGES	MODIFICATIONS
The primary objective for the first quarter was to fully implement the new, electronic 5/15 weekly report as an individualized coaching tool. This agency successfully completed all initial action steps (1-5) by the target dates of 09/30/2025, achieving full implementation of the new coaching and feedback method. The electronic 5/15 report is now fully operational, and success was verified by the initial submission and return of the reports. Supervisors collaboratively developed and finalized a single, standardized set of seven prompts. These questions are strategically designed to:		We were unable to integrate the functionality of uploading documents into the Open Forms system before the rollout.	None

○ Promote Case Plan Quality (Goal #3) by requiring officers to reflect on setting SMART goals and linking goals to a probationer's criminogenic needs. ○ Reinforce Training (Goal #2) by requiring officers to describe how they applied a skill from the most recent Briefcase Series module. Comprehensive training sessions were completed for both supervisors and staff on the new coaching framework, its purpose, and the technical operation of the electronic report. Supervisors will now begin the ongoing process of conducting Monthly Staff Check-ins to gather feedback and progress updates on the new 5/15 report.		
KDOC FEEDBACK		
Kudos to you for getting the 5/15 report up and running! I think this is such a creative way to initiate conversations with staff while also monitoring their understanding of skills discussed during the BriefCASE. I will be interested to hear over time how staff will respond to these reports and how supervisors/administration find them helpful, etc. Great job!		
2 ND QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the second quarter, the agency focused on normalizing use of the electronic 5/15 weekly report, now in full implementation. Supervisors monitored submission consistency, reviewed responses for coaching opportunities, and used the report to provide ongoing individualized feedback. Supervisors also gathered staff feedback on the new process and identified opportunities to improve clarity and usability. Based on early feedback, supervisors/administration will make minor adjustments to expectations and select questions by adding examples to improve the quality of responses. For example, supervisors identified the need for clearer case planning questions to ensure staff consistently include a specific example of a goal developed with a probationer.	Maintaining consistent, on time completion of the weekly report from staff as the process becomes routine.	Adding brief examples to select questions and strengthening the case planning questions to require a specific example of a goal developed with a probationer.
KDOC FEEDBACK		
Great idea adding examples to the report to help staff.		
3 RD QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the third quarter, the agency maintained full implementation of the electronic 5/15 weekly report. Supervisors continued to monitor staff submission consistency, review responses for coaching opportunities, and use the tool to provide ongoing individualized feedback. The process has become routine, and supervisors are effectively using the 5/15 responses to support staff development and reinforce expectations. No changes to the questions were made during the 3 rd quarter.	Balancing supervisory review time with other operational demands.	Supervisors and administration will continue monitoring response quality and make minor clarifications or add examples to select prompts, as
KDOC FEEDBACK		
I'm glad to hear this goal remains steady and effective.		

		needed, to improve consistency and usefulness.
END OF YEAR PROGRESS	CHALLENGES	MODIFICATIONS
During the fourth quarter, we continued full implementation of the electronic 5/15 weekly report. Supervisors monitored staff submissions, reviewed responses for coaching opportunities, and used the report to provide individualized feedback and reinforce expectations. The process remained routine and continued to support staff development. The minor clarifications and examples proposed during the third quarter were not added to the report; however, the existing questions continued to meet the agency's coaching and feedback needs. Overall, Goal #1 was successfully implemented and sustained through the end of FY 2026.	None	None
KDOC FEEDBACK		

Principle #4:	Skill train with directed practice (use cognitive behavioral methods).	
GOAL #2	BARRIERS	SUPPORT ENTITIES
In FY 2026, all Intensive Supervision Officers will participate in modules from the Carey Group's Briefcase series to enhance their application of evidence-based practices.	Scheduling Conflicts / Staff Turnover	Internal Admin. Staff
ACTION STEPS	PERSON RESPONSIBLE	TARGET DATE
1. Supervisors will create and distribute a comprehensive schedule for all staff to participate in the monthly Carey Group Briefcase Series throughout FY 2026.	Admin. Lockamy Supervisor Zeigel Supervisor Gomez	09/30/2025
2. A formal announcement will be sent to all Intensive Supervision staff detailing the FY 2026 Briefcase Series training plan. The communication will include a memo explaining the purpose of the training and a list of the monthly module topics.	Admin. Lockamy	09/30/2025
3. A prompt will be added to the 5/15 weekly report template. This section will require officers to briefly describe how they applied a specific skill learned from the most recent Briefcase Series module to encourage officers to move from learning to application and providing supervisors with valuable coaching insights.	Admin Lockamy Supervisor Zeigel Supervisor Gomez	06/30/2026
1ST QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
We have successfully completed the first two action steps for Goal #2, ensuring a structured rollout of the Briefcase Series training for all Intensive Supervision Officers. Supervisors created a schedule for staff to participate in the Briefcase Series modules on a quarterly basis throughout FY 2026. A formal announcement detailing the FY 2026 Briefcase Series training plan, including a memo on the purpose of the training and a list of module topics, was sent to all Intensive Supervision staff prior to each training.	None	None

We have successfully integrated a coaching question into the new 5/15 weekly report template. This question is designed to check in with staff on how they introduced the skills they introduced in office visits by requiring officers to describe how they applied a specific skill from the most recent Briefcase Series module. On 09/25/2025, staff participated in module 10, Understanding the Key Components of Effective Case Planning and Management.		
KDOC FEEDBACK		
Again, great idea incorporating a BriefCASE check-in with the 5/15 reports. It's great to see that your agency is continuing to make progress in the series. With the hiring of new staff, friendly remind to have them complete the first BriefCASE module with an instructor before folding into the series and schedule that all other ISOs are currently on.		
2ND QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the second quarter, the agency continued efforts to implement the Carey Group BriefCASE training initiative; however, the agency was not able to roll out a BriefCASE module during this quarter. This was primarily due to the need to onboard three new staff members, along with scheduling conflicts impacting monthly staff meetings and the holiday schedule in November and December. Supervisors and administration focused supporting new staff onboarding and preparing to resume the BriefCASE rollout in the 3rd quarter. In response to KDOC 1st quarter feedback regarding new staff onboarding, the agency will explore options to ensure newly hired staff complete prior BriefCASE modules.	Scheduling conflicts and staffing changes continued to impact full attendance. Resources and time from supervisors for new staff to participate in prior BriefCASE series.	None
KDOC FEEDBACK		
These were things outside your control and pausing the Briefcase to allow for onboarding of new staff is more than appropriate. To clarify my 1st Quarter Feedback, new hires only need to “make up” Module 1 BriefCASE before folding into the series with the rest of the agency is at. They will have receive the missed modules when the agency starts the series over again.		
3RD QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the third quarter, the agency made significant progress in advancing the BriefCASE trainings. Staff completed three modules: • <i>Writing SMART Case Plans</i> in January	Scheduling conflicts and staffing changes continued to impact full attendance. Resources	During the fourth quarter, the agency will introduce the BriefCase series to

• <i>Structuring One-on-One Interactions and Using Skill Practice</i> in February • <i>Addressing Skill Deficits</i> in March The agency also prepared to expand the BriefCASE series to the Programs Division, including ISOs assigned to Drug Court and Behavioral Health Court. New staff members will be incorporated into the training initiative and will be expected to complete at least Module One before joining the full series with the rest of the team.	and time from supervisors for new staff to participate in prior BriefCASE series.	Program Division staff and incorporate new staff into the training process to ensure they are brought up to date.
KDOC FEEDBACK		
The agency is making great progress through the series – kudos! I think it’ll be very beneficial for the programs division to begin the BriefCASE series – great idea! To clarify, will newly hired ISOs go through the BriefCASE series with the programs division until they’re “caught up” with where the other ISOs are at? If I’m correct in my understanding, I would suggest having the new hire ISO complete module one with Ryan or Monica and then jump in the series where the ISOs are at (this is line with the Carey Group’s guidance). Reason being, once the ISO group has completed all 23 modules, they will start over with module 1 and the new hire will receive the previous modules they were not present for. Additionally, the new hire will never “catch up” to where the other group is at, and they will be spending all their BriefCASE time with the programs division and not their ISO peers. Having the new ISOs participate in the series with their ISO peers can provide so many benefits to include networking and learning opportunities.		
END OF YEAR PROGRESS	CHALLENGES	MODIFICATIONS
During the fourth quarter, Adult Division staff continued participating in the Carey Group BriefCASE Series. In April, staff completed the module <i>Understanding the Carey Guides</i> . We also worked toward expanding the BriefCASE Series to the Programs Division. Jessica Dultmeier with the Kansas Department of Corrections provided the necessary training materials to Leavenworth County for delivery to our agency. However, the materials were not received from Leavenworth County in time to begin training the Programs Division staff during the fourth quarter. Although the planned expansion was not completed, the Adult Division continued making progress in the BriefCASE Series.	The agency did not receive the training materials from Leavenworth County in time to begin the BriefCASE Series with Programs Division staff during the fourth quarter.	The introduction of the BriefCASE Series to the Programs Division will start in the 1 st quarter of FY 27.
KDOC FEEDBACK		

Principle #3:	Target Interventions.	
	GOAL #3	
In FY2026, this agency will enhance the quality of its case plans by conducting a formal review of at least 25% of all active moderate-to-high risk cases.	BARRIERS	SUPPORT ENTITIES
	Supervisors having to carry a caseload	Internal Admin Staff
ACTION STEPS	PERSON RESPONSIBLE	TARGET DATE
1. Develop Standardized Review Tool: Supervisors will create a standardized Case Plan Quality Review Checklist to ensure all reviews are objective and consistent.	Admin. Lockamy Supervisor Zeigel Supervisor Gomez	09/30/2025

2. Establish Review Protocol: Supervisors will define the protocol for randomly selecting 25% of active moderate-to-high risk cases for quarterly review.	Admin. Lockamy Supervisor Zeigel Supervisor Gomez	09/30/2025
3. Conduct Quarterly Reviews: Supervisors will conduct the formal case plan reviews each quarter according to an established schedule.	Supervisor Gomez Admin. Lockamy Supervisor Zeigel	09/30/2025
4. Integrate Case Planning into Weekly Reporting: A prompt will be added to the 5/15 weekly report requiring officers to reflect on a specific aspect of high-quality case planning.	Admin. Lockamy	09/30/2025
5. Utilize 5/15 Responses for Weekly Coaching: Supervisors will review officer responses to the case planning prompt each week and use them as a basis for timely, informal coaching,	Admin. Lockamy	On-Going
1ST QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
This agency successfully completed the first four action steps under Goal #3 to enhance the quality of case plans. Supervisors created and finalized a standardized Case Plan Quality Review Checklist to ensure all future case plan reviews are objective and consistent. A clear protocol for the formal review process was defined. Supervisors will run a caseload report for each officer quarterly and randomly select 25% of all active moderate-to-high risk cases to audit for the quarterly review. The initial formal case plan reviews were conducted according to the established schedule. Case plan questions have been added to the new 5/15 weekly report template to require officers to reflect on a specific aspect of high-quality case planning, which allows supervisors to check in with staff. Supervisors have begun the ongoing process of reviewing officer responses to the case planning prompts in the 5/15 report and utilizing them as a basis for timely, informal coaching.	None	None
KDOC FEEDBACK		
I'm curious if supervisors have noticed any changes in the quality of case plans as a result of the case planning training staff received on 9/11/25. I would encourage supervisors to look for trends as they conduct reviews to determine what, if any areas need to be addressed as a whole, ranging from more formalized refresher training to simple reminders shared in staff meetings.		
2ND QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the second quarter, supervisors planned to complete the quarterly case plan audits; however, case plan audits were not completed during this quarter. This was due to the need to onboard three new staff members and the impact of holiday schedules in November and December. During this period, supervisors prioritized supporting onboarding and training needs.	Onboarding demands for three new staff members reduced available supervisor	Incorporated KDOC feedback into the audits.

In addition, the agency received 1st quarter feedback from KDOC. Supervisors/administration will use KDOC's feedback in the third quarter to guide the next round of case plan reviews to improve case plan quality and consistency.	time for quarterly audits and follow-up coaching.	
KDOC FEEDBACK		
I'm looking forward to reviewing your third quarter progress!		
3 rd QUARTER PROGRESS	CHALLENGES	MODIFICATIONS
During the third quarter, supervisors completed the scheduled case plan audits and continued using the standardized Case Plan Quality Review Checklist to ensure consistency across reviews. Case plans reflected clear connections between criminogenic needs and corresponding goals. Goals were written in a SMART format, and officers ensured that finalized case plans were printed and included in the physical file. Supervisors noted that action steps were being updated and closed out as they were completed, demonstrating active case plan maintenance. While overall quality was strong, some officers were encouraged to provide more detailed and specific action steps (for example, breaking down how a client will develop new prosocial friendships). Supervisors reported that staff were receptive to feedback and showed improvement following coaching.	Supervisors continued balancing quarterly case plan audits and follow-up coaching with other supervisory responsibilities, including caseload oversight.	Supervisors will continue using quarterly reviews to identify trends in case plan quality, with additional emphasis on strengthening the specificity of action steps and reinforcing expectations through coaching and staff reminders.
KDOC FEEDBACK		
It sounds as though the case plan audits are paying off and the key components are being addressed – that's great! I would encourage you to look at ways you can measure progress being made with the audits and reviewing scores to gauge the level of improvement and any reoccurring themes of issues.		
END OF YEAR PROGRESS	CHALLENGES	MODIFICATIONS
During the fourth quarter, supervisors continued conducting formal case plan reviews using the Case Plan Quality Review Checklist. Case plan goals were guided by each probationers LSCMI or WRNA risk assessment and included specific action steps addressing identified criminogenic needs. Supervisors followed up on the reviews by observing office visits to evaluate how officers incorporated case plan goals and action steps into their interactions with probationers.	None	None
KDOC FEEDBACK		



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Troy Shaw, County Engineer/ Director of Public Works tshaw@wycokck.org x5416	Public Works
AGENDA ITEM #10.2.		
RESOLUTION: KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) INNOVATIVE TECHNOLOGY GRANT APPLICATION FOR SIGNAL IMPROVEMENTS		
BACKGROUND		
Public Works Engineering is requesting permission to apply for a KDOT grant to upgrade signal equipment, signs, and associated equipment to add preemption to the 22 signals around the Legends area. We received a 2027 grant for preemption of ambulances along the 7 th Street corridor, and this application will seek to expand that to the greater Legends area.		
RECOMMENDATION		
Approve Request for Fast Track; Grant application due in October		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
This is a one-time cost for a grant match at 25% of the total. We are currently planning on dedicating some of our annual signal maintenance debt funds to this match.		
LEGAL/ POLICY CONSIDERATIONS		
Legal review of agenda item – any issues to be aware of		
ATTACHMENTS		
Resolution - KDOT ITP, KDOT ITS Grant Locations, Signed Award Letter UG_KCK (1)		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS TO APPLY FOR A GRANT FROM THE KANSAS DEPARTMENT OF TRANSPORTATION INNOVATIVE TECHNOLOGY PROGRAM.

WHEREAS, the Kansas Department of Transportation (“KDOT”) established the Innovative Technology Program to address rural and urban transportation safety, access, and mobility needs; and

WHEREAS, each year the Innovative Technology Program makes \$2 million available, with a maximum award of \$1 million to a recipient; and

WHEREAS, the Unified Government of Wyandotte County/ Kansas City, Kansas (“Unified Government”) has received a 2027 grant for preemption of ambulances along the 7th Street corridor; and

WHEREAS, the Public Works Department would like to expand that preemption to the 22 signals around the Legends area; and

WHEREAS, the KDOT Innovative Technology grant requires a 25% cash match that would be paid with funds allocated to Public Works annual signal maintenance; and

WHEREAS, this application does not obligate funds, the Public Works Department will bring any award back to the committee for recommendation of acceptance by the full commission.

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

Section 1. The Unified Government Board of Commissioners hereby approves application for the KDOT Innovative Technology grant.

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

Cristal E. Watson, Mayor/CEO

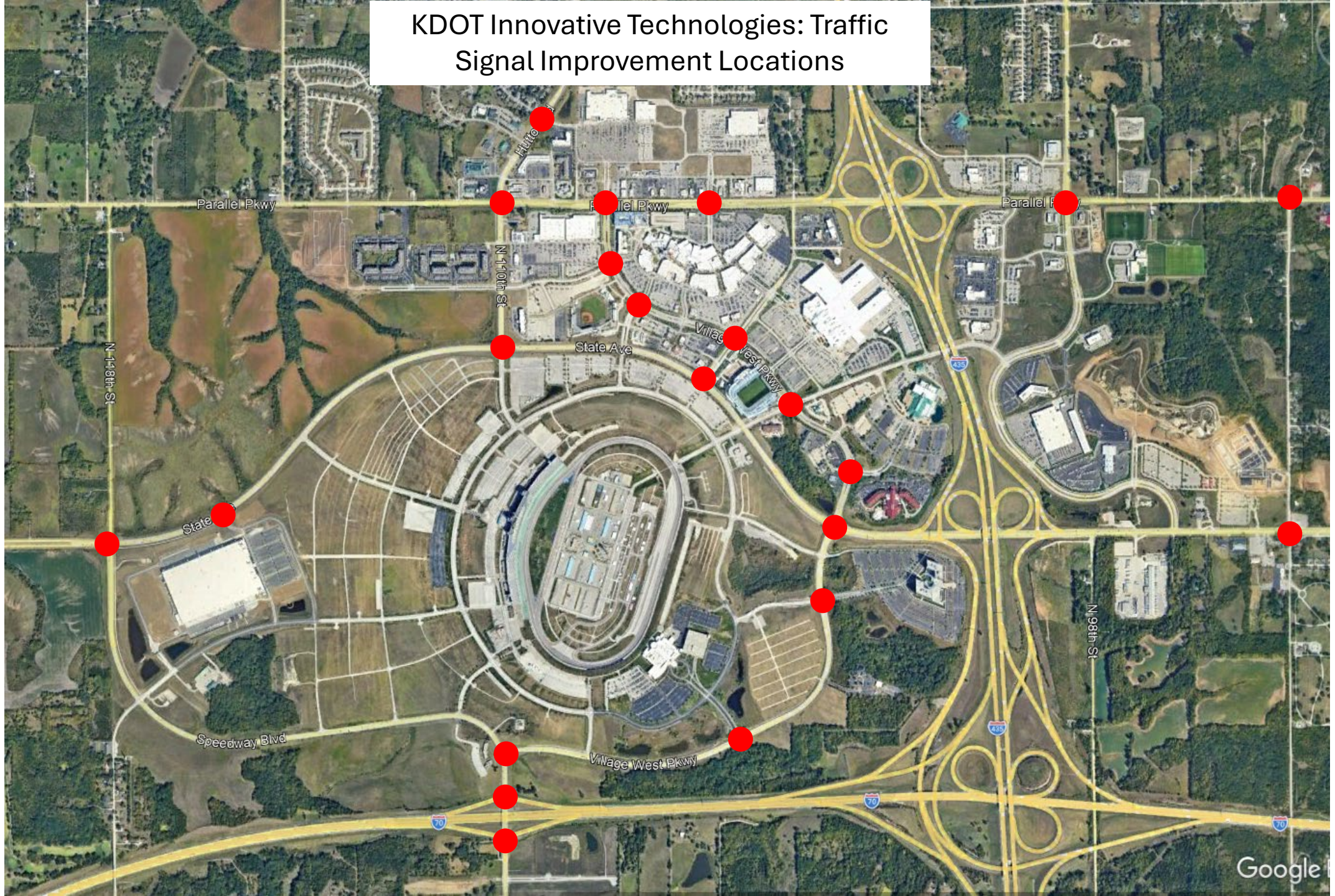
Attest:

Unified Government Clerk

Approved as to Form:

Angela Lawson, Chief Counsel

KDOT Innovative Technologies: Traffic Signal Improvement Locations



Dwight D. Eisenhower State Office Building
700 S.W. Harrison Street
Topeka, KS 66603-3745
Calvin Reed, Secretary



Phone: 785-296-3461
Fax: 785-368-7415
kdot#publicinfo@ks.gov
<http://www.ksdot.org>
Laura Kelly, Governor

March 10, 2026

Kristofer Finger
City Traffic Engineer
Unified Government of Wyandotte County & Kansas City, KS
701 N 7th Street
Kansas City, KS 66101

Dear Kristofer Finger,

I am pleased to inform you that your project has been selected to receive state funds and will be included in our state's 2027 Innovative Technology Program.

Project Title	Award Amount	Fiscal Year
Emergency Vehicle Preemption I-70 to Ku Med	\$158,660	2027

The project referenced above has been selected to receive 75% of project costs up to a maximum state award of **\$158,660** which is expected to aid in the completion of the selected project as per your project application.

We will begin the process of working on a city/state agreement to be signed. Once completed, the Notice to Proceed and Reimbursement Request form will be sent to you.

Please remember that you are 100% financially responsible for the following items:

- **\$59,010** local match
- Preliminary Engineering (PE) and Design
- Right-of-Way
- Utilities
- Non-participating items
- All costs that exceed the maximum state award
- On-going operations and maintenance

If you have any questions, please feel free to contact the Innovative Technologies Program Manager, Mike Flory, by email at michael.flory@ks.gov.

We look forward to working with you on this project.

Sincerely,

William "Mitch" Sothers, P.E.
Chief, Bureau of Innovative Technologies



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Jennifer Tarwater, Deputy Director jtarwater@wycokck.gov x6366	Emergency Management
AGENDA ITEM #10.3.		
RESOLUTION: DEPARTMENT OF JUSTICE COPS TECHNOLOGY AND EQUIPMENT PROGRAM FOR PUBLIC ALERTS AND MESSAGING		
BACKGROUND		
This application is to fund the Everbridge and WebEOC platforms, which provide emergency alerts and public safety warnings to the residents of Wyandotte County as well as situational awareness to first responder agencies. Currently, Everbridge delivers urgent and life-saving notifications, such as evacuation or shelter-in-place orders and severe weather alerts to more than 94,000 subscribers living or working in Wyandotte County. We are hoping to increase the number of subscribers, which would increase the cost. Everbridge has the ability to push out notifications to those in the affected area via text, email, landline, cell or mobile app. It also serves as a required delivery mechanism for FEMA's Integrated Public Alert & Warning System (IPAWS) which provides a communication redundancy and can be geofenced to reach the impacted area only, preventing unnecessary disruptions to non-affected locations, such as with crime advisories. WebEOC (Web-based Emergency Operations Center) is a web-enabled crisis information management system that captures and shares secure, real-time situational awareness to help incident managers make sound decisions quickly. It creates a common operating picture and prevents duplication of effort and resources. WebEOC allows for extensive information retrieval and reporting capability, which is beneficial when applying for funding reimbursement or historical documentation. WebEOC is also available as a backup platform to launch IPAWS messaging if Everbridge is not working. Both platforms are pivotal to communicating emergency information to Wyandotte County residents and communicating with and on behalf of our public safety agencies. Funding for this grant would cover the cost of subscriptions to both platforms for two years.		
RECOMMENDATION		
Approve Approve grant submission and acceptance.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
There is no local match required for this grant. If the application is unsuccessful, Emergency Management still has funding budgeted to cover the subscription expenses for both platforms.		

LEGAL/ POLICY CONSIDERATIONS
None.
ATTACHMENTS
Emergency Management COPS Technology Grant Application 2026 Resolution

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION authorizing the Emergency Management Department through the Unified Government of Wyandotte County/Kansas City, Kansas to submit a grant application for the FY 2026 COPS Technology and Equipment Program and accept if awarded.

WHEREAS, the U.S. Department of Justice operates the Community Oriented Policing Services Technology and Equipment Program; and

WHEREAS, an application has been prepared to request funding for the Department of Emergency Management's Everbridge and WebEOC platforms; and

WHEREAS, the value of the grant request is \$225,000.00, with no matching funds required.

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

Section 1. The Emergency Management Department through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to submit a grant application for the FY 2026 COPS Technology and Equipment Program.

Section 2. The County Administrator and/or his designee is hereby authorized to accept such grant if awarded, on behalf of the Unified Government of Wyandotte County/Kansas City, Kansas and to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the of the grant.

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
	Colleen Kelly, Policy & Development Manager Terrie Garrison, Interim Director Raegan Billinger, Workforce Development Coordinator ckelly@wycokck.org, tgarrison@wycokck.org, rbillinger@wycokck.org X8833, x6726, X8232	Health Department
AGENDA ITEM #10.4.		
RESOLUTION: AMERICORPS SENIORS RSVP GRANT		
BACKGROUND		
Seeking approval to apply for, and accept if offered, the AmeriCorps Seniors RSVP Grant.		
RECOMMENDATION		
Approve		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for AmeriCorps Seniors Grant acceptance by HD DRAFT, 9.14.26 AHS Standing Committee - AmeriCorps Seniors RSVP		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION FOR THE ACCEPTANCE OF THE SERVICE YEAR 2027-2030 AMERICORPS SENIORS FUNDING OPPORTUNITY GRANT

WHEREAS, the Wyandotte County Public Health Department wishes to apply for the service year 2027-2030 AmeriCorps Seniors RSVP Funding Opportunity grant, administered by AmeriCorps, on October 20, 2026, and expects to receive its award determination by March 31, 2027; and

WHEREAS, the grant term is three years, running from March 31, 2027, through March of 2030, with an award amount of \$75,000.00 plus \$350 per volunteer; and

WHEREAS, the grant would allow the Public Health Department to provide health education and Alzheimer's screenings; and

WHEREAS, the Health Department intends to recruit ten or more AmeriCorps Seniors volunteers to assist capacity building and direct service in providing the health education and Alzheimer's screenings; and

WHEREAS, the Health Department's partnership with AmeriCorps promotes volunteerism, empowers community members to meet community needs, and improves educational and behavioral health outcomes.

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

Section 1. The Unified Government Board of Commissioners hereby approves the application for and, should the grant be awarded to the Public Health Department, its acceptance of the service years 2027-2030 AmeriCorps Seniors RSVP Funding Opportunity grant for a term of three years with an award amount of \$75,000.00 plus \$350 per volunteer per year.

Section 2. If the Public Health Department is awarded the service years 2027-2030 AmeriCorps Seniors RSVP Funding Opportunity grant, the County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 3. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**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

Attest:

Unified Government Clerk

Approved as to Form:

AmeriCorps Seniors RSVP Grant

September 14, 2026

Terrie Garrison, Colleen Kelly, Raegan Billinger



Wyandotte County Public Health Department

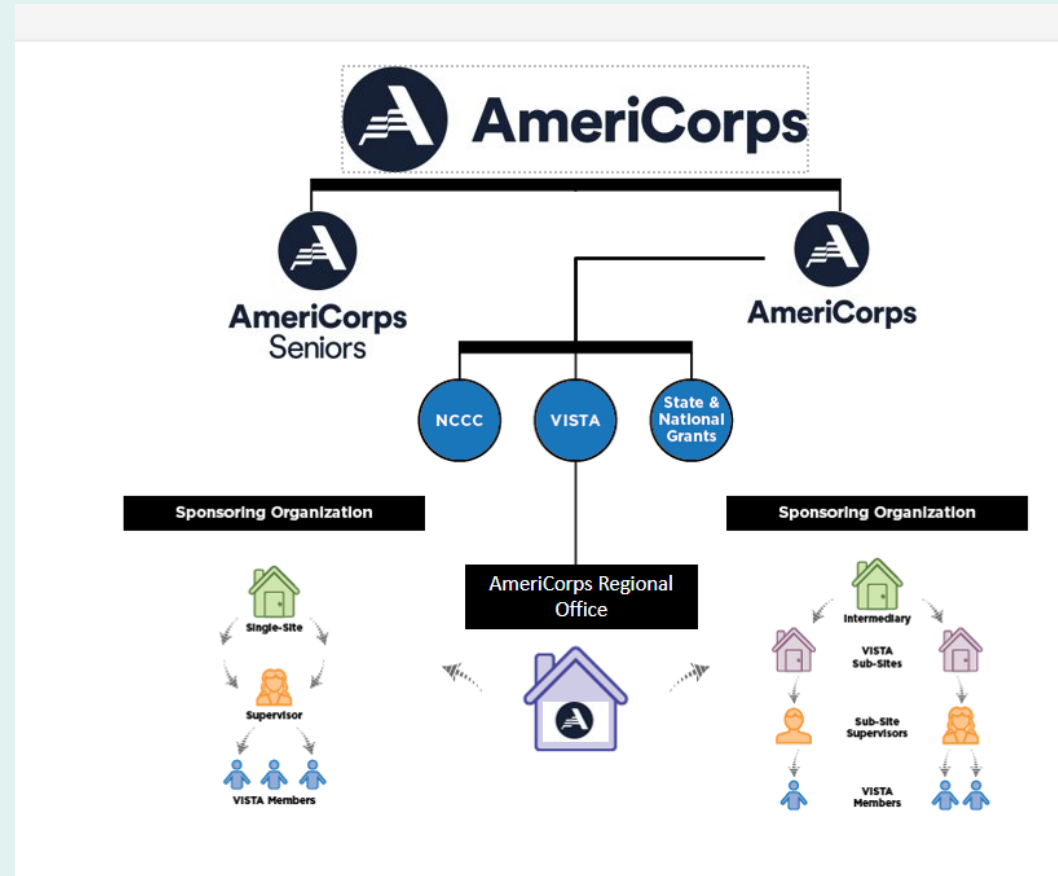
Current UG AmeriCorps Programming

- The Wyandotte County Public Health Department currently facilitates a \$674,000 AmeriCorps VISTA Grant
- 14 AmeriCorps VISTAs are currently serving within Wyandotte County
- VISTAs are restricted to capacity building and cannot provide direct service
- The VISTA program has existed at the UG since 2014



Public Health
Prevent. Promote. Protect.

AmeriCorps Organizational Chart



Notice of Funding Opportunity (NOFO)

- AmeriCorps Seniors announced the 3-year grant award NOFO on **Thursday, August 20th**
- The grant deadline is **Tuesday, October 20th**
- The grant budget is **\$75,000 plus \$350/volunteer** with a 10% (\$7,500) match requirement
 - Staff salary could be used to fulfill the match requirement



Public Health
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Retired and Senior Volunteer Program (RSVP)

- Adults 55+ are recruited to volunteer and engage in direct service activities, which can include:
 - Tutoring children
 - Facilitating education workshops
 - Helping prepare tax documents
 - Assisting with care coordination
 - Could collaborate with the health department's Alzheimer's Project



Public Health
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Request...



**AmeriCorps
Seniors**

RSVP

- The Health Department is requesting approval to apply for and accept funding, if awarded, to expand our AmeriCorps programmatic offerings
- This program would allow adults 55+ to volunteer to provide direct services to Wyandotte County residents
- The grant application will be for \$75,000 + \$350/volunteer with a 10% match requirement



Public Health
Prevent. Promote. Protect.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Jeffrey Conway, Assistant Counsel jconway@wycokck.org x5075	Legal
AGENDA ITEM #10.5.		
RESOLUTION: GRANT APPLICATION AND POLICY		
BACKGROUND		
Update the policy: • Section IV. (Policy), Subsection C. (pg. 2) Increase from \$50,000 to \$100,000 • Change in the wording of the highlighted paragraph to: ○ In the event grant funding opportunities are released with application deadlines that fall outside the standard review and approval timelines contemplated under this policy, the Mayor/CEO or County Administrator may authorize an expedited review process. Under such circumstances, the requesting department may seek authorization for the grant application through a fast-tracked approval process, including review by the applicable Standing Committee. To meet submission deadlines and to preserve eligibility for funding consideration and approval of grants under this policy, actions authorized under this exception may be considered at the next regular meeting of the Commission.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution to amend grant policy 2026 (2), Mayors grant policy draft (5), grant-policy_final_approved, Revised Grant Policy 9-14-26 AHS, Revised Grant Policy 9-14-26 AHS (clean)		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

A RESOLUTION AMENDING THE GRANT APPLICATION AND ACCEPTANCE POLICY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

WHEREAS, budgetary and financial policies contain high-level principles and requirements that an organization must follow, as formally agreed upon by management and a governing body, in order to direct the strategic vision of an organization;

WHEREAS, budgetary and financial policies inform organizational processes by providing insight into standard functions and key risk and control points needing monitoring; take into consideration risk assessments, mitigations, and audit efforts to achieve operational efficiencies; and help to shape strategic direction, so an organization can move to a mindset that recognizes cost and risk avoidance as a critical public policy discipline;

WHEREAS, formal adoption of budgetary and financial policies by a governmental organization is a recommended practice of the International City Management Association (ICMA) and the Government Finance Officers Association (GFOA);

WHEREAS, the Grant Application and Acceptance Policy of the Unified Government of Wyandotte County/Kansas City, Kansas supports the utilization of grants funds to supplement and expand the Unified Government's core and discretionary operations and the services it provides;

WHEREAS, the Unified Government's Grant Application and Acceptance Policy was adopted pursuant to Resolution No. R-63-25, on August 7, 2025; and

WHEREAS, the Unified Government's Grant Application and Acceptance Policy may require clarification and updating from time to time.

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

Section 1. The Unified Government Board of Commissioners hereby amends its Grant Application and Acceptance Policy in substantially the form attached hereto.

Section 2. The County Administrator is hereby directed to design and develop an internal grant review process for certain categories of grants described in the Grant Application and Acceptance Policy as indicated in the attached policy.

Section 3. Further Action. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 4. That the original Grant Application and Acceptance Policy, adopted pursuant to Resolution No. R-63-26, is hereby repealed and rescinded.

Section 5. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

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

Christal E. Watson, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel



Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:

R-____-26

Adopted:

Grant Application and Acceptance Policy

I. **Authority:**

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG) per pursuant to Resolution R-35-18. The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Grant Administrator.

II. **Purpose:**

The Unified Government is presented and seeks the opportunity to utilize grant funds to supplement and expand the core and discretionary operations and services it provides. This policy governs the grant application and acceptance process. To the extent practical, this policy follows the intent of the Budget Policy adopted by the Commission on 12/10/15, or the most recent approved update, with approved dollar thresholds. In all circumstances, any necessary or required budget revision is subject to that Budget Policy.

III. **Applicability and Scope:**

This policy shall apply to all departments that are a part of the Unified Government.

IV. **Policy:**

A. For purposes of this policy, there are 3 categories of grants with differing controls as follows:

1) **Grants \$50,000 \$100,000 or less, which require matching or supplemental UG funds of less than \$10,000.**

The Operating and Capital Budget Policy authorizes the County Administrator to manage Department expenditures of less than \$10,000. Grants in this category are subject to that policy and the application and acceptance of such grants require the approval of the County Administrator and do not require Mayor or Commission review or approval. Notice of such application and acceptance will be provided at the next scheduled meeting of the applicable standing committee.

2) **Grants \$50,000 \$100,000 or less, which require matching or supplemental UG funds greater than \$10,000 but less than the grant amount.**

a. If the department has identified the matching funds as part of their adopted budget, only County Administrator approval is required to apply for and accept the

grant. Such applications will be reported at the next scheduled meeting of the applicable standing committee.

b. If the department did not budget for the matching funds as part of their adopted budget, but they have identified funds, it requires the approval of the County Administrator and the Mayor, or Mayor pro-tem if the Mayor is absent. Such applications will be reported at the next scheduled meeting of the applicable standing committee.

3) Grants greater than ~~\$50,000~~ \$100,000, or which require matching or supplemental funds greater than ~~\$50,000~~ \$100,000.

Prior to applying for and accepting any grant under this category, the application for such grants grant is subject to the identification of adequate funds for the match approved by the County Administrator and the approval of the appropriate standing committee and Commission.

If the grant is awarded, an update on these this grant and similar grants will be provided to the Commission not less than once a year.

B. The County Administrator will design and develop an internal grant review process for categories 1 and 2 of this policy so that departments will seek approval by the County Administrator prior to application and will budget any required match accordingly for the application and acceptance of each grant award in those categories.

C. Grants with short notice period

Occasionally, In the event grant funding opportunities under this category are released with application deadlines that fall outside the standard review and approval timelines contemplated under this policy, will be made available with a short amount of time to apply to be- considered that would not allow for the normal approval process the Mayor/CEO or County Administrator may authorize an expedited review process and may suspend any applicable internal administrative actions. In these cases, the County Administrator can permit the department to request the grant application be "fast tracked" for approval through the Under such circumstances, the requesting department may seek authorization for the grant application through a fast-tracked approval process, including review by the applicable standing committee and at the next regular Commission meeting.

To meet submission deadlines and to preserve eligibility for funding consideration, actions authorized under this exception may be considered at the next regular meeting of the Commission.

D. Grants involving partners outside of the Unified Government

For any grant that requires identification of a community partner as part of the grant application, the respective department will work with the Purchasing Department to solicit interest on the part of outside agencies prior to selecting the proposed partner. The grant and proposed partner will require the approval of the County Administrator and the approval of the applicable standing committee and Commission prior to applying for and accepting the grant.

E. Entitlement Grants

As part of a routine course of action, the Unified Government receives entitlement grants from various state and federal agencies. These grants do not require applications but ~~instead~~ are awarded instead to the Unified Government to locally administer programs on behalf of the state or federal government. Examples include, but are not limited to, Community Development Block Grant funding from the Department of Housing and Urban Development, various Aging program funds from the Department of Health and Human Services, etc.

These grants do not require application or formal acceptance by the Unified Government. However, an update on these grants will be provided to the Mayor and Commission not less than once a year.

F. Notification to Finance

In all cases, departments are required to notify the Finance Department of any application-based grants or entitlement grants prior to application as well as any subsequent awards ~~and~~ prior to spending to ensure proper accounting, grant compliance, and reporting to the Mayor and Commission.



Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:

R-63-25

Adopted: 08/07/2025

Grant Application and Acceptance Policy

I. Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of Unified Government (UG) per Resolution 35-18. The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Grant Administrator.

II. Purpose:

The Unified Government is presented and seeks the opportunity to utilize grant funds to supplement and expand the core and discretionary operations and services it provides. This policy governs the grant application and acceptance process. To the extent practical, this policy follows the intent of the Budget Policy adopted by the Commission on 12/10/15, or the most recent approved update, with approved dollar thresholds. In all circumstances, any necessary or required budget revision is subject to that Budget Policy.

III. Applicability and Scope:

This policy shall apply to all departments that are a part of the Unified Government.

IV. Policy:

For purposes of this policy, there are 3 categories of grants with differing controls as follows:

A. Grants \$50,000 or less which require matching or supplemental UG funds of less than \$10,000.

The Operating and Capital Budget Policy authorizes the County Administrator to manage Department expenditures of less than \$10,000. Grants in this category are subject to that policy and the application and acceptance of such grants require the approval of the County Administrator and do not require Mayor or Commission review or approval. Notice of such application and acceptance will be provided at the next scheduled meeting of the applicable standing committee.

B. Grants \$50,000 or less which requires matching or supplemental UG funds greater than \$10,000 but less than the grant amount.

- 1) If the department has identified the matching funds as part of their adopted budget, only County Administrator approval is required to apply for and accept the grant. Such

applications will be reported at the next scheduled meeting of the applicable standing committee.

- 2) If the department did not budget for the matching funds as part of their adopted budget, but they have identified funds it requires the approval of the County Administrator and the Mayor, or Mayor pro-tem if the Mayor is absent. Such applications will be reported at the next scheduled meeting of the applicable standing committee.

C. Grants greater than \$50,000 or which require matching or supplemental funds greater than \$50,000.

Prior to applying for and accepting any grant under this category, the application for such grants is subject to the identification of adequate funds for the match approved by the County Administrator and the approval of the appropriate standing committee and Commission.

If the grant is awarded, an update on these grants will be provided to the Commission not less than once a year.

Grants with short notice period

Occasionally, grant opportunities under this category will be made available with a short amount of time to apply to be considered that would not allow for the normal approval process. In these cases, the County Administrator can permit the department to request the grant application be “fast tracked” for approval through the applicable standing committee and at the next regular Commission meeting.

D. Grants involving partners outside of the Unified Government

For any grant that requires identification of a community partner as part of the grant application, the respective department will work with the Purchasing Department to solicit interest on the part of outside agencies prior to selecting the proposed partner. The grant and proposed partner will require the approval of the County Administrator and the approval of the applicable standing committee and Commission prior to applying for and accepting the grant.

E. Entitlement Grants

As part of a routine course of action, the Unified Government receives entitlement grants from various state and federal agencies. These grants do not require applications but instead are awarded to the Unified Government to locally administer programs on behalf of the state or federal government. Examples include, but are not limited to, Community Development Block Grant funding from the Department of Housing and Urban Development, various Aging program funds from the Department of Health and Human Services, etc.

These grants do not require application or formal acceptance by the Unified Government. However, an update on these grants will be provided to the Mayor and Commission not less than once a year.

F. Notification to Finance

In all cases, departments are required to notify the Finance Department of any application-based grants or entitlement grants prior to application and prior to spending to ensure proper accounting and reporting to the Mayor and Commission.



Unified Government of Wyandotte County and Kansas City, Kansas

Commission Resolution:

R-____-26

Adopted:

Grant Application and Acceptance Policy

I. **Authority:**

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of the Unified Government (UG) ~~per~~ pursuant to Resolution No. R-35-18. The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Grant Administrator.

II. **Purpose:**

The Unified Government is presented with, and seeks the opportunity to ~~utilize~~ utilize, grant funds to supplement and expand the core and discretionary operations and services it provides. This policy governs the grant application and acceptance process. To the extent ~~practical~~ possible, this policy follows the intent of the Budget Policy adopted by the Board of Commissioners ~~Commission~~ on 12/10/15, or the most recent approved update, with approved dollar thresholds. In all circumstances, any necessary or required budget revision is subject to that Budget Policy.

III. **Applicability and Scope:**

This policy shall apply to all departments that are a part of the Unified Government.

IV. **Policy:**

A. Coordination with Finance Department, County Administrator, and other departments

In all cases regardless of the grant approval requirements, departments are required to notify and coordinate with the Finance Department regarding any application-based grants or entitlement grants prior to application. If personnel are proposed to be added as part of the grant, the Human Resources Department must be notified as well prior to application. Any grant document purporting to bind the Unified Government must be reviewed by the Unified Government Legal Department. Any grant application may only be signed by the County Administrator or his or her designee.

Once a grant is awarded or denied, the department shall notify and coordinate with the Finance Department for tracking and reporting to the County Administrator and the Mayor and Board of Commissioners, to ensure proper accounting and ongoing grant compliance. The Finance Department will coordinate with the Budget Office and Human Resources Department to ensure the grant program accounts are set up.

B. County Administrator and Board of Commissioners Approval Processes

For purposes of this policy, there are ~~3~~ 2 categories of grants with differing controls as follows:

Grants \$50,000 or less, which require matching or supplemental UG funds of less than \$10,000.

~~The Operating and Capital Budget Policy authorizes the County Administrator to manage Department expenditures of less than \$10,000. Grants in this category are subject to that policy and the application and acceptance of such grants require the approval of the County Administrator and do not require Mayor or Commission review or approval. Notice of such application and acceptance will be provided at the next scheduled meeting of the applicable standing committee.~~

Grants \$50,000 or less which requires matching or supplemental UG funds greater than \$10,000 but less than the grant amount.

1. County Administrator Approval: County Administrator approval for grants of \$150,000 or less, which have no match or require matching or supplemental UG funds greater than \$15,000 but less than \$150,000

Grants of \$150,000 or less, which have no match or require matching or supplemental UG funds greater than \$15,000 but less than \$150,000 shall require approval by the County Administrator prior to application and award.

~~1) If the department has identified the matching funds as part of their adopted budget, or has identified the matching funds or in-kind services from within their budget, only County Administrator approval is required to apply for and accept the grant. Such applications~~ Any such application will be reported at the next scheduled meeting of the applicable standing committee as part of the monthly grant application and acceptance tracking report prepared by the Finance Department.

If the department requires additional appropriations for the match, the budget amendment process must be followed, as outlined in the Operating and Capital Budget Policy adopted by Resolution No. R-35-18, prior to the execution of the grant award.

~~2) If the department did not budget for the matching funds as part of their adopted budget, but they have identified funds, it requires the approval of the County Administrator and the Mayor, or Mayor pro tem if the Mayor is absent. Such application will be reported at the next scheduled meeting of the applicable standing committee.~~

C. Grants greater than \$50,000 or which require matching or supplemental funds greater than \$50,000.

2. Board of Commissioners Approval: Board of Commissioners approval for grants greater than \$150,000, or grants which require matching or supplemental funds greater than \$150,000 or the addition of new personnel

Grants greater than \$150,000, grants which require matching or supplemental funds greater than \$150,000, and grants requiring the addition of new personnel shall each require County Administrator and Board of Commissioners approval prior to the submission of the grant application and the acceptance of the award.

Prior to applying for and accepting any grant under this category, the application for such grants grant is subject to the identification of adequate funds for the match approved by the County Administrator and the approval of the appropriate standing committee and Commission Board of Commissioners. Any such application will be reported as part of the monthly grant application and acceptance tracking report prepared by the Finance Department.

If the department requires additional appropriations for the match, the budget amendment process must be followed, as outlined in the Operating and Capital Budget Policy adopted by Resolution No. R-35-18 prior to execution of the grant award.

If the grant is awarded, an update on these grants will be provided to the Commission not less than once a year.

C. Grants with short notice period

Occasionally, In the event grant funding opportunities under this category are released with application deadlines that fall outside the standard review and approval timelines contemplated under this policy, will be made available with a short amount of time to apply to be considered that would not allow for the normal approval the County Administrator may authorize an expedited review process. In these cases, the County Administrator can permit the department to request the grant application be "fast tracked" for approval through the Under such circumstances, the requesting department may seek authorization for the grant application through a fast-tracked approval process, including review by the applicable standing committee and the next regular Full Commission meeting.

Additionally, in the event the department needs to submit a grant application to meet submission deadlines and to preserve eligibility for funding consideration before the Commission approval process, the County Administrator may approve the submission of the grant application and retroactive review at the next regular meeting of the applicable standing committee and Full Commission. In the event the applicable standing committee or the Full Commission does not approve the grant application, the department shall withdraw the grant application or decline to accept the grant if already awarded.

D. Grants involving partners outside of the Unified Government

For any grant that requires identification of a community partner as part of the grant application, the respective department will work with the Purchasing Department to solicit interest on the part of outside agencies prior to selecting the proposed partner. This may include a sole source purchase which is properly documented and approved by the Purchasing Department for a partner uniquely qualified to perform the service. The grant and proposed partner will require the approval of the County Administrator and the approval of the applicable standing committee and Commission prior to applying for and

accepting the grant.

E. Entitlement Grants

As part of a routine course of action, the Unified Government ~~receives~~ may receive an “entitlement” ~~grants~~ grant from ~~any number of~~ various state and federal agencies. These ~~grants do~~ Such a grant does not require ~~applications~~ an application ~~but instead~~ and are awarded to the Unified Government to locally administer ~~programs~~ a program on behalf of the state or federal government. Examples include, but are not limited to, Community Development Block Grant funding from the federal Department of Housing and Urban Development, various Aging program funds from the federal Department of Health and Human Services. ~~Services, etc.~~

These grants do not require application or formal acceptance by the Unified Government. If ~~the grants do require~~ a grant does require an application or the grantor requires approval by the governing body, ~~they~~ the department shall follow the above procedures for approval.

F. Notifications to Finance

~~In all cases, departments are requested to notify the Finance Department of any application-based grants or entitlement grants prior to application and prior to spending to ensure proper accounting and reporting to the Mayor and Commission.~~



Unified Government of Wyandotte County
and Kansas City, Kansas

Commission Resolution:

R-____-26

Adopted:

Grant Application and Acceptance Policy

I. Authority:

The Mayor and the Board of Commissioners are responsible for legislation, policy formulation, and overall direction setting of the government. This includes the approval of financial policies which establish and direct the operations of the Unified Government (UG) pursuant to Resolution No. R-35-18. The County Administrator is responsible for carrying out the policy directives of the UG Board of Commissioners and managing the day-to-day operations of the executive departments, including the Finance Department. This policy shall be administered on behalf of the County Administrator by the Chief Financial Officer and the Grant Administrator.

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Once a grant is awarded or denied, the department shall notify and coordinate with the Finance Department for tracking and reporting to the County Administrator and the Mayor and Board of Commissioners, to ensure proper accounting and ongoing grant compliance. The Finance Department will coordinate with the Budget Office and Human Resources Department to ensure the grant program accounts are set up.

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1. County Administrator Approval: County Administrator approval for grants of \$150,000 or less, which have no match or require matching or supplemental UG funds greater than \$15,000 but less than \$150,000

Grants of \$150,000 or less, which have no match or require matching or supplemental UG funds greater than \$15,000 but less than \$150,000 shall require approval by the County Administrator prior to application and award.

If the department has identified the matching funds as part of their adopted budget, or has identified the matching funds or in-kind services from within their budget, only County Administrator approval is required to apply for and accept the grant. Any such application will be reported as part of the monthly grant application and acceptance tracking report prepared by the Finance Department.

If the department requires additional appropriations for the match, the budget amendment process must be followed, as outlined in the Operating and Capital Budget Policy adopted by Resolution No. R-35-18, prior to the execution of the grant award.

2. Board of Commissioners Approval: Board of Commissioners approval for grants greater than \$150,000, or grants which require matching or supplemental funds greater than \$150,000 or the addition of new personnel

Grants greater than \$150,000, grants which require matching or supplemental funds greater than \$150,000, and grants requiring the addition of new personnel shall each require County Administrator and Board of Commissioners approval prior to the submission of the grant application and the acceptance of the award.

Prior to applying for and accepting any grant under this category, the application for such grant is subject to the identification of adequate funds for the match approved by the County Administrator and the approval of the appropriate standing committee and Board of Commissioners. Any such application will be reported as part of the monthly grant application and acceptance tracking report prepared by the Finance Department.

If the department requires additional appropriations for the match, the budget amendment process must be followed, as outlined in the Operating and Capital Budget Policy adopted by Resolution No. R-35-18 prior to execution of the grant award.

If the grant is awarded, an update on these grants will be provided to the Commission not less than once a year.

C. Grants with short notice period

In the event grant funding opportunities are released with application deadlines that fall outside the standard review and approval timelines contemplated under this policy, the County Administrator may authorize an expedited review process. Under such circumstances, the requesting department may seek authorization for the grant application through a fast-tracked approval process, including review by the applicable standing committee and the next regular Full Commission meeting.

Additionally, in the event the department needs to submit a grant application to meet submission deadlines and to preserve eligibility for funding consideration before the Commission approval process, the County Administrator may approve the submission of the grant application and retroactive review at the next regular meeting of the applicable standing committee and Full Commission. In the event the applicable standing committee or the Full Commission does not approve the grant application, the department shall withdraw the grant application or decline to accept the grant if already awarded.

D. Grants involving partners outside of the Unified Government

For any grant that requires identification of a community partner as part of the grant application, the respective department will work with the Purchasing Department to solicit interest on the part of outside agencies prior to selecting the proposed partner. This may include a sole source purchase which is properly documented and approved by the Purchasing Department for a partner uniquely qualified to perform the service.

E. Entitlement Grants

As part of a routine course of action, the Unified Government may receive an “entitlement” grant from any number of state and federal agencies. Such a grant does not require an application and is awarded to the Unified Government to locally administer a program on behalf of the state or federal government. Examples include, but are not limited to, Community Development Block Grant funding from the federal Department of Housing and Urban Development, various Aging program funds from the federal Department of Health and Human Services.

These grants do not require application or formal acceptance by the Unified Government. If a grant does require an application or the grantor requires approval by the governing body, the department shall follow the above procedures for approval.



County Administrator's Office
Alan Howze, Interim County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

September 8, 2026

BOARD POSITION: Housing Authority

INCUMBENT REPLACED: Nozella Brown

APPOINTING COMMISSIONER: Jermaine Howard

REQUEST FOR REAPPOINTMENT

NAME OF NEW APPOINTMENT: Stefon King

TERM OF OFFICE: 9/17/2026 - 12/15/2029

Jermaine Howard

SIGNATURE OF APPOINTING COMMISSION MEMBER



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Monica Sparks, UG Clerk mspark@wycokck.org x4122	UG Clerk

AGENDA ITEM #10.7.

COMMUNICATION: PROPOSED 2027 HOLIDAY SCHEDULE

BACKGROUND

A communication submitting a proposed 2027 holiday schedule.
Below is the following proposed 2027 holiday schedule:

New Year's Day	Friday, January 1
Martin Luther King, Jr. Day	Monday, January 18
Presidents' Day	Monday, February 15
Spring Holiday	Friday, March 26
Memorial Day	Monday, May 31
Juneteenth	Friday, June 18
Independence Day	Monday, July 5
Labor Day	Monday, September 6
Veterans Day	Thursday, November 11
Thanksgiving Day	Thursday, November 25 Friday, November 26
Christmas	Friday, December 24
New Year's Day	Friday, December 31*
*While the second New Year's Day above technically is a 2028 holiday, it is included here because the officially observed holiday occurs in 2027.	

RECOMMENDATION

Approve
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS
None
LEGAL/ POLICY CONSIDERATIONS
ATTACHMENTS

Approved by Mayor/Administrator to add to agenda.