



ACTION AGENDA

Neighborhood and Community Development

Standing Committee Meeting Agenda

Monday, November 7, 2022

**Immediately upon adjournment of earlier committee, or
6:45 p.m.**

Location: HYBRID

We invite you to view the meeting in person in the 5th-floor conference room, Suite 512, Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas, or virtually via Zoom webinar.

You are invited to a Zoom webinar.

When: Nov. 7, 2022, 05:00 PM Central Time (US and Canada)

Topic: Standing Committee

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87493518747?pwd=TnZKbWZKSzh1dW9qakZzS1psWTY2Zz09>

Passcode: 380362

Or One tap mobile:

US: +16699009128, 87493518747# or +17193594580, 87493518747#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 874 9351 8747

International numbers available: <https://us02web.zoom.us/j/87493518747?pwd=TnZKbWZKSzh1dW9qakZzS1psWTY2Zz09>

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle Townsend

☐

Commissioner Andrew Davis

☐

Commissioner Chuck Stites

☒

I. Call to Order/Roll Call

II. Revisions to November 7, 2022 Agenda

III. Approval of standing committee minutes from September 12, 2022

MOTION: BURROUGHS

SECOND: TOWNSEND

APPROVED: 4 – 0

IV. Committee Agenda

Item No. 1 - UPDATE: PARKWOOD POOL

Synopsis: An overview of the 2022 Parkwood Pool season and the partnership with Midwest Pool Management, submitted by Angel Obert, Director of Parks and Recreation.

Tracking #: 212080

FOR INFORMATION ONLY. PRESENTATION COMPLETED.

Item No. 2 - APPROVAL: DOWNTOWN KCK COMMERCIAL HISTORIC DISTRICT NOMINATION SUBMISSION

Synopsis: Approval of the Downtown KCK Commercial Historic District nomination to the National Park Service for consideration, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Tracking #: 212083

MOTION: DAVIS

SUBSTITUTE MOTION: BURROUGHS

SECOND: DAVIS

APPROVED: 4 – 0

PRESENTATION COMPLETED

Requested to move to the December 1, 2022, Full Commission meeting, Non-Consent Agenda.

Item No. 3 - LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Land Bank Manager

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

A. New Construction - Single Family Homes – 25 Homes

1. Angela Wright-Jones – 1 home
7648 Roswell Ave. – 012317

ITEMS A1 – A3

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

2. Sergio Salas – 1 home
2921 S. 53rd St. – 028397

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

3. Brenda Davis – 1 home
2575 Espenlaub Ln. – 908623

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

4. Nosaze Enoma Ighodaro – 1 home
2908 N. 11th St. – 906628

HOLD OVER FOR ONE MONTH

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

5. David Rowe c/o Folks Capital, LLC – 2 homes
10 N. Mill St. – 069011
8H N. Mill St. – 069012

6. David Rowe c/o Folks Capital, LLC – 7 homes
74 N. 9th St. – 093517
70 N. 9th St. – 093519
68 N. 9th St. – 093520
64 N. 9th St. – 093521
60 N. 9th St. – 093523
56 N. 9th St. – 093524
52 N. 9th St. – 093525
7. David Rowe c/o Folks Capital, LLC – 3 homes
846 Reynolds Ave. – 120122
8. David Rowe c/o Folks Capital, LLC – 3 homes
654 Simpson Ave. – 120989
650 Simpson Ave. – 121082
648 Simpson Ave. – 120990

ITEMS A5 – A8

MOTION: BURROUGHS

SECOND: DAVIS

APPROVED: 4 – 0

9. Emilio Garcia – 1 home
1845 S. Early St. – 155040
1854 S. Early St. – 155051
1852 S. Early St. – 155050

DOES NOT MOVE FORWARD FOR LACK OF MOTION

10. Ephraim Woods, Jr. – 1 home
2210 N. 10th St. – 156721
2204 N. 10th St. – 156722
1011 Waverly Ave. – 156724

DOES NOT MOVE FORWARD FOR LACK OF MOTION

11. Giovanna Frame – 1 home
1318 Greeley Ave. – 157786
12. Giovanna Frame – 1 home
1326 Greeley Ave. – 157784

ITEMS A11 – A12

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

13. La'Pourchea McConico – 1 home
4208 N. 79th St. – 931504

MOTION: MCKIERNAN

SECOND: DAVIS

APPROVED: 4 – 0

14. John and Laurie Tomelleri – 1 home
2792 Linden Dr. – 149816

MOTION: MCKIERNAN

SECOND: DAVIS

APPROVED: 4 – 0

15. Kim Vaughn – 1 home
1936 N. 4th St. – 109825
MOTION: TOWNSEND
SECOND: DAVIS
APPROVED: 4 – 0

B. Multi-Family – 12 units total

1. Michael Berry – 4 Units
2518 N. 57th St. – 036208
2610 N. 57th St. – 036211
MOTION: DAVIS
SECOND: TOWNSEND
APPROVED: 4 – 0
2. Raj Bhatia – 2 units
1312 N. 47th St. – 047597
REMOVED BY APPLICANT
3. Raj Bhatia – 2 units
1325 N. 48th St. – 047593
4. Raj Bhatia – 2 units
1231 N. 48th Ter. – 047572
5. Raj Bhatia – 2 units
1338 N. 48th St. – 047500
ITEMS B3 – B5
MOTION: BURROUGHS
SECOND: DAVIS
APPROVED: 4 – 0

C. Commercial – 3

1. Gus Martin - Auto shop
1234 Minnesota Ave. - 80865
1239 Minnesota Ave. – 080884
MOTION: MCKIERNAN
SECOND: TOWNSEND
APPROVED: 4 – 0
2. Melvin Williams - Farmers Market
1800 Yecker Ave. - 158760
2836 Hiawatha - 158759
1806 Yecker Ave. - 158758
1810 Yecker Ave. - 158757
1816 Yecker Ave. - 158756
1818 Yecker Ave. – 115779
DOES NOT MOVE FORWARD FOR LACK OF MOTION
3. Eddie Guinn – Gas Station/Mini Mart
1915 N. 10th St. – 095702
1909 N. 10th St. – 095703
936 Troup Ave. – 154089
941 Parallel Pkwy – 154087
939 Parallel Pkwy – 154086

937 Parallel Pkwy – 154085
928 Troup Ave. – 154094
920 Troup Ave. - 154092
Would also include 5 UG-owned lots
REMOVED BY THE APPLICANT

D. Garages – 4

1. Evelyn Janeth Amador Portillo
327 Franklin Ave. – 110504
MOTION: TOWNSEND
SECOND: DAVIS
APPROVED: 4 – 0
2. Jamie Marquez
6126 Parkview Ave. – 031739
MOTION: TOWNSEND
SECOND: DAVIS
APPROVED: 4 – 0
3. Jessica Moreno
1953 N. 17th St. – 102028
MOTION: BURROUGHS
SECOND: TOWNSEND
APPROVED: 4 – 0
4. Zaira Judith Munoz
1966 N. 25th St. – 208302
HOLD FOR 1 MONTH
MOTION: TOWNSEND
SECOND: DAVIS
APPROVED: 4 – 0

E. Multiple Applications for the same parcels - 5

1. Sumey Rabie – Multi Family – 2 Units
923 Kansas Ave. – 073042
MOTION: MCKIERNAN
SECOND: TOWNSEND
APPROVED: 4 – 0
2. Hamdi Al Sammarraie – Single Family Home
923 Kansas Ave. – 073042
REMOVED BY APPLICANT
3. Bennett Petermann – 1 home
3501 Lust Dr. – 079409
4. Primitivo Soto – 1 home
3501 Lust Dr. – 079409
3530 Lust Dr. - 079439
3510 Lust Dr. – 079403

5. Tynetta Howard – 1 home
3501 Lust Dr. – 079409

AWARDED ONLY E5. E3 lost the bid. E4, 3530 WAITING TO HEAR FROM THE APPLICANT

MOTION: TOWNSEND

SECOND: MCKIERNAN

APPROVED: 4 – 0

Tracking #: 212084

Item No. 4 - LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank transfers, submitted by Jud Knapp, Land Bank Manager

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

PT A Property Transfers - 3

1. Kansas City, Kansas Housing Authority – Property Transfer
1257 Ray Ave. – 067550
2. Toma's Silua – Property Transfer
1960 H N. 4th St. – 109899
3. Unified Government – Property Transfer
4600 Orville Ave. – 420000

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

PT B Yard Extensions - 2

1. Jose Antonio Navas Hernandez – Yard Extension
1919 S. 40th St. – 168323
2. Kayla Eagles – Yard Extension
850 Douglas Ave. – 155035

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

PT C Donations – 4

1. Carmen Villarreal
917 Shawnee Ave. – 072946

HOLD FOR 1 MONTH, FOR ADDITIONAL INFORMATION

MOTION: BURROUGHS

SECOND: TOWNSEND

APPROVED: 4 – 0

2. John L. Peterson
729 S. 8th St. – 073672

3. John L. Peterson
914 S. Mill St. – 072727

MOTION: TOWNSEND

SECOND: DAVIS

APPROVED: 4 – 0

- 4 Matt Schulte
1263 Shawnee Ave. – 072286

MOTION: BURROUGHS

SECOND: DAVIS

APPROVED: 4 - 0

Tracking #: 212085

V. Public Agenda

VI. Adjourn

MOTION: BURROUGHS

SECOND: DAVIS

APPROVED: 4 - 0

MEETING ADJOURNED AT 10:00 PM