

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, April 3, 2023**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, April 3, 2023, at 7:30 p.m., remotely via Zoom and on-site. The following members were present: Chairman McKiernan; Commissioners Burroughs, Townsend, Stites, Davis, Ramirez appearing on behalf of Commissioner Bynum. Commissioner Bynum was absent. The following officials were also in attendance: Jud Knapp, Land Bank Manager; Kallie McLaughlin, Planning Department; and Monica L. Sparks, Deputy UG Clerk.

Chairman McKiernan said I'd like to announce that due to continuing COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as those of us who are on-site. All participants who are joining by phone or by Zoom should mute their devices when not speaking to avoid background noise.

During the meeting, please make sure you announce yourself by name and title when you speak so that the public that is observing knows who is speaking. This is critical given the number of remote participants and is still the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom. They're also allowed to submit comments by email prior to the meeting. Those comments will be included in the record of the meeting. The public also has an opportunity to provide comments via Zoom and from here in the 5th-floor conference room at the Municipal Office Building.

Chairman McKiernan called the meeting to order. Roll call was taken and all members were present as shown above.

Chairman McKiernan asked if there were any revisions to tonight's agenda. **Monica Sparks, Deputy UG Clerk**, said yes, this evening there was a clerical, typographical error made on the original agenda. It said approval of standing committee minutes from July 11th, 2023. That should be July 11th, 2022. **Ms. Sparks** said we were anticipating. **Chairman McKiernan** said that's right, we're working ahead of time here. So, that is just a clerical correction for Roman Numeral Number Three, the third item on our agenda. But I would also like to point out that even though it

was not blue-sheeted, Jud does have two deletions from our agenda, and Jud if you could just for the benefit for the Committee, tell which items we are not going to be considering this evening.

Jud Knapp, Land Bank Manager, said items A3 got removed because there was no community contact, and then PT2 was for a donation and they decided to sell it themselves. **Chairman McKiernan** said so once again, A3 and PT2 are no longer on the agenda for tonight's meeting. With those revisions then we are up for approval of standing committee minutes.

Approval of standing minutes from July 11, 2022. **On motion of Commissioner Townsend, seconded by Commissioner Stites, the minutes were approved as corrected.** Roll call was taken and there were six "Ayes," Ramirez, Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our committee agenda. All of our items on the committee agenda tonight are Land Bank items, so I'll turn the floor over to Jud Knapp, who is Director of our Land Bank.

Committee Agenda

Item No. 1 - 212337...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/>

Mr. Knapp said thank you, Commissioner. I do also have to add that we do have a planning staff member online for any planning. **Chairman McKiernan** said is Kallie with us? **Mr. Knapp** said yes. **Chairman McKiernan** said alright, I had seen that she had joined us. Thank you very much, Kallie, we will call you if we need, otherwise just hang out with us for a while.

Mr. Knapp said alright, so for the order today, I think we can go through A1 through A7. We could try to vote on those all at once. There might be a little speed bump at A2, it might be a little more explanation and then go to C1, the commercial one, and then do the yard extension one.

A. Single Family Homes – 19 Homes

1. Jon Coverdale – 1 home
2917 S 27th St – 149692

A1 is at 2917 South 27th Street. This is to build a single-family home. Their plan is to sell this home. The staff comments were only design-related, so this is like a storm shelter is needed and the parking requirements. I do share that information with the applicant so they can alter their plans to meet our codes before they actually pay to get them designed. So that's A1.

2. Maria Hill – 2 homes
5409 Douglas Ave. – 218112
5417 Douglas Ave. - 218113

A2 is for two lots at 5409 and 5417 Douglas Avenue. When they first came to us, this was just for one house on two lots. As we looked at it as staff, we're like they can build a house on each one of those lots. But after further review, it comes out that 5409, the second lot here, is actually, there's like a storm sewer that comes across the street that dumps out in this lot and it would be very difficult to build on it. So, it's probably an unbuildable lot. So, with that, the applicant still wants both lots, but they just want to build one home on that lot. They're going to build a home for a family member to live in. The staff comments, there wasn't any. The Land Bank Advisory Board had a comment on this one. It was that they are requesting that the neighbors be notified of this application. In the Land Bank process usually if there's a neighborhood group involved, the neighborhood group gets the notification from me. I do not send out notifications to like the neighbors currently.

I have had contact with 5423 over here, they did apply for a yard extension, but they don't meet the rules for yard extension because this is a buildable lot. That's my presentation on A2. Do you want me to move to A3? A3 we removed it.

4. Dulce Dominguez & Fernando Sepulveda – 1 home
3111 S 33rd St – 150317

A4 is for an application for a single-family home to live in this home. This request does meet the zoning requirements and the staff comments were all design-related again, and the address is 3111 South 33rd Street.

5. James Michael – 1 home
 643 N 54th St – 051619
 5310 Muncie Dr - 051618

A5 is for a single-family home. Again, this is for two lots. This is in an area without a sewer. The first lot here, right here is big enough for a septic system but this lot right here is not, so it's kind of like you're going to build here. Let's include that one where this is technically an unbuildable lot right there. Staff said that the driveway will need to come off 54th Street, so you would enter over here. I think that is it for that one. I need to review my notes to make sure I get everything.

6. Premier Developments LLC – 5 homes
 3047 N 31st St – 099260
 3051 N 31st St – 099261
 3059 N 31st St – 099262
 3063 N 31st St – 099263
 3065 N 31st St – 099264

The next one is for five homes, it's 3047 through 3065 North 31st Street. They're requesting five lots to build five homes on. The applicant wants to build homes in the area that they grew up in. They said their ultimate goal is to build luxury housing in the urban community, but make it affordable. Staff's comments was they need to follow the narrow lot design guidelines.

7. Jose Cortez – 1 home
 3233 N 44th Ter. – 172212
 3237 N 44th Ter. – 172211
 3241 N 44th Ter – 172210
 3245 N 44th Ter – 172209
 3301 N 44th Ter – 172208

A7 is at 3233 through 3301 North 44th Terrace. It's to build a single-family home and they're requesting five Land Bank lots because there is no sewer in the area, and that gets them over to the one-acre requirement. I even came down here and I'm like can we fit two homes in here because the acreage is 1.36 and you cannot. So, you can only build one house in this little area, even if we did own these two lots down here. So, Commissioner, that concludes the A section.

Chairman McKiernan said thank you, Mr. Knapp, I do appreciate that. Does any member of the committee have any comments or questions regarding any of these applications? Recognizing that as always, these are applications for options on the land and there would still need to be boxes checked and hurdles overcome on the way to a final development on any of these.

I don't see anyone on the committee with comments or questions, so Clerk I'll ask you did we receive any written correspondence on any of the items that are in the A section? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said do we have anyone online with us tonight who'd like to make public comment on any of the items in the A section of this agenda? I don't see any hands being raised and so then I'll ask if anyone here in the room with us would like to make any comments on any of the items in the A section. **Chairman McKiernan** said I'll just ask the committee, is there a motion on these items?

Action: **Commissioner Davis made a motion, seconded by Commissioner Ramirez, to approve A1, A2, A4, A5, A6, and A7 as submitted.** Roll call was taken and there were six "Ayes," Ramirez, Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, if you would move on to C1 please.

C. Commercial – 1

1. Jessica Christman – Mixed-use development

1902 N. 7th St – 095211

1904 N 7th St – 095212

1906 N 7th St – 095213

1908 N 7th St – 095214

1912 N 7th St - 095215

1914 N 7th St – 095216

1916 N 7th St – 095217

Mr. Knapp said this request is for seven lots to be a mixed-use development. Commercial will be on the ground floor. That might include a restaurant, recording studio, retail store, or event space. The upper floors will be eight residential units. These units will be one to two bedrooms apiece and this project will be built out of shipping containers. Staff comments on this one are shipping containers are allowed, but this project will have to have several additional Planning public

meetings because there's a change of zone that would be required, a master plan amendment, and a variance for the metal exterior. So, what I'm saying is this is not going to be the last public meeting if it's approved.

The Land Bank Advisory Board, they had a question about where are other projects that the developer has been involved in. I did share those. They built two projects in Phoenix and one in Wichita. I did put their little addresses over here in the comments section. The addresses of the other projects they've built are there, but I've also got Groundworks had a comment for this one.

It was they're requesting a pause on all Land Bank lots that are not within the neighborhood group because we don't give notice to the surrounding neighbors. What they're saying is if it's a property that's not in a neighborhood group, that neighborhood group doesn't get that email and so they feel like these people that are surrounding this don't get notified of these projects. When I got here I was told that was kind of the job of the Land Bank Advisory Board to fill in the gaps where the neighborhood groups were not, and that was kind of their job is what I was told when I walked in here.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to hold these properties over to next month's meeting to give me time to meet with the neighborhood group and the developers.**

Commissioner Townsend said one, these properties would be right across the street on the northwest corner to the Tremont Project we heard earlier today. I'm unfamiliar with this. I would like the opportunity to talk to the developer and get some more detail about it. I'm particularly concerned about, based on Mr. Jud's comments, about what they want to do, blending and how cohesive that might look with what Tremont is planning. Also, it would give me an opportunity to check the boundaries. There is a neighborhood group that operates on the other side. I'm just not sure of their boundaries. So, there may be a neighborhood group that this would entail, but that would be my motion to hold this over to next month's meeting and give me time to meet with the neighborhood group, but more importantly the developers.

Chairman McKiernan said there's a motion and a second to hold. Does any other member of the committee have any comments or questions regarding this item? Before we take the vote, I'm

going to ask the Clerk if we received any written communication regarding this item, C1. **Ms. Sparks** said no comments were received.

Chairman McKiernan said I'll ask if there's anyone who is joining us online who would like a comment on this item C1. I saw a hand go up and it then it came back down. It appears that we have Creighton Venture Capital online, and we now have enabled that connection to talk. So whoever's online, if you would let us know your name, your city of residence, and then you'll have up to three minutes to make a comment regarding this application.

Lonnie Creighton said my current residence is Panama City Beach, Florida as well as Overland Park, Kansas. I am a partner in the development overall. The project in which we are interested in pushing forward on is pretty interesting. We do have a partner from Kansas City, Kansas, Argentine in fact, who is assisting. She's not able to be on the call at this present time. We are certainly excited to meet with Ms. Townsend and whoever may be necessary in terms of conveying our project and we're more than available for that.

Chairman McKiernan said thank you so very much for introducing yourself. I can guarantee you that we will be following up with you to see what we can do to move all of our projects forward.

Commissioner Townsend said thank you to the caller, what was your last name again sir? **Mr. Creighton** said Creighton. **Commissioner Townsend** said thank you and does Mr. Knapp have your contact information and the name of your other partners? **Mr. Creighton** said yes ma'am. **Commissioner Townsend** said okay, look forward to reaching out to you tomorrow. Thank you. **Mr. Creighton** said no problem, thank you.

Chairman McKiernan said thank you, Commissioner, so then I'll ask if there's anyone else who's joining us online who'd like to comment on this item C1. I don't see any other hands being raised, so I'll ask if there's anyone with us here in the 5th-floor conference room who'd like to comment on this application. I see no one coming forward, so the motion is to hold this application until our next meeting for reconsideration.

Roll call was taken and there were six "Ayes," Ramirez, Stites, Davis, Townsend, Burroughs, McKiernan.

Item No. 2 – 212338...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 application below:

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

PT – Property Transfers

1. Cintli Soto

812 Lafayette Ave – 111593

Mr. Knapp said PT1 is for a yard extension for 812 Lafayette. I'll start with 814 is right here on this house. Here it says this basement is flooding because of the run-off that's coming off of this lot and running into his basement and he would love to be able to regrade it so the water doesn't come into his basement.

810 on this side, this is a shared driveway with the house that used to stand there. So they want this driveway as part of their property also. So there's two neighbors, they both want the property. So, the plan, if approved, 814, this house over here would pay for the survey to split a lot and then the last split would give around two-thirds to 814. So, two-thirds of a lot, and then it'll give one-third of the lot for the driveway to 810.

Chairman McKiernan said Mr. Knapp, Commissioner Townsend and I have both spent more than a couple of minutes looking at this proposal. Speaking only for myself, this does seem as if it meets everyone's needs in terms of taking care of splitting that property. If the applicant is here and if you do want to say anything, you are welcome to as the applicant. But, Commissioner Townsend, do you have any comments. This certainly does seem like it would solve the problem and move this forward to a good resolution.

Commissioner Townsend said as you said, I appreciate your intervention. Mr. Tabatio approached you, and I appreciate the intervention of Mr. Knapp's office, Counselor Green, Mr. Tabatio, and the other neighbors. So, if that's acceptable to them, that's the optimum solution.

Action: Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve as submitted.

Chairman McKiernan said so there is a motion and a second to execute effectively the agreement that Legal and Land Bank have come up with and, Ms. Green, you can direct me on how we should phrase that.

Wendy Green, Legal Department, said what is in front of you right now is just the application for Mr. Soto's side of the parcel. I do believe that the other neighbor did finally apply for her portion of it, so that would be on the next month's Standing Committee. We don't have that in front of us, so what you would be approving would be the request as submitted or just the portion that is closer to his home. After it is surveyed, be transferred to him.

Chairman McKiernan said if we approve this tonight, then the survey happens, and the 814 gets extended to the east two-thirds of the width of the intervening lot. That other third roughly of the existing lot would still be Land Bank property until such time as we would execute a yard extension from the other side to take in. **Ms. Green** said correct. **Chairman McKiernan** said and with that clarification, then I'd ask Commissioner Townsend, does your motion still stand? **Commissioner Townsend** said with that clarification, yes, thank you.

Chairman McKiernan said Commissioner Davis? **Commissioner Davis** said yes sir. **Chairman McKiernan** said alright, we have a motion and a second to execute the survey and then transfer roughly the west two-thirds of the Land Bank property to the neighbor at 814.

I would ask if we received any written correspondence regarding this item. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone online who would like to make a comment on this particular application. I see no hands going up online. I'd ask if there's anyone here joining us who'd like to comment on this application. And with that, there is a motion and a second. Roll call please.

Roll call was taken and there were six "Ayes," Ramirez, Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you, we will commence with the survey and with the yard extension from the west.

Chairman McKiernan said Mr. Knapp, correct me if I'm wrong, but there are no further items on our agenda for this evening. **Mr. Knapp** said that is correct Commissioner.

PUBLIC AGENDA

No items for discussion.

ADJOURN

Action: **Chairman McKiernan made a motion, seconded by Commissioner Davis, to adjourn.** Roll call was taken and there were six "Ayes," Ramirez, Stites, Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan adjourned the meeting at 7:45 p.m.

JG