

ACTION AGENDA
MARCH 28, 2024 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:19 – 8:20 PM

Location: Hybrid

We invite you to view the meeting in person in the Commissioner Chambers, Lobby Level of the Municipal Office Building, 701 N 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82327385912>

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I. CALL TO ORDER

II. ROLL CALL

Present: Hill, Kane, Lopez, Stites, Davis, Bynum, Townsend, Burns, Burroughs.

Absent: Ramirez, Garner.

III. INVOCATION GIVEN BY CHAPLAIN ANNIE ERICKSON, GRANDVIEW PARK PRESBYTERIAN CHURCH

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, MARCH 28, 2024 AGENDA

ADDING DOCUMENT TO ITEM NO. 2 REGULAR CONSENT AGENDA

VI. CLERK'S STATEMENT

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

VII. PLANNING AND ZONING CONSENT AGENDA

- VIII. PLANNING AND ZONING NON-CONSENT AGENDA
- IX. MAYOR'S AGENDA
- X. REGULAR CONSENT AGENDA
- XI. PUBLIC HEARING AGENDA
- XII. STANDING COMMITTEES' AGENDA
- XIII. ADMINISTRATOR'S AGENDA
- XIV. COMMISSIONERS' AGENDA
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA
- XVI. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA
- XVII. PUBLIC ANNOUNCEMENTS
- XVIII. ADJOURN

VII. PLANNING AND ZONING CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-109 - JOSEPH AAKER

Synopsis: Special Use Permit to operate a Short-Term Rental in two (2) of the four (4) units in the townhome at 3059 Francis Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 213049

Motion to approve for 1 year: Townsend

Second: Davis

Approved 8/0

2. SP2023-119 - HOUSTON DEFOE

Synopsis: Special Use Permit for a Short-Term Rental at 204 Orchard Street (upstairs), submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 213050

Motion to approve for 1 year: Townsend

Second: Davis

Approved 8/0

3. **SP2024-003 - JOHN MANN WITH AVENUE OF LIFE**

Synopsis: Renewal of a Special Use Permit (SP2022-023, expires 6/2/2024) to continue to operate transitional housing for youth at 3535 Wood Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 213048

Motion to approve for 5 years: Townsend

Second: Davis

Approved 8/0

B. VACATION APPLICATION

1. **VAC2024-001 - DARYL K. RAKOSKI**

Synopsis: Vacation of a utility easement on Lot 1 of Villas at Piper Valley at 11471 Webster Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 213051

Motion to approve: Townsend

Second: Davis

Approved 8/0

C. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

1. AN ORDINANCE rezoning property at 3921 North 51st Street (COZ2023-032) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 213034

Motion to approve: Townsend

Second: Davis

Approved 8/0

Ordinance O-35-24 adopted.

2. AN ORDINANCE rezoning property at 6815 Cernech Road and 3420 North 67th Street (COZ2023-033) from R-1 Single Family District to A-G Agriculture District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 213035

Item was set aside.

Motion to approve: Davis

Second: Townsend

Approved 8/0

Ordinance O-36-24 adopted.

3. AN ORDINANCE rezoning property at 3909 and 3011 North 57th Street (COZ2023-025) from R-1 Single Family District to R-2 Two Family District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213036
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-37-24 adopted.
4. AN ORDINANCE authorizing a Special Use Permit (SP2023-078) for grading/removal of earthen fill at 4919 North 126th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213037
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-38-24 adopted.
5. AN ORDINANCE authorizing a Special Use Permit (SP2023-094) to operate a cold-weather shelter at 550 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213038
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-39-24 adopted.
6. AN ORDINANCE authorizing a Special Use Permit for a non-owner-occupied Short-Term Rental at 2903 West 45th Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213039
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-40-24 adopted.
7. AN ORDINANCE authorizing a Special Use Permit (SP2023-111) to operate a group home at 2601 Ridge Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213040
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-41-24 adopted.

8. AN ORDINANCE authorizing a Special Use Permit (SP2023-112) to operate an agro-tourism business at 3921 North 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213041
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-42-24 adopted.
9. AN ORDINANCE authorizing a Special Use Permit (SP2023-115) for an automotive dealership at 2959 North 7th Street Trafficway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213042
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-43-24 adopted.
10. AN ORDINANCE authorizing a Special Use Permit for a non-owner-occupied Short-Term Rental (SP2023-116) at 2311 North 104th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213043
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-44-24 adopted.
11. AN ORDINANCE authorizing a Special Use Permit (SP2023-118) to operate a drinking establishment at 401 North 6th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213044
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-45-24 adopted.
12. AN ORDINANCE authorizing a Special Use Permit (SP2023-121) for a non-owner-occupied Short-Term Rental at 611 Douglas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 213045
Motion to approve: Townsend
Second: Davis
Approved 8/0
Ordinance O-46-24 adopted.

13. AN ORDINANCE authorizing a Special Use Permit (SP2024-001) for a truck leasing, maintenance, and repair facility at 11 North James Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

(RECOMMENDED FOR APPROVAL)

Tracking #: 213046

Motion to approve: Townsend

Second: Davis

Approved 8/0

Ordinance O-47-24 adopted.

14. AN ORDINANCE authorizing a Special Use Permit (SP2023-071) for a non-owner-occupied Short-Term Rental at 731 North 75th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 213047

Motion to approve: Townsend

Second: Davis

Approved 8/0

Ordinance O-48-24 adopted.

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR MARCH 28, 2024

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. **RESOLUTION: APPROVING A FIFTH AMENDMENT TO THE LEGENDS WEST LAWN DEVELOPMENT**

Synopsis: Approval of a resolution extending the completion date of the paving and striping improvements required at Legends West Lawn to November 30, 2024, before a \$500,000 liquidated damages provision applies, submitted by Jeff Conway, Senior Attorney.

*On March 4, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 212976

Motion to approve: Davis

Second: Townsend

Approved 8/0

Resolution R-12-24 approved.

2. **APPROVAL: EXTENSION OF DEADLINE TO ISSUE INDUSTRIAL REVENUE BONDS (ADDING DOCUMENT PER AGENDA UPDATE)**

Synopsis: Approval of an extension of certain deadlines to issue industrial revenue bonds related to the American Royal Project to July 31, 2024, submitted by Jeff Conway, Assistant Counsel.

*On March 4, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 213023

Motion to approve: Davis

Second: Townsend

Approved 8/0

Resolution R-13-24 approved.

3. **NOMINATIONS: BOARDS AND COMMISSIONS**

Synopsis: Golf Advisory Board:

Appointment of Chancellor Adams -Term 3/28/24 to 12/15/25, submitted by Commissioner Davis.

Tracking #: 213052

Motion to approve: Davis

Second: Townsend

Approved 8/0

4. **PLAT: SCHUBERT'S ENCHANTED WILDS**

Synopsis: Plat of Schubert's Enchanted Wilds, located along Lloyd Street North of 47th Street, and being developed by Spencer Schubert, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 213053

Motion to approve: Davis

Second: Townsend

Approved 8/0

5. **MINUTES**

Synopsis: Minutes from the Full Commission meeting on February 16, 2023, and the Special Session meeting on February 29, 2024.

Tracking #: MINUTES

Motion to approve: Davis

Second: Townsend

Approved 8/0

6. **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated December 28th, 2023 and January 11th & 18th, 2024.

Tracking #: WEEKLY BUSINESS

Motion to approve: Davis

Second: Townsend

Approved 8/0

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

Motion to adjourn and reconvene as Land Bank Board of Trustees: Bynum

Second: Davis

Approved 8/0

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK OPTIONS

Synopsis: The following **option application(s)** was presented at the 03/04/2024 Neighborhood and Community Development Standing Committee, submitted by Jud Knapp, Land Bank Manager.

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes - 15 homes

B. Multi-Family - 50 units

C. Commercial - 1

Tracking #: 212971

Motion to approve: Davis

Second: Kane

Approved 8/0

2. LAND BANK PROPERTY TRANSFERS

Synopsis: The following property transfers were presented at the 03/04/24 Neighborhood and Community Development Standing Committee, submitted by Jud Knapp, Land Bank Manager.

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

10 Property Transfers from the UG into the Land Bank

Tracking #: 212972

Motion to approve: Davis

Second: Kane

Approved 8/0

XVI. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA

1. LAND BANK OPTIONS

Synopsis: The following **option application(s)** was presented at the 03/04/2024 Neighborhood and Community Development Standing Committee, submitted by Jud Knapp, Land Bank Manager. This item received a vote 4 to 1.

Please visit the new site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

B. Multi Family - 37 units

Tracking #: 213054

Motion to approve: Davis

Second: Kane

Approved 8/0

XVII. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN

Motion to adjourn: Kane

Second: Davis

Approved 8/0

The meeting adjourned at 8:20 PM.