



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development  
Standing Committee**

Fifth Floor Conference Room

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

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*Chairman Andrew Davis,*

*Commissioner Melissa Bynum, Commissioner Gayle Townsend,*

*Commissioner Christian Ramirez, Commissioner Dr. Evelyn Hill*

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**AGENDA**

**Monday, June 30, 2025**

**5:00 PM**

1. **Call to Order/Roll Call**
2. **Revisions to June 30, 2025 Agenda**
3. **Approval of standing committee minutes (no minutes available)**
4. **Committee Agenda**
  - 4.1 **PRESENTATION: HOUSING OPPORTUNITIES**

Synopsis: Presentation to discuss housing opportunities in Wyandotte County.

*For Information Only*

Tracking #: 21545
  - 4.2 **LAND BANK OPTION EXTENSION REQUEST**

Synopsis: Request consideration of a Land Bank Option Extension for the Dominique Experience Foundation, 5211 Parallel Parkway.

Tracking #: 21630
  - 4.3 **LAND BANK OPTIONS**

Synopsis:  
The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

16 Single Family Homes

17 Multi family

Tracking #: 21631

#### 4.4 LAND BANK PROPERTY TRANSFERS

Synopsis:

The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

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

24 Yard Extensions

1 Garden

Tracking #: 21632

#### 5. Public Agenda

#### 6. Adjourn

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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.

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Connect to Join from PC, Mac, iPad, or Android:

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**Webinar ID: 881 4693 6570**

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International numbers available: <https://wycokck.zoom.us/j/kblsLS9Rem>

Cell phones may mute and unmute by dialing \*6.

Raise and lower your hand to be acknowledged by dialing \*9.

To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.

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View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).



## Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Jud Knapp, Land Bank Manager</div> jknapp@wycokck.org x5472	Land Bank Approvals
AGENDA ITEM #4.1.		
PRESENTATION: HOUSING OPPORTUNITIES		
BACKGROUND		
Presentation to discuss housing opportunities in Wyandotte County.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
2025 Housing trends, Pre-Approved Plans		

Approved by Mayor/Administrator to add to agenda.



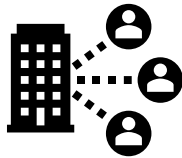
# Housing Trends and Typologies



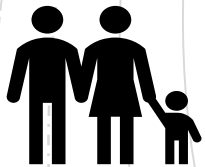
# WHY ARE TRENDS CHANGING?



Affordability Crisis



Remote Work

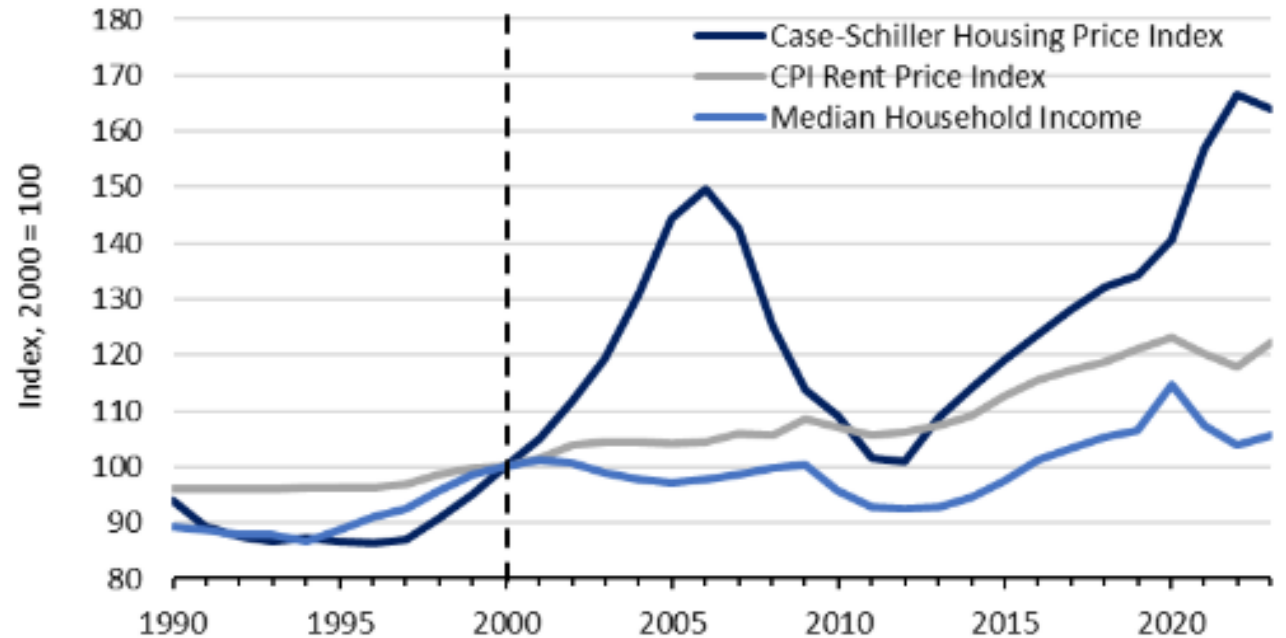


Changing Family Structures



Student Loan Debt

**Figure 1. Real Housing Price, Rent and Wage Indexes**



Note: Inflation-adjusted by R-CPI-U-RS, not seasonally adjusted. CPI rent price index is the average rent of primary residences in U.S. cities.

Source: U.S. Bureau of Labor Statistics; S&P Dow Jones Indices; CPS; Treasury staff calculations.



# HOUSING SHORTAGE IN KANSAS CITY



Housing Shortage

**12,000 to 24,000**

Units

<https://www.marc.org/news/economy-housing/housing-production-kansas-city-region-continues-lag-peer-metros>

<https://storymaps.arcgis.com/stories/4e1137ba32fc4add805280517f8e174c>

FOCUS AREAS ▾

## Housing production in the Kansas City region continues to lag peer metros

Jun 25, 2024 | Posted in [Economy & Housing](#)



# MANUFACTURED HOMES

- **Construction:** Built entirely in a factory and transported to the site in one or more sections.
- **Building Codes:** Built to a federal HUD code, not local/state codes.
- **Foundation:** Placed on a permanent foundation with or without a basement
- **Resale Value:** Appreciates in value but at a slower rate than stick built homes.
- **Financing & Insurance:** Often treated differently than traditional homes—can be harder to finance and insure.





# PANELIZED HOMES

- **Construction:** Built in wall panels or sections (like walls, floors, roof trusses) in a factory, then assembled on-site—more on-site work than modular.
- **Building Codes:** Must meet local and state codes (same as modular).
- **Foundation:** Assembled on a permanent foundation.
- **Site Work:** Requires more on-site construction than modular homes—e.g., insulation, wiring, plumbing are often done after panels arrive.
- **Flexibility:** High design flexibility; often used by architects and custom builders.
- **Construction Time:** Faster than stick-built, but slower than modular.





# MODULAR HOMES

- **Construction:** Built in sections (modules) in a factory and then assembled on a permanent foundation on-site.
- **Building Codes:** Must meet local and state building codes, the same as traditional site-built homes.
- **Customization:** Highly customizable—floor plans, finishes, and layouts can often rival stick-built homes.
- **Financing & Insurance:** Treated the same as site-built homes by banks and insurers





# MODULAR HOMES





# MODULAR HOMES





# MULTI-GENERATIONAL HOUSING

- Homes with semi-independent living spaces
- Responds to aging parents, young adults, and cultural norms
- Increasingly common post-pandemic
- Gaining traction due to rising housing costs

Pew Research Center 

FOR RELEASE MARCH 24, 2022

## **Financial Issues Top the List of Reasons U.S. Adults Live in Multigenerational Homes**

*Nearly four-in-ten men ages 25 to 29 now live with older relatives*

**BY** *D'Vera Cohn, Juliana Horowitz, Rachel Minkin, Richard Fry and Kiley Hurst*



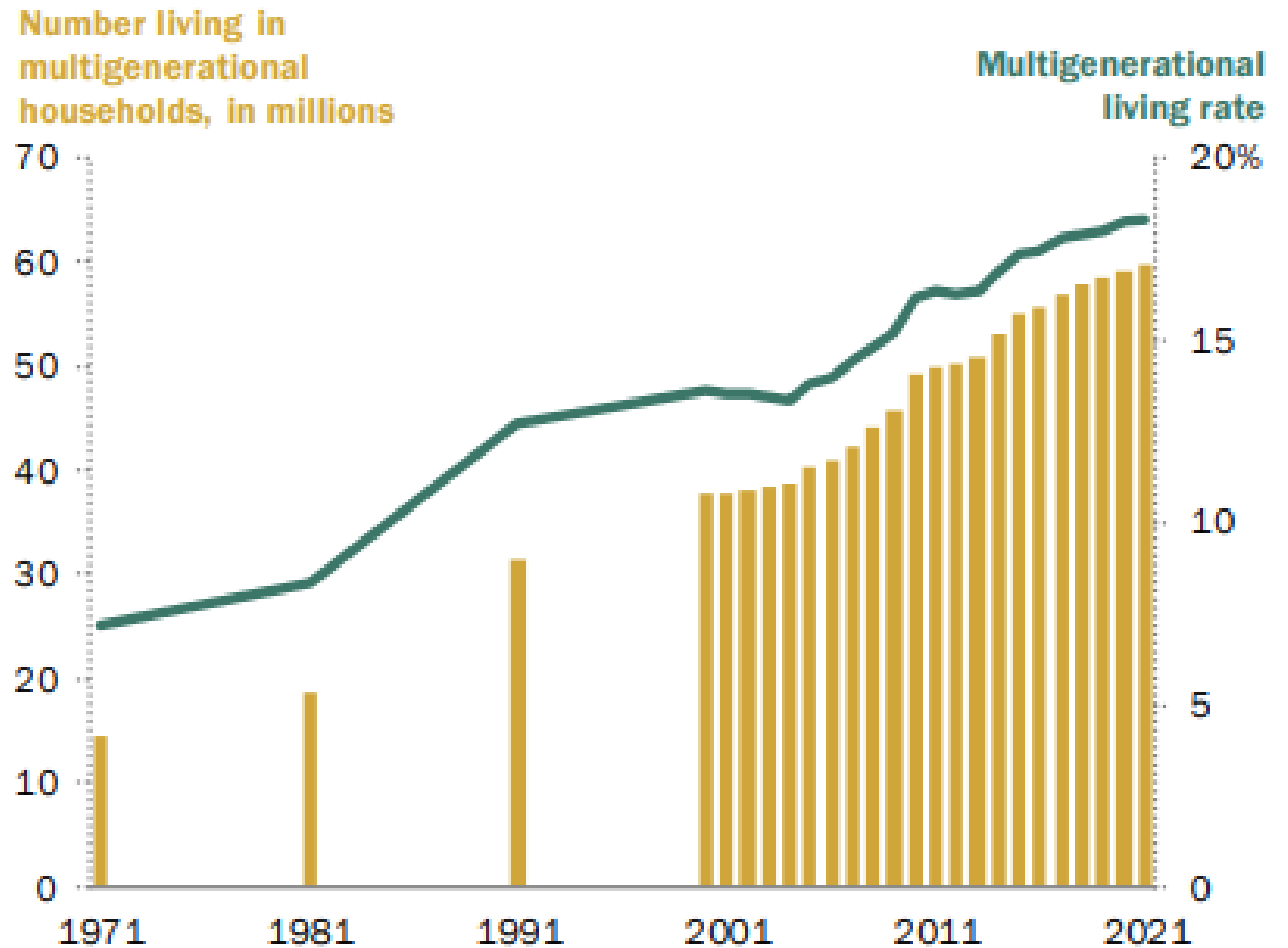
# MULTI-GENERATIONAL HOUSING

## Increasing Trend

- From 1971 to 2021, the number of people living in multigenerational households quadrupled, reaching 59.7 million individuals by 2021.
- This represents 18% of the U.S. population, up from 7% in 1971.

## Reasons why

- **Economic:** High housing costs and financial instability have led many young adults to move back in with parents or other relatives.
- **Caregiving Needs:** The necessity of providing care for aging parents or relatives has prompted multigenerational living arrangements.





# BACKYARD COTTAGES / ACCESSORY DWELLING UNITS (ADU)

## Definition:

Small, independent residential units on the same lot as a single-family home, with a kitchen, bathroom and separate entrance

- Backyard cottages are only allowed in KCK as part of narrow lot new builds.
- Currently prohibited from adding backyard cottage to existing home





# BACKYARD COTTAGES

## Financial and Housing Benefits

- **Rental Income:** Provides additional income for the homeowner
- **Property Value Increase:** Homes with ADUs often sell for higher prices compared to those without.
- **Affordable Housing Solution:** ADUs provide affordable housing options without the need for extensive new infrastructure, making them a viable option in densely populated urban areas.

## Homeowners are using this hack to cut their mortgage payments in half — and chip away at the housing shortage

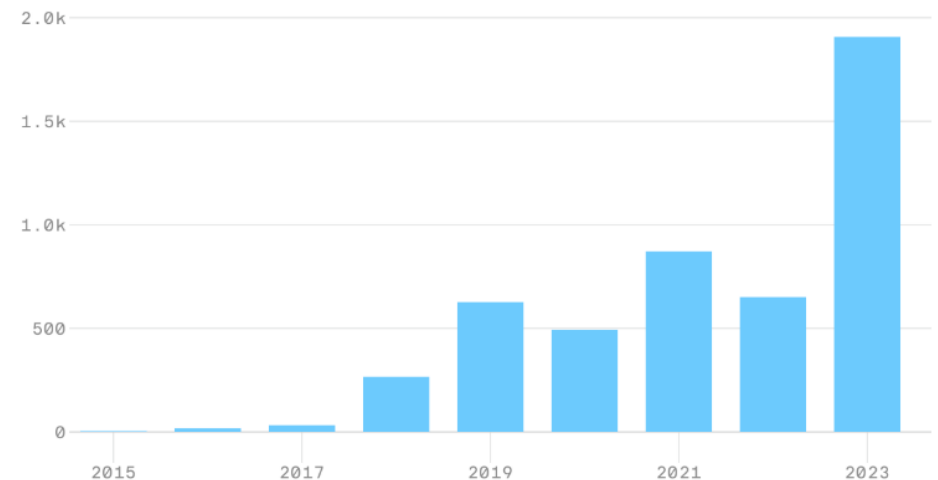
Homeowners in housing-starved areas like California have turned to a lower-friction way of adding supply

By [Aarthi Swaminathan](#) [Follow](#)

Last Updated: Nov. 16, 2024 at 8:52 a.m. ET

First Published: Nov. 15, 2024 at 6:00 a.m. ET

Annual San Diego ADU permits issued, 2015-2023





# CURRENT RULES ONLY ALLOW ABOVE GARAGE UNITS ON NEW NARROW LOT HOMES



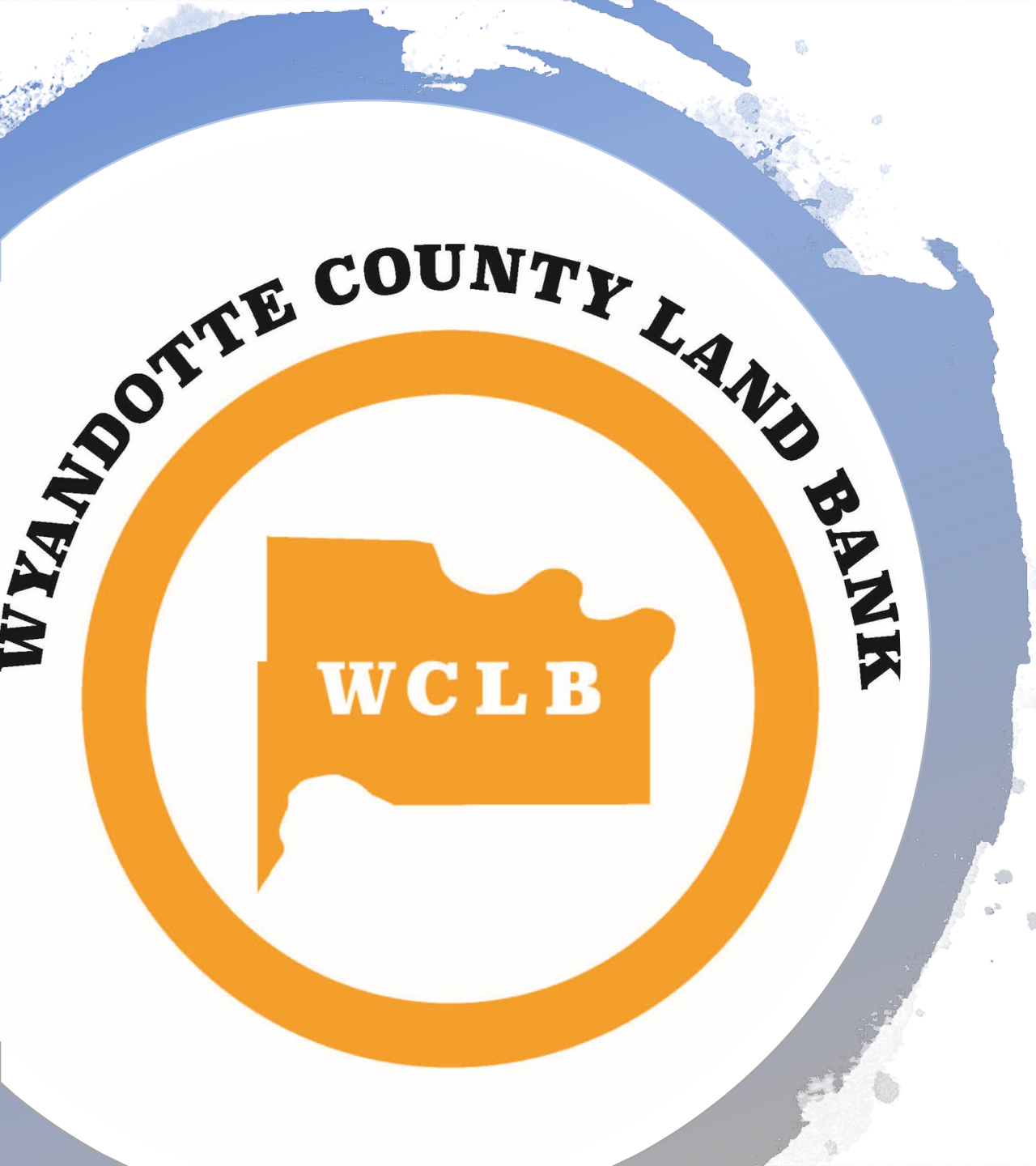
▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



# MISSING MIDDLE HOUSING

- Definition: Small-scale multi-unit housing
- Historically common but missing since 1940 due to single family zoning
- Now resurging to address affordability
- Examples: Duplexes, fourplexes, bungalow courts
- Benefits: Gentle density, affordability, urban infill





# Building Homes Faster: The Case for Pre-Approved Housing Plans

Addressing Housing with Efficiency and Innovation



# PRE-APPROVED PLANS



## **Definition:**

Building plans reviewed and approved in advance that meet zoning, building codes, and neighborhood approval

## **How it works:**

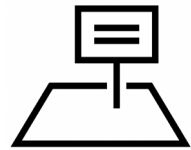
1. Unified Government offers a catalog of approved designs
2. Builders select a plan, apply for permit, and start construction.



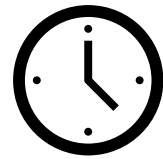
# WHY PRE-APPROVED PLANS ARE NEEDED



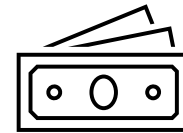
Make building easier



Vacant underused lots across the city



Faster approval time



Increase in the cost of homes



Housing shortage



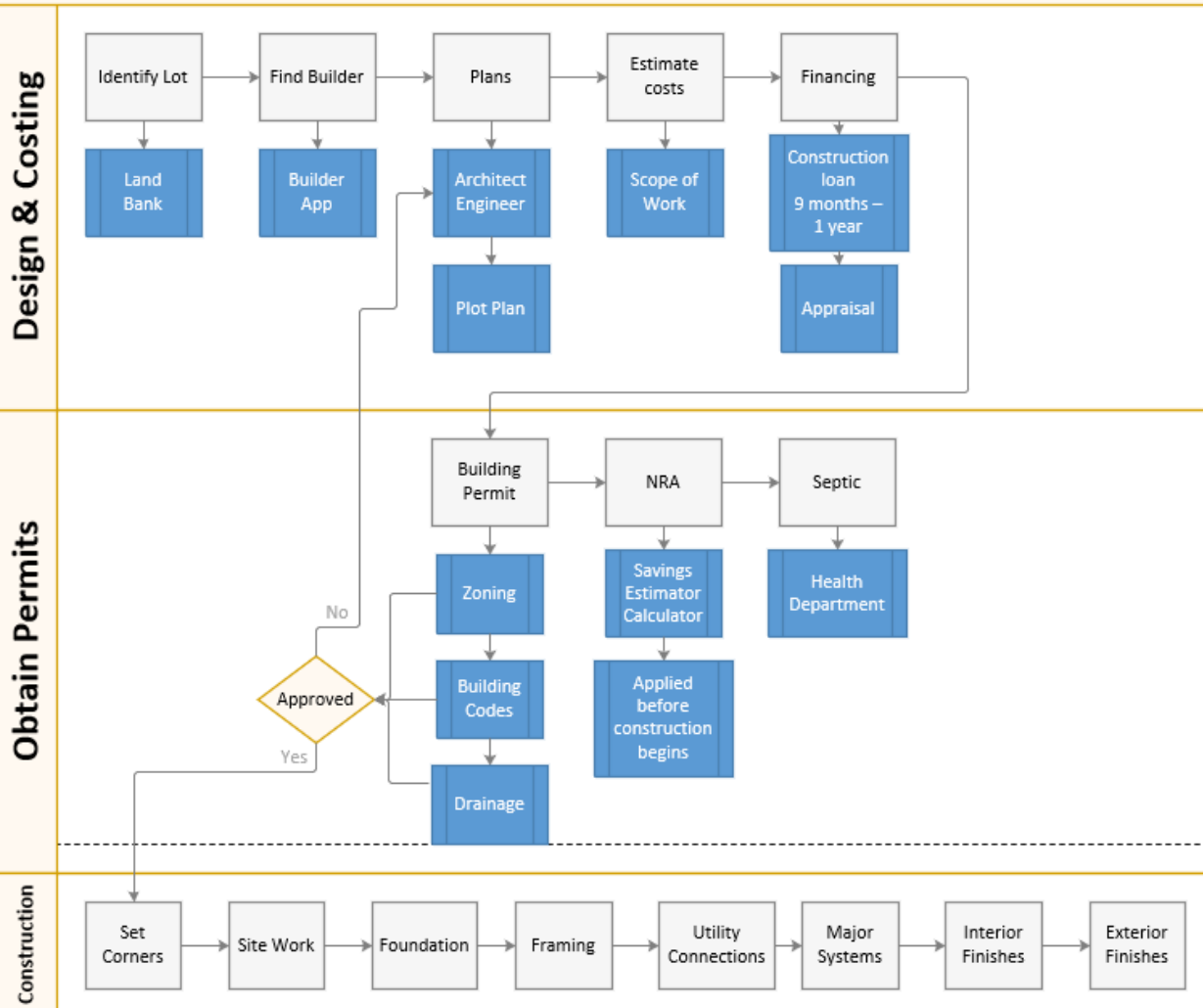
Revitalize neighborhoods

*Kansas City, Kansas faces a housing shortage, and rising costs are locking out families from homeownership.*

# CURRENT VS PRE-APPROVED PLANS

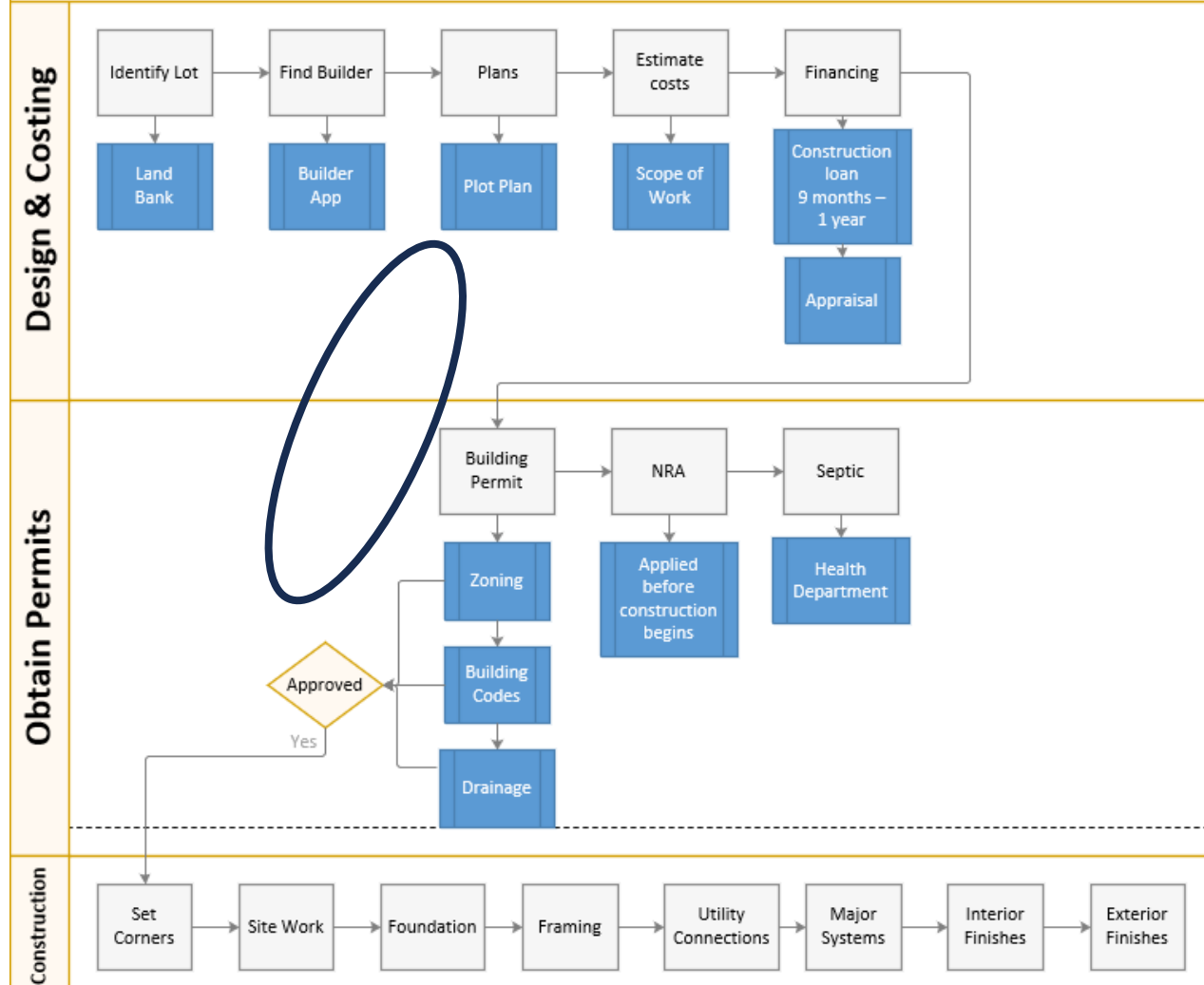
## Current

### Building a Home



## Pre-Approved Plans

### Building a Home







# CITIES WITH PRE-APPROVED PLANS KALAMAZOO, MI



## Program Highlights

- Make building easier and more predictable
- Plans designed to meet local codes
- Fit on common with city lots
- Offers visual variety
- Single family, duplex, and 4 plex's

THE CITY OF KALAMAZOO

## PRE-APPROVED BUILDINGS CATALOG FOR INFILL HOUSING



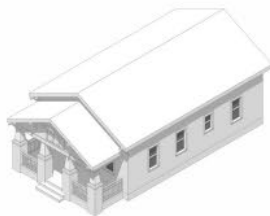
# CITIES WITH PRE-APPROVED PLANS KALAMAZOO, MI

## THE BUILDING TYPES



### Carriage House

Unit Configuration	1 bed / 1 bath
Unit Size	576 ft <sup>2</sup>
Building Height	2 stories
Optional	Above 2-Car Garage
Lot Width	34' min.



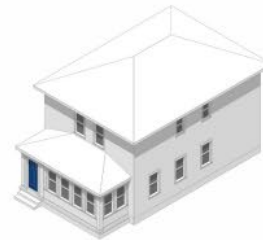
### Cottage

Unit Configuration	2 bed / 1 bath
Unit Size	864 ft <sup>2</sup>
Building Height	1 story
Optional	Basement
Lot Width	34' min. / 60' max.



### Narrow House - 2

Unit Configuration	2 bed / 1.5 bath
Unit Size	1,120 ft <sup>2</sup> (or 1,260 ft <sup>2</sup> )
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	30' / 60' min.



### Standard House - 3

Unit Configuration	3 bed / 2.5 bath
Unit Size	1,632 ft <sup>2</sup> (or 1,800 ft <sup>2</sup> )
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	35' / 60' min.



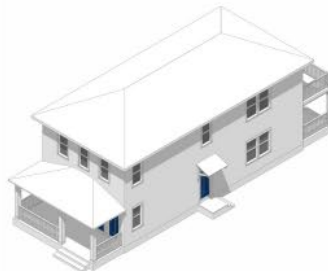
### Standard House - 4

Unit Configuration	4 bed / 3.5 bath
Unit Size	2,172 ft <sup>2</sup> (or 2,340 ft <sup>2</sup> )
Building Height	2 stories
Optional	Lock-off Basement
Lot Width	36' / 60' min.



### Duplex - Front-to-Back

Unit Configuration	1 bed / 1 bath
Unit Size	624 ft <sup>2</sup> / 720 ft <sup>2</sup>
Building Height	1 story
Optional	Enclosed Rear Porch
Lot Width	34' / 60' min.



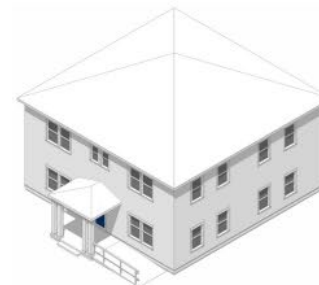
### Duplex - Stacked

Unit Configuration	2 bed / 1 bath
Unit Size	1,056 ft <sup>2</sup>
Building Height	2 stories
Optional	Basement, Rear Porch
Lot Width	35' / 60' min.



### Duplex - Side by Side

Unit Configuration	2 bed / 1.5 bath
Unit Size	1,156 ft <sup>2</sup>
Building Height	2 stories
Optional	Basement
Lot Width	44' / 70' min.



### Four-plex

Unit Configuration	1 bed / 1 bath
Unit Size	675 ft <sup>2</sup> / 700 ft <sup>2</sup>
Building Height	2 stories
Optional	-
Lot Width	50' / 60' min.

# CITIES WITH PRE-APPROVED PLANS

## KALAMAZOO, MI

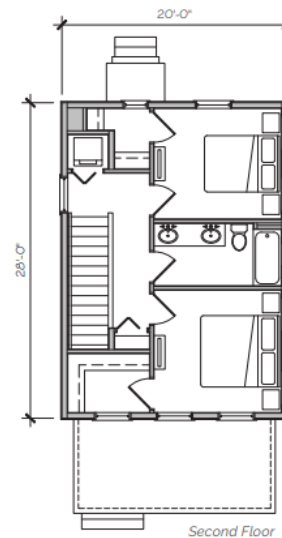
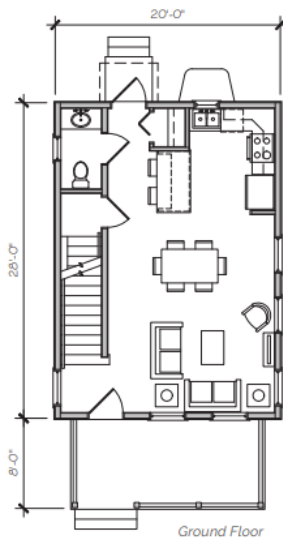
### PRE-APPROVED BUILDING

#### Narrow House-2

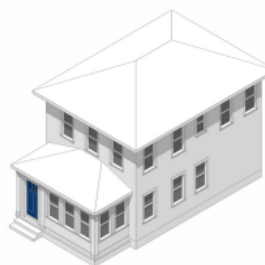
The 2-bedroom Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. The massing and elevation options reflect a simple vernacular character present throughout Kalamazoo's neighborhoods.

#### Program Overview

Building Dimensions	
Building Height	2 stories
Building Width	20'
Building Depth	28'
Program	
Unit Configuration	2 bed / 1.5 bath
Unit Size (gross building)	1,680 sq. ft.
Basement (unfinished)	560 sq. ft.
1st Floor	560 sq. ft.
2nd Floor	560 sq. ft.
Lot Standards	
Lot Width (min.)	30'
Lot Width (max.)	60'



Option A



Option B



Option C



# CITIES WITH PRE-APPROVED PLANS GRAND RAPIDS, MI



1. **Browse the options.** Browse the available housing types (single-, two-, multi-family) and obtain a vacant property. A City Planner can assist with determining appropriate properties for each housing type.



2. **Submit the Permit-ready Plans Program application.** Please provide a survey and site plan as part of your application. Requesting a consultation with a City Planner to discuss the project and to ensure the chosen plan can meet Zoning Ordinance requirements should be considered.



3. **Apply for a Building Permit.** Once verified by a City Planner, apply for a Building Permit to begin the formal review process. Because the plans are pre-reviewed and compliment the chosen property, review times are significantly reduced.



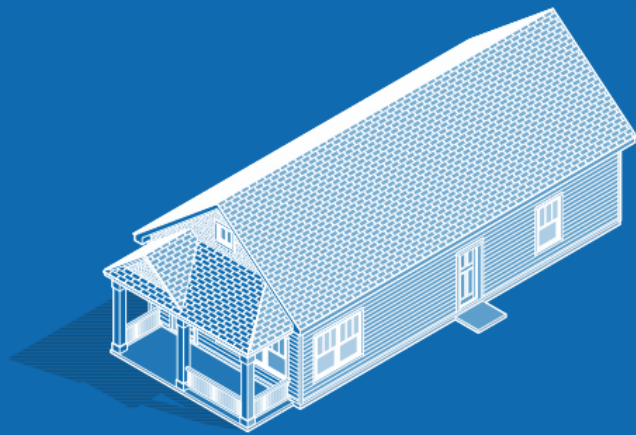
4. **Construction Begins.** Once the Building Permit is approved, construction can start! Be sure to stay up-to-date by using the Citizen Access portal. Inspections will take place throughout the review process.



# CITIES WITH PRE-APPROVED PLANS GRAND RAPIDS, MI



Grand Rapids Land Bank MEDC Permit-Ready Infill Plans



## THE CRISWELL

The Criswell is comprised of one single family home with two bedrooms and one bathroom. The unit features comfortable living areas, modern finishes, and covered main level porches for livable space outdoors. A generous laundry room allows for convenient family living and doubles as a mudroom with additional storage. The gable roof design and front porch detailing are designed to blend with the vernacular of the city's varied neighborhoods.

Single-Family Housing



Color Option 1



Color Option 2

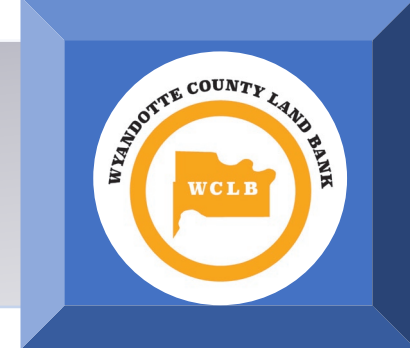


Color Option 3



# CITIES WITH PRE-APPROVED PLANS

## GRAND RAPIDS, MI



Grand Rapids Land Bank MEDC Permit-Ready Infill Plans

Single-Family Housing



### THE CRISWELL

#### Overall Dimensions

Width	20'0"
Depth	42'6"

#### Program

Unit Configuration	2 BED   1 BATH
Total Building	850 SQ.FT.
Front Porch	106 SQ.FT.

#### Lot Size Standard

Width (minimum)	36 FT.
Depth (minimum)	N/A

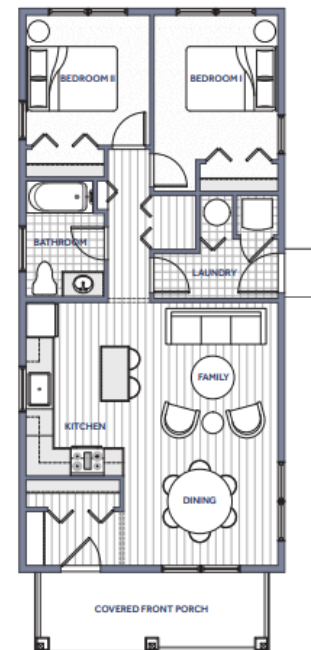
#### Cost

Construction Estimate *	\$190,000 – \$215,000
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\* Price range shown is for estimation purposes only. Pricing is based on Fall 2024 cost assumptions and is subject to change.

#### Home

-  BEDROOM I – 9'-4" x 10'-11"
-  BEDROOM II – 9'-4" x 9'-10"
-  BATHROOM – 5'-11" x 8'-9"
-  LAUNDRY – 9'-4" x 4'-6"

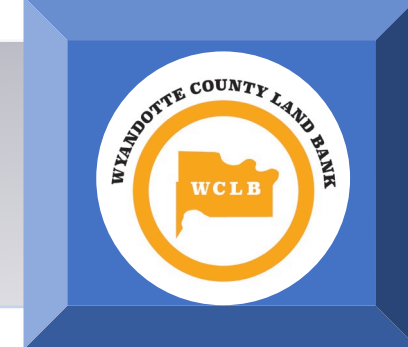


Main Level



# CITIES WITH PRE-APPROVED PLANS

## SOUTH BEND, IN



### Step 1: Site

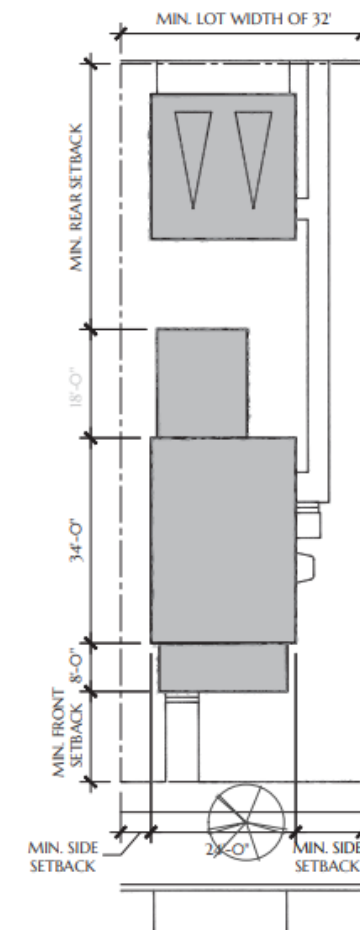
- (1) Building Type.** Select a building type from the available pre-approved plans catalog. Note, the Small Apartment will require consultation with an architect and/or engineer to develop and complete the drawings provided to the applicant. A professional's stamp will be required.
- (2) Zoning District.** Confirm that the selected building type is allowed in the applicable zoning district and can fit on your property, including all setbacks required by the development standards of Section 21-03 of the South Bend Zoning Ordinance.
- (3) Contact.** Reach out to the Department of Community Investment to purchase the Permit Set for your building type.
- (4) Survey.** Locate or purchase a survey of your property from a local licensed land surveyor.
- (5) Site Plan.** Identify the preferred site configuration and orientation for your lot. Draw a site plan to show that all development standards are met. Site plans must be drawn to an engineer scale (e.g. 1" = 20') and include the size of the property (lot dimensions and area) as well as the size and setbacks of all proposed structures located on the property.

### Step 2: Design Development

- (1) Facade Option.** Select from the available elevation design options, including all applicable details, and an exterior siding material per the provided building set.
- (2) Deviations.** Review the list of acceptable minor design deviations and discuss with the City. If any proposed changes are not listed, you are required to hire an architect to adjust the plans and submit updated drawings to the City for review and approval.
- (3) Contacts.** Identify your General Contractor and any sub-contractors (electrician, plumber, and HVAC information) that you will be working with to complete your pre-approved building. Ensure that they are familiar with the pre-approved building requirements and any design selections you desire. Contractors should be notified of the selected plan orientation and elevation option. Any pages of the permit set that do not apply to your selected elevation option should be removed or marked to avoid confusion.
- (4) Cost Estimate.** Confirm the estimated cost of labor and materials with your contractor. Use the Small Developer Handbook for guidance on base assumptions and selections.

### Step 3: Submittal

- (1) Application.** Submit your site plan, application, and associated fees to the Building Department. All buildings except Small Apartment shall use the "New House Permit Application." The Small Apartment shall use the "Commercial Building Permit Application."
- (2) Review.** The Building Department will review your application within 2 business days. They will issue an approval or let you know if any additional information or changes are required. The Small Apartment will be subject to an additional review period at the State level. Pre-approval may not be granted if your property is in a floodplain; requires an additional drainage report; or if your site plan does not meet the site configuration guidelines or requires a variance.
- (3) Exterior Inspection.** Once construction of a pre-approved building begins, on-site review of selected details and building elements may be scheduled by a member of the Zoning Administration team. This inspection will happen concurrently with the required building inspections.



# CREATING THE PROGRAM GET PLANS

- Take community input to create the preapproved house plans catalog
- Hire Architects to create 5 – 10 designs

## Desired Design Examples



We have examples of designs from traditional to modern. The most important thing is that each building has a clear style and good details—so it looks well-designed and lasting, not awkward or low-quality.

Douglass/Sumner Neighborhood Redevelopment Plan

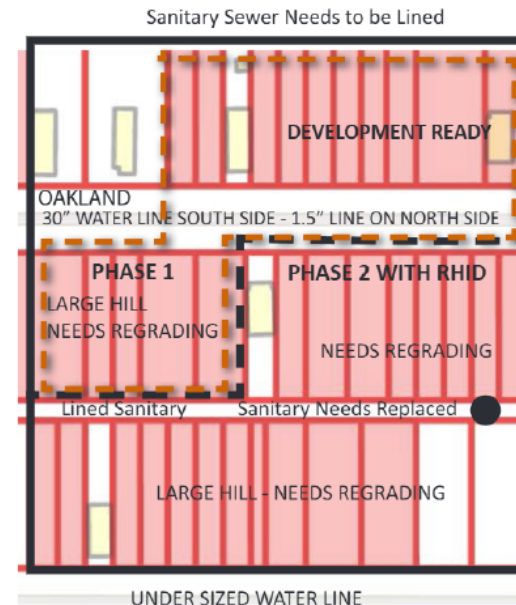


# CREATING THE PROGRAM INFRASTRUCTURE REVIEW



- Evaluate and list infrastructure improvements per block

## Development Areas



Unit Mix:

21-23 Single Family (ADU's allowed)  
Estimated Construction Cost: \$6,440,000  
Developer Equity Required: \$1,288,000

Water Line: \$106,500

Sanitary Sewer: \$102,000

Alley Paving: \$28,000

Sidewalk: \$30,000 + 100k retaining walls

Estimated Infrastructure Costs: \$366,500

Aprx: \$17k per unit

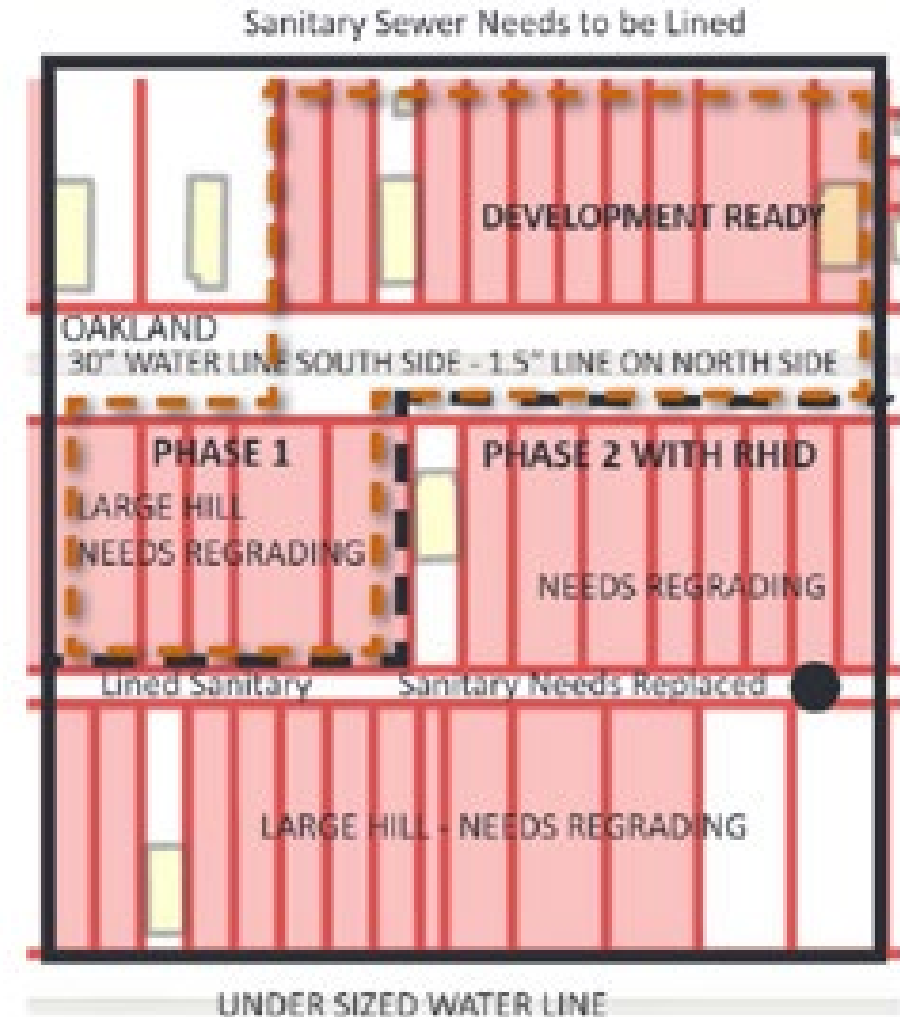
## Douglass/Sumner Neighborhood Redevelopment Plan



# CREATING THE PROGRAM CREATE REDEVELOPMENT PLAN



- Develop a redevelopment plan by block
  - What infrastructure improvements are needed
  - What house plans will fit





# CREATING THE PROGRAM MARKET THE PROGRAM



- Publish plans online
- Host workshops for builders
- Market current incentives

## Apply to Build

After you apply, you will receive notifications throughout the process to help guide you with documentation, payment, and

### 1 Review and Select a Plan

Browse our Plan Catalog to review available floor plans and elevation options. Each plan includes details about square footage, layout configurations, and exterior designs.

[Pre-Approved Plan Catalog](#) (PDF, 5MB) >

### 2 Confirm Your Lot and Zoning

Before proceeding, check if your lot meets zoning requirements. You can use the interactive zoning map to search for your property or click on a zone to see details.

[Interactive Zoning Map](#) >

### 3 Prepare a Site Plan

In order to apply, you will need to provide a site plan showing where the building will be located, including set backs and underground utility information (you can get this by [calling Miss Dig at 811](#)). Your site plan does not need to be prepared by an architect or engineer. You can prepare it yourself, just be sure it includes the lot dimensions, the building dimensions, and the dimensions between the building and the property line.

[Example Site Plan](#) (PDF, 43KB)



## Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Jud Knapp, Land Bank Manager</div> jknapp@wycokck.org x5472	Land Bank Approvals
<b>AGENDA ITEM #4.2.</b>		
<b>LAND BANK OPTION EXTENSION REQUEST</b>		
<b>BACKGROUND</b>		
<b>RECOMMENDATION</b>		
Approve  Request consideration of the following Land Bank Option Extension for the Dominique Experience Foundation, 5211 Parallel Pkwy.		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		

Approved by Mayor/Administrator to add to agenda.



## Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           Michael Sutton, Redevelopment Coordinator         </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #4.3.		
LAND BANK OPTIONS		
BACKGROUND		
RECOMMENDATION		
<p>Approve</p> <p><b>Synopsis:</b> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Michael Sutton, Redevelopment Coordinator.</p> <p>Please visit the site to review the applications below.</p> <p><a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p>16 Single Family Homes</p> <p>17 Multi family</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
NCD Memo Land Bank Options 06.30.25_ver 2		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

Phone: (913) 573-5472  
Fax: (913) 573-5745  
Email: [jknapp@wycokck.org](mailto:jknapp@wycokck.org)

## **M E M O R A N D U M**

**TO:** Neighborhood & Community Development Standing Committee  
**FROM:** Jud Knapp, Land Bank Manager  
**DATE:** June 23, 2025

**SUBJECT:** Option applications for consideration  
The following **option application(s)** will be presented at the 06/30/2025 meeting:  
Please visit the new site to review the applications below

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

**A. Single Family Homes – 16 Single Family Homes**

1. Juan Cisneros – 1 home
  - i. 939 Miami Ave - 072752
2. Rene Pitallo – 1 home
  - i. 1045 Ann Ave. - 080486
3. David Jennings – 1 home
  - i. 3536 Ford Ave - 056600
4. Anna Barber – 1 home
  - i. 1104 Laurel Ave - 106211
5. Juan Carlos Rozasatti – 1 home
  - i. 2731 Glenrose Ln - 194010
6. Mike Villa-Bustamante – 1 home
  - i. 435 S 72<sup>nd</sup> Ter - 926914
7. Mike Villa-Bustamante – 1 home
  - i. 2101 N 77<sup>th</sup> Ter - 928610
8. Andrew Tanner – 1 home
  - i. 1510 N 49<sup>th</sup> St - 047403
9. Andrew Tanner – 1 home
  - ii. 1812 N 51<sup>st</sup> Ter - 048312
10. Jayme Simmons – 1 home
  - i. 2817 S 28<sup>th</sup> St - 149838
11. Luis Rocha – 1 home
  - i. 805 N 12<sup>th</sup> St - 080816
12. Stacy Landis – 1 home
  - i. 2515 N 63<sup>rd</sup> St - 001000
13. Maria Cortez-Contreras – 1 home
  - i. 3224 N 44<sup>th</sup> Ter – 172219, 914010

16. D&E Property Development Inc. – 1 home
  - i. 3016 N 48<sup>th</sup> Ter – 178035
17. D&E Property Development Inc. – 2 homes
  - i. 3220 Georgia Ave. - 100607
  - ii. 2433 N 35<sup>th</sup> St – 107912

**B. Multi-family – 17 units**

1. Amina Bella Ricca Esq – 15 Units
  - i. 3410 Barber Ave – 912204
  - ii. 1621 S 35<sup>th</sup> St – 169038
  - iii. 3423 R Wyandotte Ave - 912205
2. D&E Property Development Inc. – 2 Units
  - i. 3528 Barber Ave - 169050



# Report to Neighborhood & Community Development

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">           Michael Sutton, Redevelopment Coordinator         </div> mjsutton@wycokck.org X5749	Land Bank Approvals
<b>AGENDA ITEM #4.4.</b>		
<b>LAND BANK PROPERTY TRANSFERS</b>		
<b>BACKGROUND</b>		
<b>RECOMMENDATION</b>		
<p>Approve</p> <p><b>Synopsis:</b> The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration, submitted by Jud Knapp, Land Bank Manager.</p> <p>Please visit the site to review the applications below.</p> <p><a href="https://gisapp.wycokck.org/Landbank.html">https://gisapp.wycokck.org/Landbank.html</a></p> <p>24 Yard Extensions</p> <p>1 Garden</p>		
<b>BUDGET IMPACTS / FINANCIAL CONSIDERATIONS</b>		
N/A		
<b>LEGAL CONSIDERATIONS</b>		
<b>ATTACHMENTS</b>		
NCD Memo Land Bank Property Transfers 06.30.25 ver2		

Approved by Mayor/Administrator to add to agenda.



**Wyandotte County Land Bank**  
Economic Development Department  
Jud Knapp, Manager

701 North 7<sup>th</sup> St., 4th Floor  
Kansas City, Kansas 66101

Phone: (913) 573-5472  
Fax: (913) 573-5745  
Email: [jknapp@wycokck.org](mailto:jknapp@wycokck.org)

## MEMORANDUM

**TO:** Neighborhood & Community Development Standing Committee  
**FROM:** Jud Knapp, Land Bank Manager  
**DATE:** June 23, 2025  
**SUBJECT:** Property Transfers applications for consideration

The following **property transfers application(s)** will be presented at the 06/30/25 standing committee meeting:

Please visit the new site to review the applications below  
<https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	PARCEL
PT 1	Daniel Vargas López	Yard Extension	44 S 13TH ST	66501
PT 2	LaToya White	Yard Extension	912 CLEVELAND AVE	15790 2
PT 3	Lisa Pryor	Yard Extension	1237 WOOD AVE	20963 1
PT 4	Elvia Jacobo	Yard Extension	1210 GEORGIA AVE	15755 8
PT 5	Miriam Tapia Cruz	Yard Extension	1037 WALKER AVE	81244
PT 6	Elco Bustamante	Yard Extension	1224 WOOD AVE	98127
PT 7	Miguel Ontiveros	Garden	702 N 11TH ST	80517
PT 8	Valente Gutierrez	Yard Extension	2731 WALKER AVE	75627
PT 9	Santiago Corral	Yard Extension	1228 ARGENTINE BLVD	68276
PT1 0	Lisbeth Mota	Yard Extension	1855 N 29TH ST	19547 5
PT1 1	Mireya Bujanda-Vega	Yard Extension	6133 ROWLAND AVE	891

Item	Name	Type	Address	PARC EL
PT1 2	Jesus Rodriguez	Yard Extension	3071 N 21ST ST	16245 9
PT1 3	Jorge Martinez	Yard Extension	2937 STEWART AVE	10164 8
PT1 4	Antonio Isidro	Yard Extension	40 S 11TH ST	69529
PT1 6	MYRON'S DENTAL LABORATORIES, INC.	Yard Extension	617 RIVERVIEW AVE	12090 8
PT1 7	Maria del carmen quintero	Yard Extension	1023 SANDUSKY AVE	90215
PT1 8	Bonnie Mejia	Yard Extension	1511 N 34TH ST	63564
PT1 9	Kimberly Williams	Yard Extension	1046 FREEMAN AVE	81185
PT2 0	Luz Rocha Soto	Yard Extension	1038 BARNETT AVE	80500
PT2 1	Sanjuana Arambula	Yard Extension	1924 N 15TH ST	98513
PT2 2	Eduardo Perez Reyes	Yard Extension	351 N 31ST ST	56968
PT2 3	Juan Carlos Amador Fernández	Yard Extension	1406 N 11TH ST	80137
PT2 4	Luis M. Rodriguez	Yard Extension	2231 GARFIELD AVE	68938
PT2 5	Willie Davis	Yard Extension	1716 NEW JERSEY AVE	98764

