



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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 - Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

AGENDA

Monday, March 30, 2026

Immediately upon adjournment of the earlier committee, or 5:00 PM

1. **Call to Order/Roll Call**
2. **Revisions to March 30, 2026, Agenda**
3. **Approval of standing committee minutes from March 3, March 31, and April 28, 2025, and February 2, 2026**
 - 3.1 **MINUTES**
Synopsis:
Tracking #: 21215
4. **Committee Agenda**

4.1 LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)

Synopsis:

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval.

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
			1214 GILMORE AVE	067334
			1220 GILMORE AVE	067335
			1228 GILMORE AVE	067336
			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411

			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654
			1952 N 13TH ST	213731
A 3	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
A 6	LaKaira Edmonds	Single Family Home	2512 N 21ST ST	159024
A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726
			914 S MILL ST	072727
B 3	Izora Thompson	Multi-Family	1874 N 18TH ST	068700
			1872 N 18TH ST	068701
			1870 N 18TH ST	068702
			1866 N 18TH ST	068703
B 4	Wilson Collier and Associates	Multi-Family	1000 NEW JERSEY AVE	081211
			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
C 1	Fadoua Elouerrassi	Commercial	2000 N 10TH ST	906502

Tracking #: 21208

4.2 LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)

Synopsis:

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. Please visit the site to review the applications below.

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

Item	Name	Type	Address	Parcel
WO A 8	T&M General Construction LLC	Single Family Home	2602 N 64TH TER	002520
			2506 N 62ND ST	001113
WO A 9	T&M General Construction LLC	Single Family Home	6742 YECKER AVE	019340
Opposition – Loving Neighbors neighborhood group states that the applicant has not reached out to the neighborhood group to discuss the details of these builds.				

Tracking #: 21209

4.3 **LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)**

Synopsis:

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval.

Item	Name	Type	Address	Parcel
PT 1	Luis Aparicio	Garden	1920 S 38TH ST	168309
			1918 S 38TH ST	168310
			1912 S 38TH ST	168311
PT 2	Joel Miller	Garden	1848 N 18TH ST	068708
PT 4	Mario Simental	Yard Extension	730 S VALLEY ST	072326
PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553

Tracking #: 21210

4.4 **LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION (FOR DISCUSSION)**

Synopsis:

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. Please visit the site to review the applications below.

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

Item	Name	Type	Address	Parcel
WO PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	162442
Comments: Item was held at 3.2.26 NCD to allow applicant time to provide neighborhood group better clarification on how they plan to use the lot.				

Tracking #: 21211

4.5 **UPDATE: ZONING CODE REWRITE**

Synopsis: This is the second update on the Zoning Code Update project. This presentation will consist of a review of the Technical Analysis Findings, Zoning Constraints Analysis, and Next Steps.

For Information Only

Tracking #: 21205

4.6 **UPDATE: PLANNING AND URBAN DESIGN DEPARTMENT**

Synopsis: An update on the Planning and Urban Design Department, including information on hiring, 2025 statistics, and priority projects for 2026.

For Information Only.

Tracking #: 21207

5. Public Agenda

6. Adjourn

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Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Monday, March 3, 2025

6:50 PM-9:35 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Ramirez
- Commissioner Townsend
- Commissioner Bynum
- Commissioner Hill

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)

Call to Order:

Commissioner Davis called the meeting to order at 6:50 PM.

Revisions to Agenda (Discussion Begins 1:55:08)

Mr. Knapp announced that Land Bank item C1 (1708 Kundera Boulevard) was removed from the agenda to find a better lot location for the applicant.

3. Approval of Previous Minutes: (Discussion Begins 1:55:31)

Commissioner Bynum moved to approve the minutes from the November 13, 2023, meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item No. 4.1 - PRESENTATION: ARTSKC CREATIVE LEADERS PROGRAM (Discussion Begins 1:56:07)

Dana Knapp, President and CEO of Arts KC, presented the Creative Leaders Program, a new initiative launched in 2024 in collaboration with the Unified Government of Wyandotte County and funded by the National Endowment for the Arts (NEA). The program aims to place artists and arts practitioners on civic planning and policy committees, councils, panels, and commissions.

Key Points

- Arts KC serves as the regional arts council for Wyandotte, Johnson, Jackson, Platt, and Clay counties
- The program completed its first cohort of 20 artists at the end of 2024
- A second cohort is planned for summer 2025
- Artists bring unique perspectives, including community engagement, critical thinking, and design thinking, to municipal planning

The Chairman opened the public hearing. Comments were received from the following:

- **Anna Fiorella, Arts KC (Kansas City, Missouri) (Comment Begins: 2:02:14)**

The public hearing was closed.

This item was for information only, and no action was required.

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins 2:18:48)

Jud Knapp presented several Land Bank Options.

A. Single Family Homes – 9 Homes

1. Calon Patton – 1 home
 - i. 714 Orville Ave – 118828
 - ii. 716 Orville Ave - 118827
2. William Powell – 1 home
 - i. 826 Ohio Ave – 119025
3. Nathaniel Dagley – 1 home
 - i. 1309 Springhorn Rd – 128641
 - ii. 1307 Springhorn Rd – 128642
4. Charles Robinson – 1 home
 - i. 4321 Lathrop Ave – 172819
 - ii. 3018 N 43rd St - 172820
5. Robert Rashad – 1 home
 - i. 2646 N 20th St – 163115
6. Chevy Johnson – 1 home
 - i. 731 H Tenny Ave – 119926
7. Morgan Duffel – 1 home
 - i. 3812 Washington Ave - 063102
8. Ray Peoples – 2 homes
 - i. 1936 N 11th St – 269311
 - ii. 1940 N 11th St – 269310

B. Multi-family – 2 units

1. Ray Peoples – 2 units
 - i. 1314 Freeman Ave – 209548
 - ii. 1318 Freeman Ave - 209547
 - iii. 1322 Freeman Ave - 209546

C. Commercial – 1

1. Crystal Tucker – Art and Business Resource Center
 - i. 1708 Quindaro Blvd - 115579

Mr. Knapp presented Items A1 – A6. Mr. Knapp stated Item C1 to have further discussion with the applicant.

Item A1

The Chairman opened the public hearing. Comments were received from the following:

- **Darnell Bush (Kansas City, Kansas) (Comment Begins: 2:28:35)**
- **Eric Murray (Comment Begins: 2:31:19)**
- **Candy Leonard Caldwell, President of OCP (Comment Begins: 2:33:00)**
- **Camille Caldwell, Vice President of OCP (Comment Begins: 2:34:08)**

The Chairman closed the public hearing

Commissioner Townsend moved to continue Item A1 until the next meeting of this committee. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A2

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing

Commissioner Davis moved to approve Item A2. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A3

The Chairman opened the public hearing. Comments were received from the following:

- **Eric Murray (Comment Begins: 2:31:19)**

The Chairman closed the public hearing

Commissioner Davis moved to approve Item A3. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A4

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing

Commissioner Ramirez moved to approve Item A4. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A5

The Chairman opened the public hearing. Comments were received from the following:

- **Candy Leonard Caldwell, President of OCP (Comment Begins: 2:33:00)**
- **Camille Caldwell, Vice President of OCP (Comment Begins: 2:34:08)**

The Chairman closed the public hearing

Commissioner Townsend moved to continue Item A5 until the next meeting of this committee to allow the neighborhood group to meet with the Applicant. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5-0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A6

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:50:31)**

The Chairman closed the public hearing

Commissioner Townsend moved to approve Item A6. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A7

Mr. Knapp presented Item A7.

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:50:31)**

The Chairman closed the public hearing

Commissioner Davis moved to continue Item A7. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A8

Mr. Knapp presented Item A8.

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 2:53:25)**

The Chairman closed the public hearing

Commissioner Davis moved to continue Item A8. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item B1

Mr. Knapp presented Item B1.

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Comment Begins: 2:55:22)**

The Chairman closed the public hearing

Commissioner Ramirez moved to approve Item B1. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item C1

The applicant removed their application.

Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (Discussion Begins 3:09:34)

Jud Knapp presented the Transfers items:

PT – Property Transfers – 3

- 1. Unified Government – Storm water project**
 - i. 1825 Armstrong Ave – 909416**
 - ii. 2119 R Lombardy Dr – 054220**
- 2. Unified Government – Storm water project**
 - i. 801 Ann Ave – 081357**

Item PT 1

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Item PT 2

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Davis moved to approve the transfers. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.4 - RESOLUTION: LAND BANK HOLD FOR PEREGRINE FALCON PARCELS (Discussion Begins 3:12:12)

Wendy Green, Deputy Chief Counsel, presented the resolution and explained the options and the resolution language.

Key Points

- Two options were presented for placing a "hold" on Land Bank parcels in the Peregrine Falcon area:
 - A. Option A: Applies the hold only to the first plat of Peregrine Falcon (focuses on parcels subject to HOA declarations).

- B. Option B: Would apply the hold to all Land Bank lots within the broader Peregrine Falcon redevelopment district (more expansive).
- The hold would prevent new applications for those parcels during the period specified.
- The motivation was to ensure future development aligns with HOA criteria and community desires for consistency, following concerns about piecemeal or non-uniform construction.

The Chairman opened the public hearing. The following public comments were received:

- **W.D. Young (No residency stated) (Comment Begins: 3:16:16)**
- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 3:17:21)**
- **Nathan Barnes (Kansas City, Kansas) (Comment Begins: 3:18:16)**
- **Eric Murray (Kansas City, Kansas) (Comment Begins: 3:21:00)**

The Chairman closed the public hearing.

Commissioner Townsend moved to adopt Option A. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.5 - RESOLUTION: LAND BANK HOLD USD 500 (Discussion Begins 3:42:58)

Wendy Green, Deputy Chief Counsel, presented the resolution regarding the Land Bank hold for USD 500.

The Chairman opened the public hearing. The following public comments were received:

- **Doug Clements, Director of Physical Properties, USD 500 (Comment Begins: 3:43:58)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold over the resolution until the next meeting of this committee. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.6 - RESOLUTION: LAND BANK HOLD UPDATE MT. CARMEL/TREMONT PROJECT (Discussion Begins 3:55:54)

Wendy Green, Deputy Chief Counsel, presented the resolution regarding the Land Bank hold related to the Mt. Carmel/Tremont Project.

Pam Smart, Brian Collins, and Herb Hardwick, representatives of Mt. Carmel, presented its Tremont North and Tremont South revitalization projects:

- Tremont North will focus on phased single-family, infill home construction (initially 18 homes out of 50 identified parcels, with 32 lots remaining on hold for future phases).
- Tremont South is designed as a larger, mixed-use development (approx. 350+ residential units—including apartments, senior units, and single-family homes—and 100,000–175,000 sq. ft. of commercial/retail space).

Community Engagement:

- Mt. Carmel team demonstrated ongoing engagement with local neighborhood groups and emphasized their commitment to maintaining communication throughout the development process.
- Public comments raised issues about coordinating with local entrepreneurs, lead contamination and remediation, and the importance of considering input from active residents/businesses.

Request and Resolution:

- Mt. Carmel requested that 18 parcels in Tremont North shift from “hold” to “option” status (to allow actual development to begin), while the remaining identified lots would stay under hold status.
- For Tremont South, they requested an 18-month hold for all related parcels to finish developer negotiations and planning.

Timelines and Expectations:

- Mt. Carmel aims to begin construction on the first 18 homes in Fall 2025, with a conservative timeline over several years to complete buildout.
- Questions about financing were met with assurances that developer agreements and capital stack structuring are ongoing but not yet public.

The Chairman opened the public hearing. The following public comments were received:

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins: 4:13:44)**

The Chairman closed the public hearing.

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Adjournment: (Discussion Begins 4:37:40)

Commissioner Ramirez moved to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Ramirez, Hill, Townsend, Bynum, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 9:35 PM

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

*Commissioner Gayle Townsend – Commissioner Evelyn Hill –
Commissioner Christian Ramirez – Commissioner Melissa Bynum*

MINUTES

Monday, March 31, 2025

6:49 PM-7:23 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Bynum
- Commissioner Hill
- Commissioner Stites (Substituting for Commissioner Ramirez)

Committee Members Absent:

- Commissioner Ramirez
- Commissioner Townsend

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Judd Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)
- Wesley McKain (Community Health Manager)

Call to Order:

Commissioner Davis called the meeting to order at 6:49 PM.

Revisions to Agenda (Discussion Begins 1:40:50)

Mr. Knapp announced the Land Bank revisions:

- Items 4.2:
 - Item A3 was removed - Mount Carmel determined trash and chemicals were present in the soil; the applicant will return next month with a new location
 - Item A4 was removed - applicant was not responding to communications from Land Bank or MBR
 - Item A5 (CJR Builders) was removed - held over until next month for additional time to review designs and infrastructure needs
- Item 4.5 (Land Bank Hold) - removed due to no neighborhood contact; will return next month
- Item 4.6 (Douglas Sumner Land Bank Strategy) - will return next month

3. Approval of Previous Minutes:

There were no minutes for approval.

4. Committee Agenda:

Item No. 4.1 - RESOLUTION: HEALTH FORWARD FOUNDATION GRANT APPLICATION (Discussion Begins 1:42:06)

Wesley McCain, Community Health Manager from the Health Department, presented a grant application opportunity from Health Forward Foundation. The invitation-only funding stream offers up to \$75,000 for 12 months to support affordable housing and homeownership initiatives. The application deadline is April 9th, with notification received on March 14th.

Two potential uses were identified:

1. Supporting the Affordable Housing Trust Fund (passed by Commission on February 27th).
2. Supporting the comprehensive zoning code update focusing on housing analysis and research.

The Chairman opened the public hearing. Comments were received from the following:

- **Rob Gibson, Health Forward Foundation (Comment Begins: 1:47:03)**

The public hearing was closed.

Commissioner Bynum made a motion to adopt the resolution and fast-track the item to the April 3, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Hill.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins 1:48:46)

Michael Sutton, Redevelopment Coordinator, presented several Land Bank Options.

A. Single Family Homes – 245 Homes

1. Calon Patton – 1 home
 - i. 714 Orville Ave – 118828
 - ii. 716 Orville Ave - 118827
2. Robert Rashad – 1 home
 - i. 2646 N 20th St – 163115
3. Ray Peoples – 2 homes
 - i. 1936 N 11th St – 269311
 - ii. 1940 N 11th St – 269310
4. Morgan Duffel – 1 home
 - i. 3812 Washington Ave – 063102
5. CJR Builders, LLC
 - i. 12th St to Hiawatha St North of Quindaro to Five Hwy
 1. Single Family Homes – 210 Units
 2. Duplexes – 30 Units
 - ii. Land Bank Lots – 283
 - iii. UG Owned Lots - 23

Item A1

Michael Sutton, Redevelopment Coordinator, presented Item #A1. This item was previously held for combined lots concerns. The Land Bank Manager confirmed the issue had been resolved through discussions with commissioners.

The Chairman opened the public hearing. No public comments were received. The Chairman closed the public hearing

Commissioner Davis moved to approve Item A1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

Item A2

Michael Sutton reported that the Office of Community Planning (OCP) opposes this Application A2. Both staff and OCP have been unable to contact the applicant successfully.

The Chairman opened the public hearing. No public comments were received. The Chairman closed the public hearing

Commissioner Davis moved to deny Item A2. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

Item Nos. A3, A4, and A5 were removed at the request of the Land Bank Manager.

Item No. 4.3 - RESOLUTION: LAND BANK HOLD FOR QUINDARO RUINS

(Discussion Begins 1:53:30)

Mr. Knapp presented the resolution, an official hold for the Quindaro Ruins area, which has been informally held for 4-5 years. The boundaries include 635 North, encompassing 34 Land Bank parcels.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Burns moved to adopt the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

Item No. 4.4 - RESOLUTION: LAND BANK HOLD-61ST AND I-70 (Discussion Begins 1:54:40)

Mr. Knapp presented a hold for 61st and I-70, totaling 33 acres across four parcels. The hold will provide staff time to develop an RFP for single-family home development.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Bynum moved to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

Item No. 4.5 - RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT

The item was removed at the request of the Land Bank Manager.

Item No. 4.6 - PRESENTATION: DOUGLAS SUMNER NEIGHBORHOOD GROUP LAND BANK STRATEGY

The item was removed at the request of the Land Bank Manager.

Item No. 4.7 - PRESENTATION: LAND BANK ANNUAL UPDATE (Discussion Begins 1:56:12)

Mr. Knapp presented the first annual Land Bank update as required by the new policy adopted in December.

Key Points:

Land Bank Inventory by City:

- Edwardsville: 6 lots
- Bonner Springs: 19 lots
- Kansas City, Kansas: 4,419 lots
- **Total: 4,444 lots**

Key Performance Metrics:

- 2025 completed options: 23 (on pace for potentially 100 this year)
- Total completed options since 2020: 136 (113 single-family, 8 multifamily, 8 garages, 7 commercial)
- Success rate for single-family homes: 20%
- 80% of completed options were built by developers who built more than one home
- Current signed options: 451
- Approved but unsigned options: 83
- Canceled options: 95

District Breakdown: Districts 1 and 4 have the highest concentration of land bank lots.

This item was for information only, and no action was required.

Adjournment: (Discussion Begins 2:12:36)

Commissioner Burns made a motion to adjourn the meeting. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

- Ayes: Hill, Stites, Bynum, Davis
- Nays: None
- Absent: Ramirez, Townsend

The meeting was adjourned at 6:40 PM

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Commissioner Andrew Davis, Chair

Commissioner Gayle Townsend – Commissioner Evelyn Hill

Commissioner Christian Ramirez – Commissioner Melissa Bynum

MINUTES

Monday, April 28, 2025

7:07 PM-11:07 PM

Attendance:

Committee Members Present:

- Commissioner Andrew Davis (Chair)
- Commissioner Bynum
- Commissioner Townsend
- Commissioner Hill
- Commissioner Ramirez

Committee Members Absent:

- None

Staff Present:

- Brittne MacDonald (Unified Government Clerk's Office)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Angel Ferrara (Director of Parks and Recreation)
- Vincent Billaci (Parks Management)
- Shaya Lockett (Recreation Division Manager)
- Matt Zayas (Fiscal Analyst)
- Michael Sutton (Redevelopment Coordinator and Economic Development)

Call to Order:

Commissioner Davis called the meeting to order at 7:07 PM.

Revisions to Agenda (Discussion Begins: 2:02:12)

No revisions to the agenda were reported by the Clerk.

3. Approval of Previous Minutes: (Discussion Begins: 2:02:19)

There were no minutes for approval.

4. Committee Agenda:

Item No. 4.1 - PRESENTATION: PARKS AND RECREATION UPDATE (Discussion Begins: 2:02:27)

The Parks update was presented by Parks and Recreation Director, Angel Ferrara. She then had support and additional detail from: Vince Billaci, Shaya Lockett and Matt Zayas.

Overall Department Snapshot

- Parks & Rec manages:
 - A. 54 parks (51 city/neighborhood, 3 county) – over 2,600 acres
 - B. About 15–20 cemeteries
 - C. 1 pool, 4 splash pads, 42 rentable shelters
 - D. ~80 playgrounds, 6 community centers, 3 reservation halls
- Department vacancy rate: about 19.5% overall
 - A. Parks: ~23% vacant
 - B. Recreation: ~18–19% vacant

ARPA & Grant Investments

- \$3.9 million ARPA investment into parks (HVAC, windows, trails, spray parks, courts, etc.).
- Since 2020, Parks & Rec has leveraged \$13.5 million in grant / federal / ARPA / CDBG / CARES funds.
- Many recent major projects (trails, sport courts, facility upgrades) are predominantly grant-funded.

Major Projects & Deferred Maintenance

- **Wyandotte County Lake Park**
 - A. Replacing the failing stone wall: options run \$825k–\$1.2M; \$892k already budgeted; design and bidding planned this year.
 - B. Marshall Creek Bridge identified as a future high-priority replacement to avoid failure and access issues.
 - C. Korean & Vietnam War Memorial: nearly complete; a few granite panels still to be replaced; rededication planned after that.
- Other deferred maintenance priorities:
 - A. Roads and parking lots
 - B. Masonry in multiple parks
 - C. Park lighting (example: many poles at Pierson Park need work)
 - D. Underground water lines (Wyandotte Lake water line project recently completed over several phases)

Structural / Operational Changes

- **Abatement team & Land Bank mowing:**
 - A. Abatement operations (homeless camp cleanup, illegal dumping, certain mowing) moved from Parks to Building & Logistics.
 - B. One program coordinator moved to Land Bank to manage mowing contracts and land bank lots.
- **Mowing program challenges:**
 - A. Normal rotation (fully staffed): 7–10 days.
 - B. Due to vacancies, rotation is now more like 14 days for priority areas.
 - C. Lower-use areas may be cut every 4–6 weeks so high-use areas (shelters, playgrounds) stay maintained.
 - D. Parks is currently about 23% vacant, heavily impacting mowing capacity.

Asset Management & Data

- Parks received funding for an asset management software system (similar to Public Works).
- 9 proposals were received; they're in selection now.
- Goal: have all park assets (infrastructure, pavement, lighting, water lines, etc.) in one system to:
 - A. Track life cycles

- B. Plan replacements proactively
- C. Make data-driven budget decisions

New Park Development & Western Wyandotte

- A new park in western Wyandotte County is a stated priority:
 - A. Need to identify or acquire land
 - B. Need funding for design and construction of amenities
 - C. Some seed money already exists; more requested in the current budget cycle.
- **Riverfront Park / Rock Island Bridge area:**
 - A. Parks acquired about 4 acres of riverfront park land.
 - B. Applied for an Outdoor Recreation Legacy grant with Public Works – application considered strong, but program is currently on hold; may re-apply when it reopens.

Staffing & Safety

- Department-wide vacancy: ~19.5% (13.25 FTE vacancies in Parks; 4 FTE in Recreation).
- Community centers:
 - A. Historic model: 1 staff per center (unsafe).
 - B. New standard: minimum 2 staff on site due to prior incidents and safety concerns.
- Hiring was delayed early in the year while confirming budget capacity to fill positions.

Funding & Budget Context

- 2025 Parks budget: about \$14 million.
 - A. Funded from:
 - a. 34% county tax levy
 - b. 54% city general fund
 - c. 10% department fees
 - d. 2% miscellaneous (e.g., Renaissance Festival payment)
- **Cost recovery:**
 - A. National comparable agencies: 22%
 - B. Parks & Rec here: 9%
- Capital projects budget: 2025 capital reduced by about 64% vs 2024 (excluding ARPA/CDBG/earmarks).

Recreation Division – What They Operate

Key functions:

- **Administration/front office**
 - A. Shelter reservations
 - B. Customer service
 - C. Fishing & boating licenses
- **Marketing**
 - A. Promotes programs, events, reports
- **Aquatics**
 - A. Parkwood Pool (under contract with Midwest Pools – they hire lifeguards/managers)
 - B. 4 spray parks (Memorial Day–Labor Day, 9am–9pm, free)
- **Sports & Programs**
 - A. Youth and adult leagues
 - B. Community events
 - C. Classes (examples: teen creative writing at Armourdale; senior computer class at Joe E. Amayo)

Facilities under Recreation:

- 6 community centers
 - A. 1 currently closed due to staffing shortages
- 3 reservation halls
- Parkwood Pool
- Wyandotte County Lake Marina

Types of Programs

- **Department-run programs**
 - A. Run by UG Parks & Rec staff
 - B. Examples: sports leagues, department events, staff-taught classes
- **Instructor-contract programs**
 - A. Outside individuals/groups teach; UG provides space
 - B. Examples: dance, fitness classes

- **Special events**
 - A. Public events (free or fee-based)
 - B. Must complete special event application and be vetted by staff

Summer Camp – Capacity & Challenges

Current licensed camps:

- Only 2 licensed sites (of 6 centers):
 - A. Eisenhower
 - B. Beatrice Lee
- Each site: capacity 45 youth
→ Total 90 kids across the whole system

Licensing requirements (state of Kansas):

- Must meet fire code footprints (fire inspections & plans)
 - A. Several facilities don't have updated code footprints; costly to obtain/upgrade
- Staff-to-camper ratio: 1 staff per 16 youth, with minimum 2 staff on site at all times
 - A. You can never have just one staff member with kids

Staffing reality:

- Only 6 positions allocated specifically for summer camp
 - A. To run both sites fully and safely, 10 staff are really needed
 - B. Because of this, the department cannot fully operate both sites simultaneously

Summer 2025 operational change:

- Instead of both sites for 6 weeks each:
 - A. June: 4-week camp at Eisenhower
 - B. July: 4-week camp at Beatrice Lee
- Kids can attend both sessions if they choose (for equity across the city).
- Structure allows all staff resources to be at one site at a time.

Camp content (what kids do):

- Sports & agility training
- Mindfulness & wellness programs
- Swimming lessons at Parkwood (Joe Delaney Learn to Swim)
- STEM activities

- Cooking components
- Literacy & math to combat the “summer slide”

Aquatics Highlights

- Spray parks: Memorial Day–Labor Day, 9 a.m. – 9 p.m., free
- Parkwood Pool:
 - A. Open May 24 – August 10
 - B. Operated by Midwest Pools under management agreement
- Joe Delaney Learn to Swim program:
 - A. Free lessons on Mondays in June
 - B. For infants through adults
 - C. Info available on May 1 via website and community centers
- Department returning on May 29 for a special Parkwood Pool presentation (status and upgrades)
 - A. Applied for Land and Water Conservation grant for immediate Parkwood needs

The Chairman opened the public hearing. Comments were received from the following:

- **Pamela Penn Hicks (Comments Begin: 2:37:45)**

The public hearing was closed.

This item was for information only, and no action was required.

Item No. 4.2 - LAND BANK OPTIONS —(Discussion Begins: 3:06:32)

Michael Sutton presented several Land Bank Options. Please visit the new site to review the applications below

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

A. Single Family Homes – 268 Single Family Homes

1. Arturo Ayala Luna – 1 home
 - i. 2014 N 38th St – 108110
2. RA Engineering Corp – 3 homes
 - i. 1237 Armstrong Ave – 080917
 - ii. 1235 Armstrong Ave – 080916

- iii. 1231 Armstrong Ave – 080915
- iv. 1243 Armstrong Ave – 080918
- 3. Pillar KC LLC – 2 homes**
 - i. 2840 S 9th St – 136561
 - ii. 2842 S 9th St – 136548
- 4. T&M General Construction – 1 home**
 - i. 1131 S 49th Dr – 051895
- 5. Ryan Barr – 1 home**
 - i. 1203 Ann Ave – 080936
- 8. Luis A Matos – 3 homes**
 - i. 27 S Mill St – 121119
 - ii. 29 S Mill St – 121118
 - iii. 31 S Mill St – 121117
 - iv. 37 S Mill St – 121116
 - v. 39 S Mill St – 121115
- 9. Erik Murray – 1 home**
 - i. 900 N 47th Ter – 916408
- 10. Aurion Taylor-Burks – 1 home**
 - i. 1512 N 22nd St – 065738
- 12. Camealia Murray – 5 homes**
 - ii. 3002 Hutchins St – 158549
 - iii. 3014 Hutchins St - 158546
 - iv. 3020 Hutchins St – 158543
 - v. 3036 Hutchins St – 158540
 - vi. 3040 Hutchins St – 158538
- 14. CJR Construction Project – 250 homes**
 - vii. 12th St to Hiawatha St, North of Quindaro Blvd to KS Hwy
 - viii. Sherman St to Allis St from Quindaro Blvd north to Manorcrest Dr

- ix. 210 Single Family Homes
- x. 30 Duplexes

B. Multi-family – 19 units

- 1. RA Engineering Corp – 2 Units
 - i. 410 Cambridge St – 220110
- 2. RA Engineering Corp – 2 Units
 - i. 5237 Nebraska Ave – 918030
- 3. Rajan Bhatia – 2 Units
 - i. 700 N 75th St – 928942
- 4. Latoya Wilson – 13 Units
 - i. 2116 N 22nd St - 159822
 - ii. 2112 N 22nd St - 159823
 - iii. 2108 N 22nd St - 159824
 - iv. 2104 N 22nd St - 159825
 - v. 2100 N 22nd St - 159826

C. Commercial – 4 Units

- 1. LS Commercial Real Estate Services, Inc – 3 Units
 - i. 1915 Sloan Ave – 124413
 - ii. 1918 Parkview Ave – 124425
 - iii. 1916 Parkview Ave – 124424 – UG owned
- 2. RA Engineering Corp – 1 Unit
 - i. 1302 N 13th St - 090678

The Chairman opened the public hearing.

Charles Robinson, President/Owner, CJR Construction Group, presented details related to Item A14.

Project Details:

- 329 land bank lots across multiple phases
- 350-500 homes planned over 7-year period

- Price range: \$215,000-\$305,000
- Investment: \$94 million total
- Minority business participation: 65-70% goal
- Community programs including job training and credit repair

Comments were received from the following:

Item No. A14

- **Elnora Jefferson (Comments Begin: 3:52:49)**
- **Carolyn Wyatt (Comments Begin: 3:53:53)**
- **Pamela Penn Hicks (Comments Begin: 3:55:33)**
- **Rochelle Donald (Comments Begin: 3:59:29)**
- **Candy Leonard Caldwell (Comments Begin: 4:20:46)**

Item No B4

- **Latoya Wilson (Comments Begin: 4:36:43)**

Item No. C2

- **Carol Newton (Comments Begin: 4:47:47)**

The public hearing was closed.

Item No. A9 was removed by the Applicant.

Item A1 – A12

Commissioner Davis moved to approve Items A1 through A12 (Minus Item No. A9). The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item A14

Commissioner Townsend moved to approve Item A14. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item B1

Commissioner Ramirez moved to hold Item B1 to the next meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item B2 – B4

Commissioner Townsend moved to approve Items B2 through B4. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item C1

Commissioner Ramirez moved to approve Item C1. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item C2

Commissioner Bynum moved to deny Item C2. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

Item No. 4.3 - RESOLUTION: ADOPTING REVISION TO THE LAND BANK POLICY (Discussion Begins: 4:51:33)

Wendy Green, Deputy Chief Counsel, presented the proposed changes to the policy:

- Added Section 8.3 requiring annual spring report on land bank option extensions
- Allows Board of Trustees to revoke extensions for incomplete projects with minimal progress
- Increases transparency in extension process

The Chairman opened the public hearing. Comments were received from the following:

- **Elnora Jefferson (Comments Begin: 4:55:05)**
- **Megan Painter (Comments Begin: 4:55:51)**
- **Eric Murray (Comments Begin: 4:56:30)**

The Chairman closed the public hearing.

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

**Item No. 4.4 - RESOLUTION: LAND BANK HOLD UNIFIED GOVERNMENT
(Discussion Begins: 5:06:17)**

Doug Clements, USD 500, presented a request for a hold on 29 land bank lots west of Sumner High School.

The Chairman opened the public hearing. Comments were received from the following:

- **Beverly Easterwood (Comments Begin: 5:08:06)**

The Chairman closed the public hearing.

Commissioner Bynum moved to adopt the resolution. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

**Item No. 4.5 - PRESENTATION: DOUGLAS SUMNER NEIGHBORHOOD GROUP
LAND BANK STRATEGY (Discussion Begins: 5:09:04)**

Beverly Easterwood, Douglas Sumner Neighborhood Association President, and Megan Painter, Community Housing Wyandotte County, made presentation to the committee.

Presentation Highlights:

- Three-year planning process for comprehensive neighborhood redevelopment
- 408 vacant parcels identified, with over half in land bank
- Implementation plan targeting 150-155 housing units
- \$42 million total investment projected
- Focus on whole-block development rather than individual lots
- Request for RFP process to package lot developments

The Chairman opened the public hearing. Comments were received from the following:

- **Rod Jefferson (Comments Begin: 5:30:22)**

The public hearing was closed.

This item was for information only, and no action was required.

5. Public Agenda:

Item No. 5.1 – APPEARANCE: ELNORA TELLIS JEFFERSON (Discussion Begins: 5:54:31)

Elnora Jefferson addressed the committee, emphasizing the need to update the Land Bank policy to include the redevelopment plan for Northeast neighborhoods. She highlighted the investment by Commissioners Townsend, Bynum, and Johnson for the Northeast Area Master Plan and suggested incorporating the equitable scorecard from the Northeast KCK Heritage Trail. Jefferson stressed the importance of local control, anti-displacement measures, and the impact of taxation on gentrification. The committee discussed strategic approaches, including the role of the economic development manager and the inclusion of various departments in housing strategies.

No formal action was taken on this item

Adjournment: (Discussion Begins: 6:03:01)

Commissioner Bynum made a motion to adjourn the meeting. The motion was seconded by Commissioner Ramirez.

Vote: Motion carried 5/0

- Ayes: Hill, Ramirez, Townsend, Bynum, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 11:07 PM

MLS

Unified Government of Wyandotte County and Kansas City, Kansas



Neighborhood & Community Development Meeting

5th Floor Conference Room

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

Chair Andrew Davis

*Commissioner At-Large District 1 - Melissa Bynum, Commissioner, District 1 – Jermaine Howard
Commissioner, District 5 - Carlos Pacheco, Commissioner, District 7 - Chuck Stites*

MINUTES

Monday, February 2, 2026

6:22 PM-6:57 PM

Attendance:

Committee Members Present:

- Commissioner Davis (Chair)
- Commissioner Stites
- Commissioner Pacheco
- Commissioner Howard
- Commissioner Bynum

Committee Members Absent:

- None

Staff Present:

- Maiyee Lor (Unified Government Deputy Clerk)
- Alan Howze (Assistant County Administrator)
- Alyssa Marcy (Planning Department)
- Michael Farley (Legal Department)
- Rachel Miskec (Neighborhood Resource Center)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Michael Sutton (Redevelopment Coordinator)
- Wendy Green (Deputy Chief Counsel)
- Kristina Blevins (Public Works)

1. Call to Order:

Commissioner Davis called the meeting to order at 6:22 P.M.

2. Revisions to Agenda (Discussion Begins 1:19:19)

No revisions to the agenda were reported. Chairman Davis noted that land bank items would be addressed later in the evening.

Land Bank Revisions to Agenda (Discussion Begins 1:46:44)

Michael Sutton reported changes: Item A3 received opposition comments, Item B1 changed from single-family to multi-family, and Item B2 was listed under both consent and non-consent agendas (should be non-consent only).

3. Approval of Previous Minutes: (Discussion Begins 1:19:34)

Commissioner Bynum moved to approve the minutes from the December 8, 2025, and January 5, 2026, meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

4. Committee Agenda:

Item No. 4.1 - ORDINANCE: SHORT-TERM RENTAL (Discussion Begins 1:48:05)

Alan Howze, Assistant County Administrator, presented the updated short-term rental ordinance for the special-event period related to the World Cup. Staff noted that Argentina, England, and the Netherlands would be coming to Kansas City for the World Cup, creating urgency for a short-term rental policy.

Key Points:

- Timeline adjusted: Changed from May 1 - August 31 to May 1 - July 31, 2026
- Parallel processes: Existing SUP permit process will continue alongside the 90-day license

A. To extend for a year, the process would be administered by NRC's licensing division with an application fee of approximately \$50.

- Enhanced resources: Website being developed with resources for the fire department, community policing, and human trafficking awareness
- Third-party inspections: Required as a source for inspections to avoid staff burden
- Transient Guest Tax (TGT) collection: Administrative process added for direct bookings outside major platforms
- Dr. Shelley Kneuvean, CFO, explained that while major platforms (Airbnb, VRBO) automatically collect and remit TGT through state registration, direct bookings would require self-reporting with instructions provided through the permitting process.
- Michael Farley, Legal Department, noted performance standards consistent with current short term rental requirements were added, including posting rental numbers, guest books with rules prohibiting parties, contact information, and fire escape plans.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Howard moved to approve the short-term rental ordinance and fast track it to the February 5th Board of Commissioners meeting. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.2 - LAND BANK OPTIONS (WITHOUT OPPOSITION) Discussion Begins 1:48:05)

Michael Sutton, Redevelopment Coordinator, presented Land Bank Options without opposition:

Item #	Name	Type	Address	Parcel
A 1	Habitat for Humanity of Kansas City	Single Family Home	1715 HASKELL AVE	116034
			1719 HASKELL AVE	116033
			1723 HASKELL AVE	116032
			1727 HASKELL AVE	116031

Item #	Name	Type	Address	Parcel
			1729 HASKELL AVE	116030
			1735 HASKELL AVE	116029
A 2	Bella Construction	Single Family Home	1890 GLENDALE AVE	068832
			1888 GLENDALE AVE	068833
A 3	Najma Muhammad	Single Family Home	2938 HUTCHINGS ST	158591
			2936 HUTCHINGS ST	106902
			2934 HUTCHINGS ST	106903
A 4	Kayla Barr	Single Family Home	10740 MILLER LN	148906
A 5	Gabriel Crump	Single Family Home	1840 S 37 TH ST	170410
A 6	Juan Padilla	Single Family Home	1514 N 23 RD ST	066113
A 7	Roger Avalos	Single Family Home	1214 ARMSTRONG	080894
A 8	Timotheus Boyd	Single Family Home	3612 N 47 TH ST	917009
A 9	America B. Patton	Single Family Home	3301 N 27 TH ST	124103
A10	Richard Caines	Single Family Home	2736 N 39 TH ST	105625
A11	Richard Caines	Single Family Home	3914 MONTANDON LN	108302
A12	Richard Caines	Single Family Home	2835 N 43 RD ST	172834
A13	Richard Caines	Single Family Home	2931 N 38 TH ST	104714
B 1	Keylink Properties LLC	Multi-Family	2750 GLENROSE LN	194012
B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095916
			2925 N 5 TH ST	095915

Item #	Name	Type	Address	Parcel
			2921 N 5 TH ST	095913
			2280 RUSSELL AVE	161804

Mr. Sutton presented Items A1 – A13 and B1.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Howard moved to approve the consent items: A1, A2, A4-A13, and B1. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

**Item No. 4.3 - LAND BANK PROPERTY TRANSFERS (WITHOUT OPPOSITION)
(Discussion Begins 1:52:09)**

Mr. Sutton introduced the Property Transfer without opposition:

Item	Name	Type	Address	Parcel
PT 1	Robert Needham	Garden	2327 S 10 TH ST	126736
			1715 STINSON AVE	126734
			1713 H STINSON AVE	126739
PT 2	Elijah Marquez	Garden	300 S BALTIMORE ST	195200
PT 4	Jesse Crump	Garden	1931 SHEARER RD	168343
PT 5	Joshua Yoakum	Garden	1827 S 35 TH ST	170216
PT 6	Wesley Cogshell	Yard Extension	1941 N THOMPSON AVE	109860
PT 7	Pablo Flores	Yard Extension	621 N 31 ST ST	055631

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Pacheco moved to approve all property transfer items. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. 4.4 - LAND BANK OPTIONS - WITH OPPOSITION (Discussion Begins 1:54:33)

Mr. Sutton introduced the Land Bank options with opposition:

Item	Name	Type	Address	Parcel
WO A 14	Fairlane Contractors	Single Family Home	2544 HIAWATHA ST	158284
			2530 HIAWATHA ST	158288
			2526 H HIAWATHA ST	158289
			2518 HIAWATHA ST	158291
			2510 HIAWATHA ST	158292
			1717 CLEVELAND AVE	158441
			1723 CLEVELAND AVE	158440
WO A 15	Fairlane Contractors	Single Family Home	1523 HASKELL AVE	115920
			1519 HASKELL AVE	115919
			1325 WAVERLY AVE	157772
			1321 WAVERLY AVE	157771
			1315 WAVERLY AVE	157770
			1311 WAVERLY AVE	157769
Opposition – OCP has expressed concerns about the pricing and is also concerned that the parcels that were awarded were not part of the original parcels requested. Held by Standing Committee at previous meeting on 1/5/26				
WO B 2	Izora Thompson	Multi-Family	2921 N 5 TH ST	095913
			2923 N 5 TH ST	095914

Item	Name	Type	Address	Parcel
			2925 N 5 TH ST	095915
			2929 N 5 TH ST	095916
Opposition – Area may be contaminated, wants developer to ensure that building will not cause environmental issues.				

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Item No. WO A3

Commissioner Pacheco moved to approve Item No. WO A3. The motion was seconded by Commissioner Stites.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. WO A14 & WO A15

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to approve Item No. WO A14 & WO A15. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

Item No. WO B2

The Chairman opened the public hearing. Comments were received.

- **Elnora Jefferson (Kansas City, Kansas) (Comment Begins 2:05:51)**

The Chairman closed the public hearing.

Commissioner Howard moved to hold Item No. WO B2. Commissioner Howard withdrew his motion.

Commissioner Stites moved to approve Item No. WO B2 as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion fails 3/2

- Ayes: Howard, Pacheco, Stites
- Nays: Bynum, Davis
- Absent: None

**Item No. 4.5 - LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION
(Discussion Begins 2:27:16)**

Mr. Sutton introduced WO PT3:

Item	Name	Type	Address	Parcel
WO PT3	David Wennerstrom	Garden	6226 Garfield CV	004024

Comments: The HOA would like to review the projected family garden and address in a way that maintains the enjoyment of the garden while also ensuring it does not negatively impact surrounding homes or violate community guidelines.

The Chairman opened the public hearing. Comments were received.

- **Frenchy Hooks (President of the HOA Countryside West)(Comment Begins 2:28:38)**

The Chairman closed the public hearing.

Commissioner Bynum moved to hold the Item No. WO PT3. Commissioner Bynum rescinded her motion.

Commissioner Davis moved to deny Item No. WO PT3. The motion was seconded by Commissioner Bynum.

Vote: Motion carried 4/1

- Ayes: Howard, Pacheco, Bynum, Davis
- Nays: Stites
- Absent: None

Item No. 4.6 - LAND BANK TRANSFERS FOR STORMWATER PROJECTS (Discussion Begins 2:46:21)

Mr. Sutton introduced the Land Bank Transfers for Stormwater Project, requesting the transfer of approximately 350 land bank lots for combined sewer overflow projects CSO 14, 16, 17, phase two of 19, and CSO 55.

Kristina Blevins, Public Works, explained varying timelines: CSO 14 at 95% design would start soon, CSO 17 beginning surveying for completion within two years, and CSO 55 awaiting SRF funding with potential to start soon.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Bynum moved to approve the land bank transfers for stormwater improvements. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

6. Adjournment: (Discussion Begins 2:52:36)

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 5/0

- Ayes: Bynum, Howard, Pacheco, Stites, Davis
- Nays: None
- Absent: None

The meeting was adjourned at 7:57 PM

ML



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;">Michael Sutton, Redevelopment Coordinator</div> mjsutton@wycokck.org X5749	Land Bank Approvals

AGENDA ITEM #4.1.

LAND BANK OPTIONS - NO OPPOSITION (GROUPED FOR APPROVAL)

BACKGROUND

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
			1214 GILMORE AVE	067334
			1220 GILMORE AVE	067335
			1228 GILMORE AVE	067336
			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411
			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654
			1952 N 13TH ST	213731
A 3	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
A 6	LaKaira Edmonds	Single Family Home	2512 N 21ST ST	159024
A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726

			914 S MILL ST	072727
B 3	Izora Thompson	Multi-Family	1874 N 18TH ST	068700
			1872 N 18TH ST	068701
			1870 N 18TH ST	068702
			1866 N 18TH ST	068703
B 4	Wilson Collier and Associates	Multi-Family	1000 NEW JERSEY AVE	081211
			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
C 1	Fadoua Elouerrassi	Commercial	2000 N 10TH ST	906502

RECOMMENDATION

Approve

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

ATTACHMENTS

NCD Memo Land Bank Options 03.30.26_No Opposition

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: 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: March 12, 2026

SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

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

Item #	Name	Type	Address	Parcel
A 1	Jackson Realty Estate Group	Single Family Home	1205 VERMONT AVE	067332
			1200 GILMORE AVE	067333
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			1230 GILMORE AVE	067337
A 2	Think Development	Single Family Home	1942 N 17TH ST	116410
			1948 N 17TH ST	116411
			2008 N 14TH ST	098444
			1942 N 16TH ST	098557
			1712 SHORT AVE	116415
			1716 SHORT AVE	116416
			1926 SHORT ST	098642
			1928 SHORT ST	098641
			1930 SHORT ST	098654

Item #	Name	Type	Address	Parcel
			1952 N 13TH ST	213731
A 3	Candace McRae	Single Family Home	727 OAKLAND AVE	081844
A 4	Jeree Dickens	Single Family Home	2058 N THOMPSON	109729
A 5	Dylan Kelly	Single Family Home	1018 SPLITLOG AVE	092652
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A 7	Sergio Reyes	Single Family Home	331 N 36TH ST	060104
B 1	Chrishawn J Hollis	Multi-Family	1949 N 16TH ST	098524
B 2	Juan Cisneros	Multi-Family	912 S MILL ST	072726
			914 S MILL ST	072727
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			1872 N 18TH ST	068701
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			1006 NEW JERSEY AVE	081212
			1010 NEW JERSEY AVE	081213
			1014 NEW JERSEY AVE	081214
			1016 NEW JERSEY AVE	081215
C 1	Fadoua Elouerrassi	Commercial	2000 N 10TH ST	906502



Report to Neighborhood & Community Development Standing Committee

MEETING DATE		PRESENTER		DEPARTMENT	
		<div style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749		Land Bank Approvals	
AGENDA ITEM #4.2.					
LAND BANK OPTIONS - WITH OPPOSITION (FOR DISCUSSION)					
BACKGROUND					
Item	Name	Type	Address	Parcel	
WO A 8	T&M General Construction LLC	Single Family Home	2602 N 64TH TER	002520	
			2506 N 62ND ST	001113	
WO A 9	T&M General Construction LLC	Single Family Home	6742 YECKER AVE	019340	
Opposition – Loving Neighbors neighborhood group states that the applicant has not reached out to the neighborhood group to discuss the details of these builds.					
RECOMMENDATION					
Approve					
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS					
N/A					
LEGAL/ POLICY CONSIDERATIONS					
ATTACHMENTS					
NCD Memo Land Bank Options 03.30.26_With Opposition Comments					

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: March 12, 2026

SUBJECT: Land Bank Options - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

Please visit the site to review the applications below

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

Item	Name	Type	Address	Parcel
WO A 8	T&M General Construction LLC	Single Family Home	2602 N 64TH TER	00252 0
			2506 N 62ND ST	00111 3
WO A 9	T&M General Construction LLC	Single Family Home	6742 YECKER AVE	01934 0
Opposition – Loving Neighbors neighborhood group states that applicant has not reached out to the neighborhood group to discuss the details of these builds				



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT		
	<div style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals		
AGENDA ITEM #4.3.				
LAND BANK PROPERTY TRANSFERS - NO OPPOSITION (GROUPED FOR APPROVAL)				
BACKGROUND				
Item	Name	Type	Address	Parcel
PT 1	Luis Aparicio	Garden	1920 S 38TH ST	168309
			1918 S 38TH ST	168310
			1912 S 38TH ST	168311
PT 2	Joel Miller	Garden	1848 N 18TH ST	068708
PT 4	Mario Simental	Yard Extension	730 S VALLEY ST	072326
PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553
RECOMMENDATION				
Approve				
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS				
N/A				
LEGAL/ POLICY CONSIDERATIONS				
ATTACHMENTS				
NCD Memo Land Bank Property Transfers 03.30.26 No Opposition				

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: March 20, 2026

SUBJECT: Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

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

Item	Name	Type	Address	Parcel
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PT 6	Alexandria Dwight	Yard Extension	840 TROUP AVE	095084
PT 7	Ryan Harrison	Yard Extension	2004 N 16TH ST	098553



Report to Neighborhood & Community Development Standing Committee

MEETING DATE		PRESENTER			DEPARTMENT	
		Michael Sutton, Redevelopment Coordinator			Land Bank Approvals	
		mjsutton@wycokck.org X5749				
AGENDA ITEM #4.4.						
LAND BANK PROPERTY TRANSFERS - WITH OPPOSITION (FOR DISCUSSION)						
BACKGROUND						
Item	Name	Type	Address	Parcel		
WO PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	162442		
Comments: Item was held at 3.2.26 NCD to allow applicant time to provide neighborhood group better clarification on how they plan to use the lot.						
RECOMMENDATION						
Approve						
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS						
N/A						
LEGAL/ POLICY CONSIDERATIONS						
ATTACHMENTS						
NCD Memo Land Bank Property Transfers 3.30.26 With Opposition Comments						

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

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

MEMORANDUM

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: March 12, 2026

SUBJECT: Land Bank Property Transfers - With Opposition (For Discussion)

This item includes applications that have received written or verbal opposition comments from staff, neighborhood associations, or community members. These applications will be discussed individually during the meeting.

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

Item	Name	Type	Address	Parcel
WO PT 9	Tina M James	Yard Extension	2024 QUINDARO BLVD	16244 2
Comments: Item was held at 3.2.26 NCD to allow applicant time to provide neighborhood group better clarification on how they plan to use the lot.				



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 388 1036 443" style="border: 1px solid black; padding: 2px;">Alyssa Marcy</div> <div data-bbox="586 443 1036 537" style="border: 1px solid black; padding: 2px;">Rodney Lucas, Interim Asst. County Administrator</div> <p data-bbox="581 579 878 684">amarcy@wycokck.org, rdlucas@wycokck.org X5755, x5017</p>	Planning and Urban Design
AGENDA ITEM #4.5.		
UPDATE: ZONING CODE REWRITE		
BACKGROUND		
<p data-bbox="107 890 1484 995">This is the second update on the Zoning Code Update project as requested by the Neighborhood and Community Development Standing Committee. This information-only presentation will consist of a review of the Technical Analysis Findings, Zoning Constraints Analysis, and Next Steps.</p> <p data-bbox="107 1037 862 1068">This item was added at the request of Commissioner Davis.</p>		
RECOMMENDATION		
For information only		
Information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
Zoning Code Update Presentation		

Approved by Mayor/Administrator to add to agenda.

KANSAS CITY, KANSAS
**ZONING CODE
UPDATE**



Peter J. Park
City Planning and Design^{LLC}



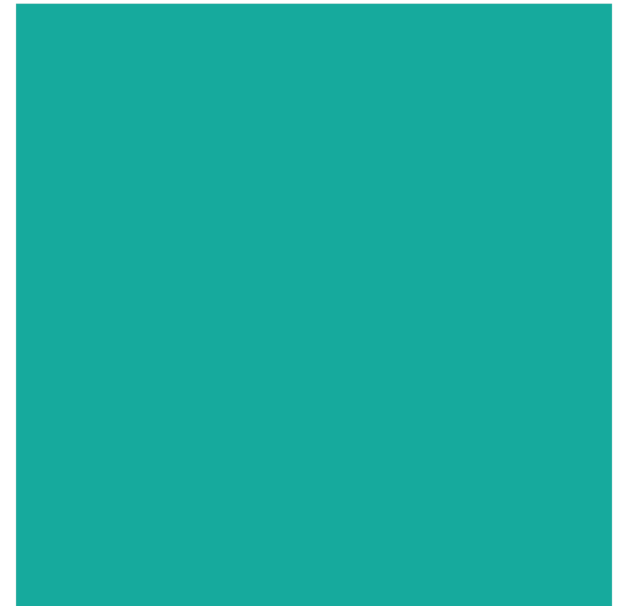
lynchpinideas
Where you and your audience connect

Technical Analysis Findings

March 30, 2026

Neighborhood & Community Development

Standing Committee





Agenda

- I. Project Overview
- II. What We Heard
- III. Findings Analysis
- IV. Housing Analysis
- V. Next Steps



Project Overview

Objective:

Comprehensively update KCK's Zoning Code (Municipal Code Chapter 27) to implement the vision and strategic goals identified in **PlanKCK Citywide Comprehensive Plan**.

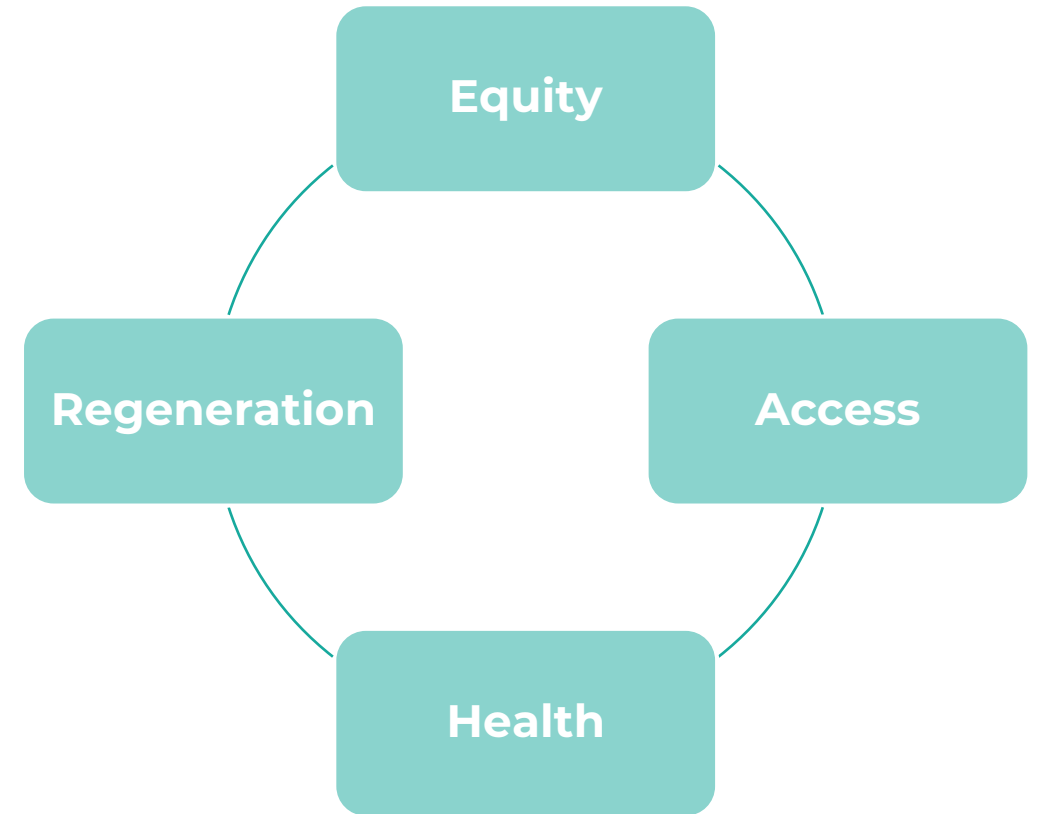




Project Overview

Approach:

- **Align development standards and procedures** with adopted plans and policies, including goals related to equity, access, health, and regeneration.
- **Streamline development review** by making regulations more transparent, comprehensible, and easier to implement.



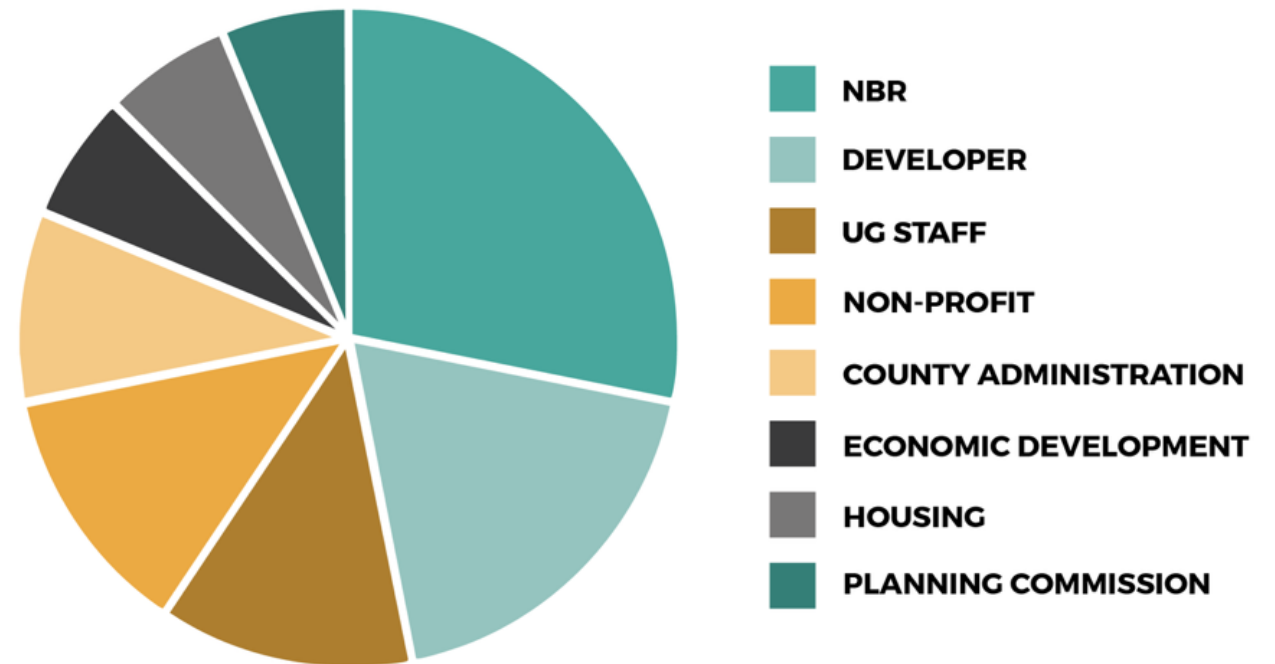
What We Heard and How It Informed Technical Analysis



Who We Spoke To

37 individuals participated in interview sessions last Fall

Many interviewees were based and primarily did business in the UG. Others represented the Kansas City region at-large and had experience navigating zoning codes in different municipalities.





What We Heard





How Input Informed Technical Analysis

Stakeholder feedback brought particular attention to **KCK's unique experience of common pain points** in the pursuit of more streamlined development.

Though the UG's identity is built on a strong appreciation for its heritage and existing neighborhoods, the Code appears inadequate to meet its current challenges – the Code's **Special Use Permits** and **opaque review procedures** create persistent roadblocks to both standard tasks and innovative solutions.





Technical Analysis Findings



Analysis Priorities

The priority of this analysis is to review the existing Zoning Code to:

- Improve **clarity, usability, and organization**
- Improve **effectiveness** in achieving desired outcomes identified in policy documents
- **Modernize** the Code
- **Streamline** procedures

“The code is out of date, overly restrictive and subject to challenging interpretations from UG staff.”

– Stakeholder



Key Findings

Code Organization

Code structure and **numbering** inconsistent and limiting

Zoning Framework

Existing districts **insufficient** to implement PlanKCK

Use Regulations

Use regulations **outdated** and **constrain mixed-use**

Development and Design

Design and parking standards **not aligned with vision**

Historic Preservation

Procedures **unclear** and **could be improved**

Procedures

Special Use Permits burden applicants and staff

Code Organization



Finding: The Code's **structure** and **numbering** are inconsistent and unable to evolve.

Zoning codes are complex, living documents. Without logically consistent organization, regulatory intent is obscured, and users may struggle to understand key requirements.

Structure

- Articles (top level) and Sections (low level) are the only consistent organizing principle – various Articles also include Divisions and Subdivisions.
- Related topics are dispersed through the Code – for example, procedural standards are counterintuitively located in both Article VI (Administration and Review Procedures) *and* Article VIII (Zoning)

Numbering

- A running list of Sections without gaps in numbering (i.e., 27-1, 27-2, 27-3) prevents amendments from being inserted in logical, appropriate locations.
- Consecutive numbering across Articles leads to high section numbers (i.e., 27-765).

Zoning Framework



Finding: Code formally establishes **too many districts** without clear benefit.

Between Article VIII (Zoning) and the Piper Annex Code, KCK has **67 districts**, plus **three overlay districts**. Considering the preceding findings, there is an opportunity to reduce the complexity of the Code through an update and consolidation of districts.

Base Districts		
A-G	R-4	C-2
R	R-5	C-3
R-1	R-6	M-1
R-1(B)	R-M	M-2
R-2	C-0	M-3
R-2(B)	C-D	TND
R-3	C-1	B-P

Planned Districts		
RP-1	RP-5	CP-2
RP-1(B)	RP-6	CP-3
RP-2	RP-M	MP-1
RP-2(B)	CP-0	MP-2
RP-3	CP-1	MP-3
RP-4		

WyCo Base Districts		
A-G	R-2	C-1
R	R-3	C-2
R-1	R-4	C-3
R-1A	R-5	M-1
R-1B	C-0	M-2

WyCo Planned Districts		
R-P	RP-3	CP-2
RP-1	RP-4	CP-3
RP-1A	RP-5	MP-1
RP-1B	CP-0	MP-2
RP-2	CP-1	

Overlay Districts:

1. Mission Road Area Design Review
2. Commercial Development Guidelines
3. Floodplain

Zoning Framework



Option: Create new **Residential, Mixed-Use, Commercial,** and “**miscellaneous**” (Utility, Parks, etc.) districts to effectively implement PlanKCK’s LUDs without amending existing districts. This would likely include:

- New **Residential districts** with uses and standards calibrated to facilitate envisioned housing diversity and infill development (but with lower density than existing districts).
- New **Mixed-Use districts** for Corridor and Creative & Industrial areas, which may consider some of the approaches used in the existing TND District.
- New **Commercial districts** to implement PlanKCK’s three envisioned scales of development, plus an Entertainment district.
- New **Utility, Public, Parks,** and **Open Space** districts to implement these explicitly-defined LUDs.





Use Regulations



Finding: Uses are regulated in an “**additive**” fashion and without a coherent hierarchy.

Districts frequently rely on “**telescoping**” **cross-references** to lower-density/intensity districts (e.g., “Any use permitted in the XX district” is allowed). It is especially confusing that such uses are regulated “under the standards and requirements” of the lower-density/intensity district, and not the district in which they are proposed to be located.

Finding: Standards which facilitate **mixed-use development** are underutilized or absent.

Between use allowances which reference other districts and performance standards which support the combination of compatible uses, mixed-use development is ostensibly allowed in most Commercial districts.

In practice, **mixed-use development is constrained by lack of clear requirements.** The absence of *objective* performance metrics and the regulation of uses under multiple districts’ standards necessitates staff consultation and interpretation.



Use Regulations



Finding: Use regulations are generally **outdated** and **inconsistently organized**.

After 40 years of piecemeal revision, the Code’s approach to naming and regulating uses cannot sufficiently facilitate PlanKCK’s vision for modern, streamlined development.

- **Uses** (e.g., multi-family housing) **and building types** (e.g., townhouse, garden apartment) **are conflated** in the zoning districts.
- Uses do not represent critically-needed **affordable housing** types such as housing with shared facilities appropriate for seniors or those transitioning out of homelessness.
- **Modern industrial uses** (e.g., advanced manufacturing, research and development, and artisan manufacturing) are not included. Many uses **lack clear definitions**.
- Standards specific to uses are **dispersed throughout the Code** (e.g., Article VIII Division 6 (Special Use Permits) and Division 7 (Accessory Uses)).

Development and Design Standards



Finding: Code’s standards for “good design” are outdated or limited in applicability.

PlanKCK, the Draft 2020 Code, and earlier design guidelines all represent attempts to articulate the City’s desire to adopt urban design best practices. Generally, the Code **does not establish** the objective, **context-sensitive form controls** necessary to implement PlanKCK’s vision of walkable, infill development amidst existing neighborhoods.

- **Commercial Development Guidelines:** complex list of both objective and subjective design requirements not updated since 2006; applies to certain development citywide as an overlay; does not differentiate between different contexts/intensities
- **Narrow Lot Design Guidelines:** form-based requirements not part of the Code; applicability complex – mandatory in some cases, alternative in others; noted as a constraint to infill by some Interview participants

Historic Preservation



Findings: The following findings are adapted from the **Historic Preservation Ordinance Review** (Appendix 6) included in the 2024 Citywide Historic Preservation Plan.

- **Many definitions are incomplete and unaligned with other Code sections.** Examples include enforcement, procedures, and appointment to and duties of the Landmark Commission.
- The review authority for **publicly owned landmark properties** is not explicit.
- The **designation of historic landmarks and districts** could be clarified and expanded for ease of use.
- **The Certificate of Appropriateness (CoA) review procedures lack clarity** and include some atypical related provisions.
- **Environs review** extends historic review to non-designated properties.

Historic Preservation



Options: Also adapted from the **Historic Preservation Ordinance Review** (Appendix 6) included in the 2024 Citywide Historic Preservation Plan.

- **Allow immediate appeal (via public hearing) after CoA denial, eliminating the 18-month postponement period.** This scenario assumes the Landmarks Commission has first reviewed the CoA application as part of regular business. The applicant can then have the option to appeal the public hearing decision to the Board of Commissioners.
- **Includes provisions for emergency repairs** to historic properties and clearly delineate the review roles of the Landmarks Commission and UG staff in such cases.
- **Establish a more robust procedures for economic hardships**, including standards for assessing, reviewing, and deciding on such a finding.
- **Eliminate environs review.** In other cities, environs review is generally advisory only conducted by a historic preservation commission or at the staff level.

Procedures



Finding: Special Use Permits (SUPs) are **burdensome** for all parties.

- SUPs are initially approved for up to two years, and most SUPs **continue to be reviewed at least every two years**, and in some cases (non-owner occupied STRs) they are reviewed annually. This necessitates excessive effort by all parties, even for unproblematic uses.
- SUPs are required for **minor and significant exceptions alike** and require Board of Commissioners approval. The Code lacks a streamlined process for minor adjustments.

Special Use Permits by the Numbers

- **Special Use Permits - For the last 5 years = 612**

- 2024 - 51
- 2023 - 123
- 2022 - 123
- 2021 - 90
- 2020 - 98
- 2019 - 126

- **# of SUPs By Category**

- Live entertainment - 38
- Short Term Rental (STR) - 178
- Drinking establishment - 23
- Home Occupations (hair salon, day care, etc.) - 35
- Keeping animals - 28
- Grading - 25
- Event space - 19
- Temporary Use of Land - 66
- Kennel - 10
- Auto related - 85
- Liquor store - 17
- Group Home - 23
- Accessory use - 9
- Day care - 10
- Hazardous waste - 5

Procedures



Finding: Development Plans are **poorly differentiated**.

- The **distinctions between Preliminary and Final Plans** are not clearly described or distinguished in the Code (Sec 27-212). A Preliminary Development Plan is incorporated in a Change of Zone entitlement. If the rezoning is to a planned district, a Final Development Plan is required following approval of the Change of Zone. A Development Plan is required in other cases (see Sec. 27-212(c)(1)).

Finding: The Code establishes **identical, excessive** requirements many applications.

- Routine actions (e.g., SUPs) require publication, mailing, and a sign.
- Many permits require (not recommend) a pre-application conference.
- Submittal requirements are itemized for various permits, limiting future flexibility.

Procedures



Option: Establish a Conditional Use Permit (CUP).

- SUPs (and their excessive renewal requirements) serve the role that CUPs do in most modern codes. **CUPs run with the land and do not expire** unless a lapse in operation of the use for a certain amount of time occurs.

Option: Establish **staff-level review** for minor exceptions and common permits.

- **Expanding staff decisions** beyond interpretations and Development Plans could streamline review processes which currently require Planning Commission and Board of Commissioner approval. For example, Final Development Plans could be approved by staff as proposed in the 2020 Draft Code.
- If **clear review criteria** are established, Short-Term Rentals and Home Occupations (the most common SUPs) could require their own, separate permits or a “Minor” SUP.

Housing Needs Analysis



Health Forward Foundation (HFF) grant funding will support analysis aimed at improving conditions for affordable housing development.

Ultimate Goals:

1. Identify, specifically, how the Zoning Code prohibits or slows down housing development
2. Identify housing typologies that are not currently supported but could better support our community.

Housing Needs Analysis



- **Housing Constraints.** Analysis of allowed uses and development standards (or lack thereof) applicable to multi-family housing, accessory dwelling units, transitional and supportive housing, emergency shelters, single-room occupancy developments, manufactured homes, and mobile homes.
- **Lot Testing.** Testing of development standards in two zoning districts using a 3-dimensional model to determine which standards limit the ability to achieve the maximum allowed density. Recommendations will include potential housing yield if barriers were removed.

Analysis of Potential Zoning Barriers to Housing



Summary of Key Findings								
Development Standards								
	R-1(B)		R-2		R-2(B)		R-5	
	50'> lot	<50' (1)	50'> lot	<50' (1)	50'> lot	<50' (1)	50'> lot	<50' (1)
Lot Width or Area (min.)								
Duplex to 4-plex	✘ *	✘	✘ *	✘	✘ *	✘	✓	✘
5-plex to 10-plex	✘	✘	✘	✘	✘	✘	✘	✘
Multi-family	✘	✘	✘	✘	✘	✘	✘	✘
Upper MMH	✘	✘	✘	✘	✘	✘	✘	✘
Setbacks (min.)								
Front	?	✓	?	✓	?	✓	?	✓
Side, Interior	✓	✓	✘	✓	✓	✓	✘	✓
Side, Corner	✘	✓	✘	✓	✘	✓	✘	✓
Rear	?	✓	?	✓	?	✓	?	✓
Height (max.)	✓	?	✓	?	✓	?	✓	✓
Density (max.)	✘	✘	✘	✘	✘	✘	✘	✘
Floor Area (Min. Unit Sizes)	✘	✘	✘	✘	✓	✓	✓	✓
Parking	✘	✘	✘	✘	✓	✓	✘	✘
Open Space	—	—	—	—	—	—	✘	—

* This range of building types allowed if additional lots or lot area added to prevalent lot size. Not allowed on prevalent lot sizes.

Key

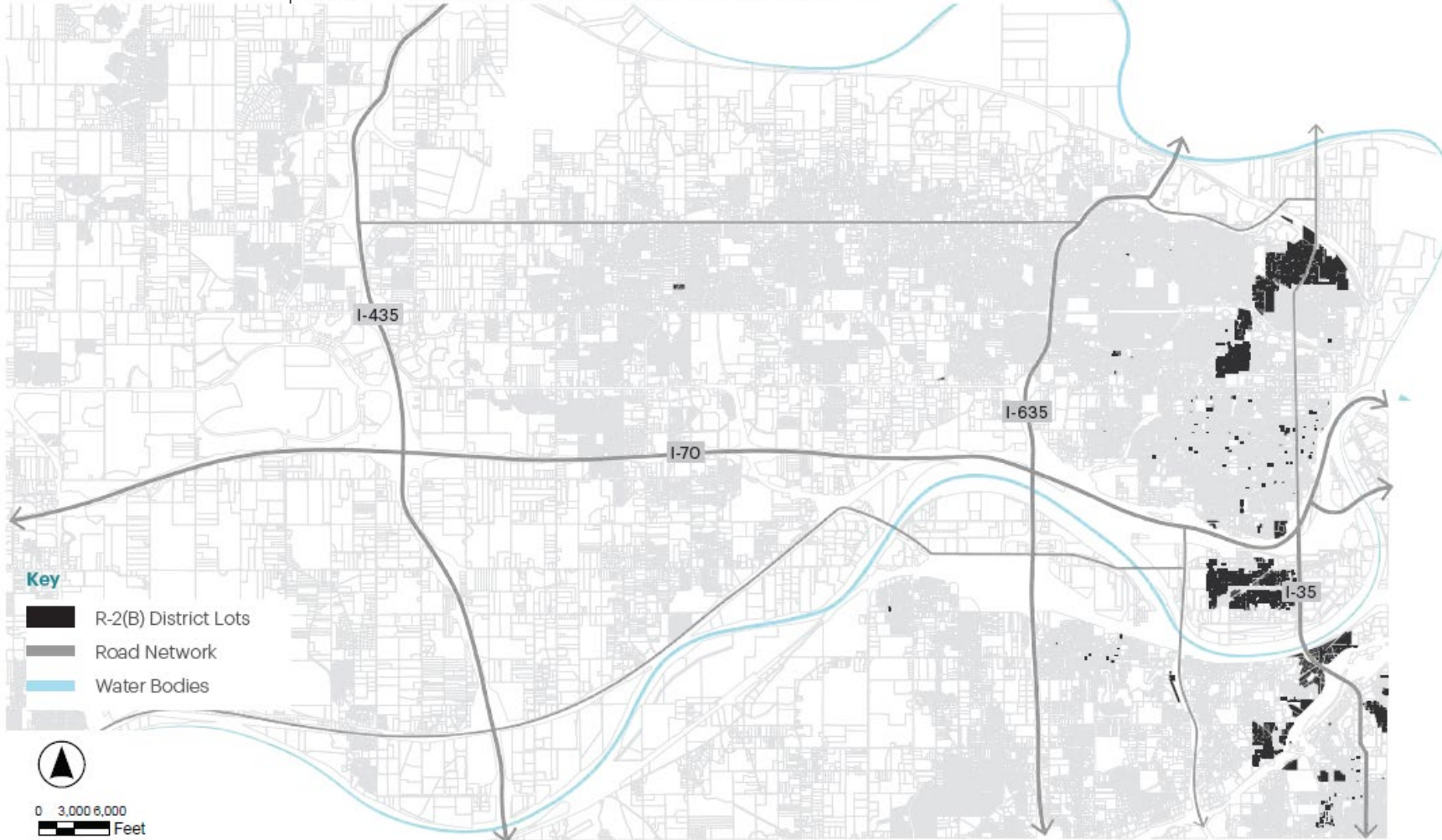
- ✓ Not a barrier to MMH
- ✘ Minor Barrier to MMH
- ✘ Major Barrier to MMH
- ? Unclear/Potential Barrier
- (1) Narrow Lot Design Guidelines
- Not Applicable

R-2(B) District



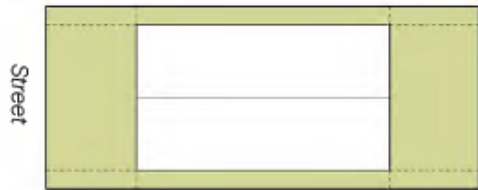
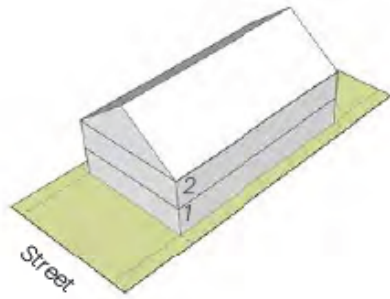
Summary of Existing Lots

Total Lots	3,713
Prevalent Lot Size Groupings	50' x 100' to 150' (664 lots or 18% of total) & 25' x 100' to 150' (686 lots or 18% of total)
Prevalent Lot Sizes	50' x 120' (129 lots or 3% of total) and 25' x 120' (93 lots or 2% of total)

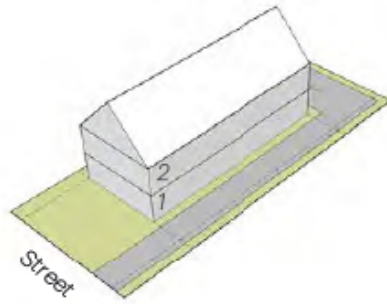


Example: R(2)-B

What is allowed?



What is achievable?



What else is possible but not currently allowed?



Topic	Requirement
Lot Width	50' min.
Lot Coverage	No max.
Building Setbacks	Front: 25' min. Side, interior: 5' min. Rear: 25' min.
Height	2.5 stories or 35' max.
Parking	1 sp/unit min.
Density	17.4 du/ac max.
Zoning Envelope	5,600 sf max.
No. of Units	2 max.
Unit Size	600 sf min.

Topic	Achieved
Lot Width & Depth	50' x 120'
Lot Coverage	34%
Building Setbacks	Front: 25' Side, interior: 5' min. Rear: 25'
Height	2.5 stories (35')
Parking	1 sp/unit
Density	14.29 du/ac
Zoning Envelope	4,062 sf
No. of Units	2
Unit Size	2,031 sf

Topic	MMH Supportive
Lot Width & Depth	50' x 120'
Lot Coverage	30%
Building Setbacks	Front: 15' Side, interior: 3' min. Rear: 49'
Height	2 stories (27')
Parking	1 sp/unit
Density	36.3 du/ac
Zoning Envelope	3,584 sf
No. of Units	5
Unit Size	645 sf

* Red text indicates outcome that is not consistent with current R-2(B) standards

Next Steps



Next Steps

1. **Standing Committee** meeting March 30, 2026
2. Continue meeting with **community groups**
3. Begin drafting the **Recommendation Report**; draft outline in February 2026, Draft Report in **April 2026**.



Questions?



wycokck.org/ZCU



Report to Neighborhood & Community Development Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Rodney Lucas, Interim Asst. County Administrator </div> rdllucas@wycokck.org x5017	Planning and Urban Design
AGENDA ITEM #4.6.		
UPDATE: PLANNING AND URBAN DESIGN DEPARTMENT		
BACKGROUND		
<p>An update on the Planning and Urban Design Department, including information on hiring, 2025 statistics, and priority projects for 2026.</p> <p>This item was added at the request of Commissioner Davis.</p>		
RECOMMENDATION		
<p>For information only</p> <p>Information only</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
Planning and Urban Design 2025 Annual Report		

Approved by Mayor/Administrator to add to agenda.

Planning + Urban Design 2025 Annual Report

March 30, 2026



2025 Annual Report

Message from Staff

Planning is an act of compromise that brings a myriad of interests together to form agreement on how we construct our communities. This compromise manifests as policies, ordinances, design standards, and long-range community plans, solidifying and codifying agreed-upon norms, values, and desires for the future. Design is the physical manifestation of this compromise, shaping our built and natural environments and organizing our civic systems.

As staff of Planning and Urban Design, we are stewards of the process, working with the community to formalize and realize a shared vision that can improve community prosperity for all. That is the ultimate task given to Planners—and one we uphold with professionalism, empathy, expertise, and kindness.

In 2025, we continued to hone our craft, refining design guidelines, providing great customer service, collaborating with other departments and community groups, and continuing to move the needle of implementation of long-range plans.

We are incredibly proud of the work staff accomplished in 2025. We are a small, but mighty team that continues to grow so we can better serve our diverse, unique community.



2025 Annual Report

Planning and Urban Design

Our Mission

The Unified Government of Wyandotte County and Kansas City, Kansas (UG) Planning and Urban Design Department advocates for the greater good with empathy, professionalism and expertise. We aim to enhance the long-term value and livability of the residents of Kansas City, KS (KCK) through the creation of a regenerative community that is socially just, economically accessible, culturally diverse, and environmentally sustainable. We strive to improve the built, natural, social, and cultural environments through strategic planning, urban design, local development reviews, and zoning enforcement efforts. In collaboration with our many partners, we support public officials and empower citizens to realize their shared vision of the future.

Our policies, ordinances, and plans are informed through extensive engagement with our community, other UG departments and leadership, and elected officials,. Our work serves, the broader goal of achieving community prosperity for all, as identified in the 2023 Plan KCK Citywide Comprehensive Plan.

Our Values

Empathy, Service, Expertise and Professionalism

The Team



Byron Toy, AICP
Lead Planner



Rodney Lucas
Interim Director



Mari Mongil
Office Manager



Jason Faust
Enforcement Officer



Alyssa Marcy
Long Range Planner



Rose Morris
Professional Assistant



Osiris Espinoza
Planner



Randy Greeves
Historic Preservationist



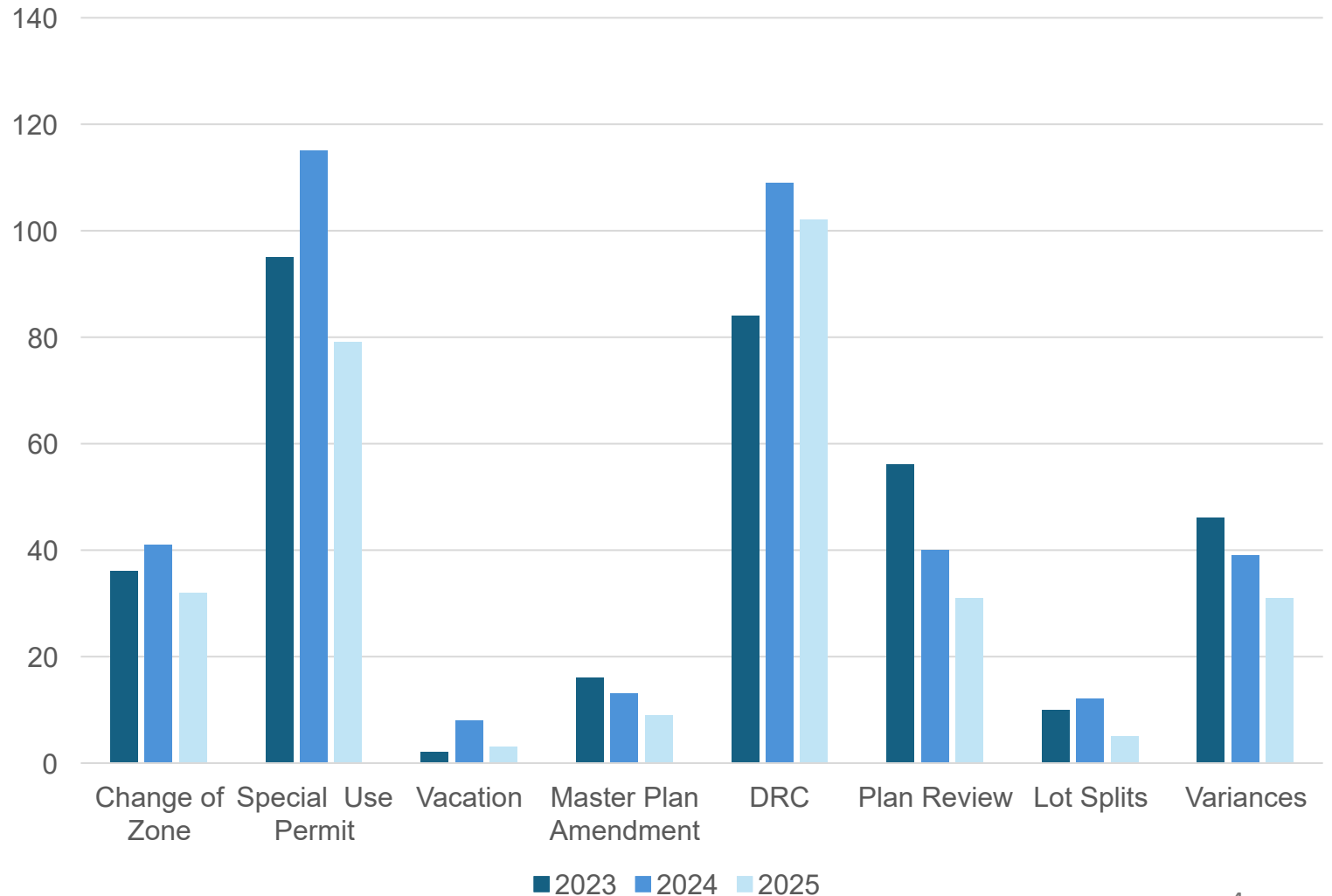
Terri Kimble
Administrative Support
Specialist



Permit Applications and Plans

Listed on this slide are the number applications, plans and permits processed thru the Planning and Urban Design Department.

The most common permits were the Special Use Permits. In specific, Special Use Permits for Short Term Rentals (STR's).



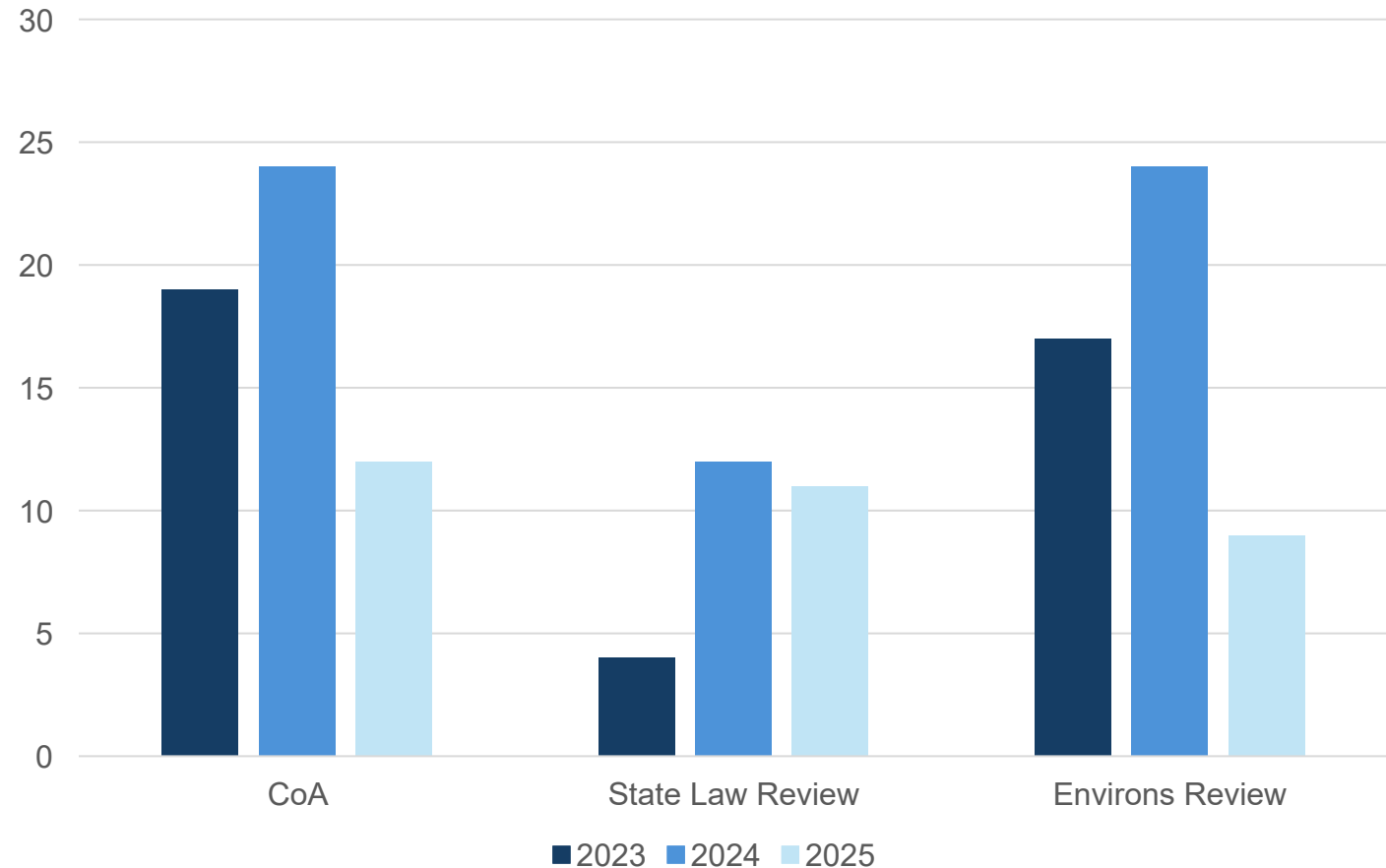
Historic Preservation Reviews

A **Certificate of Appropriateness (CoA)** is a historic review of proposed exterior alterations to buildings listed on the KCK Register of Historic Places.

The **State Law Review** is mandated by the State of Kansas for buildings listed on the Register of Historic Kansas Places and/or the National Register of Historic Places. This review is triggered by any action by the local government, such as the issuance of a permit, and covers both interior and exterior changes.

Since 2023, the Department completes state reviews as a Certified Local Government (CLG), reducing wait times and streamlining the number of reviewing agencies for a project.

Environs reviews are historic reviews intended for the buildings within the 200-foot environs of locally designated historic building or district. This review is intended only for exterior work on the building.



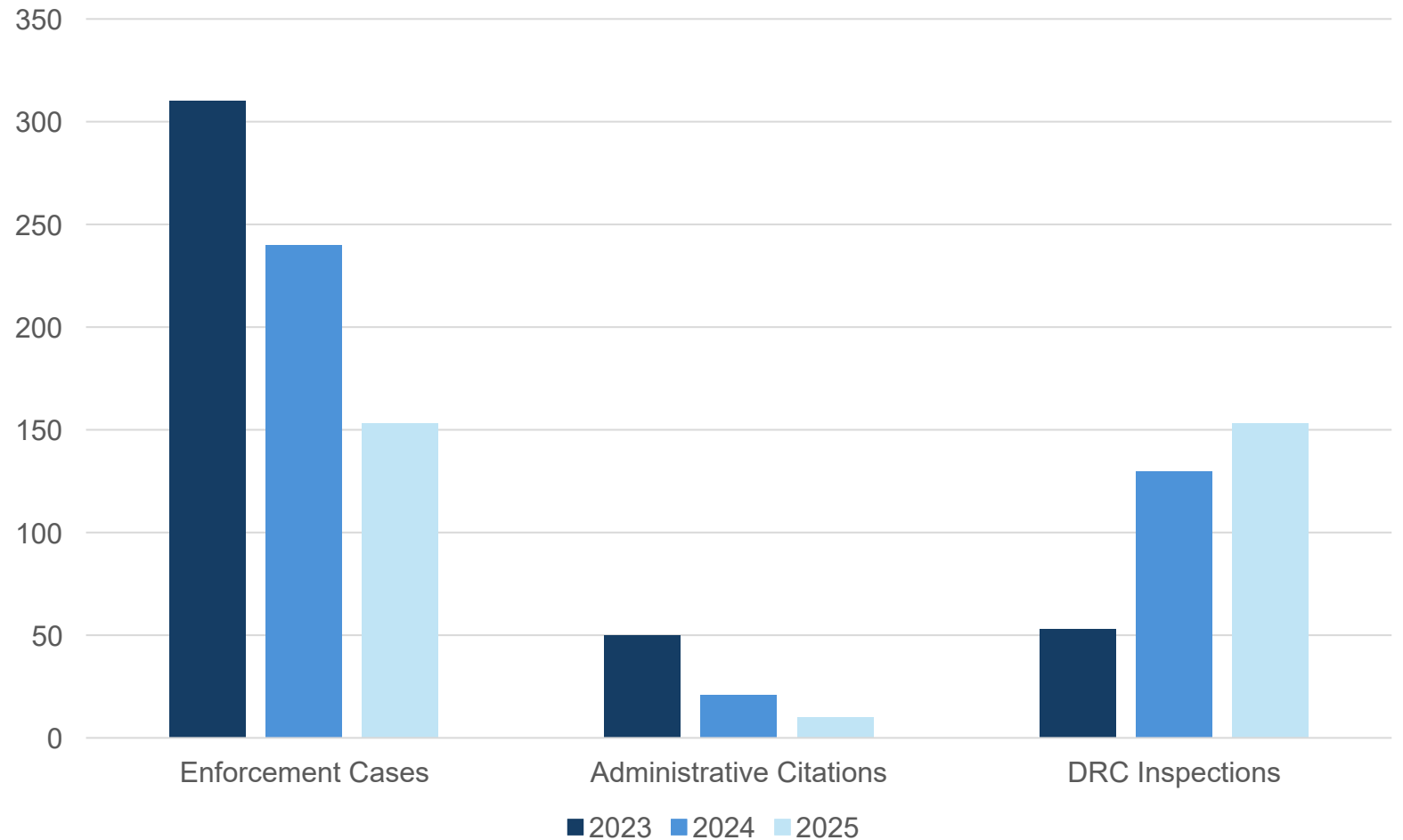
Zoning Enforcement Cases

The purpose of the Zoning Enforcement Inspector is to investigate complaints, conduct field inspections, and document violations related to zoning, land use, and property compliance.

The Zoning Inspector works with the planning staff, building inspections, and other departments to address zoning violations and support orderly development.

- Zoning enforcement and inspections
- Case investigation and documentation
- Coordination with departments
- Public interaction and Customer Service

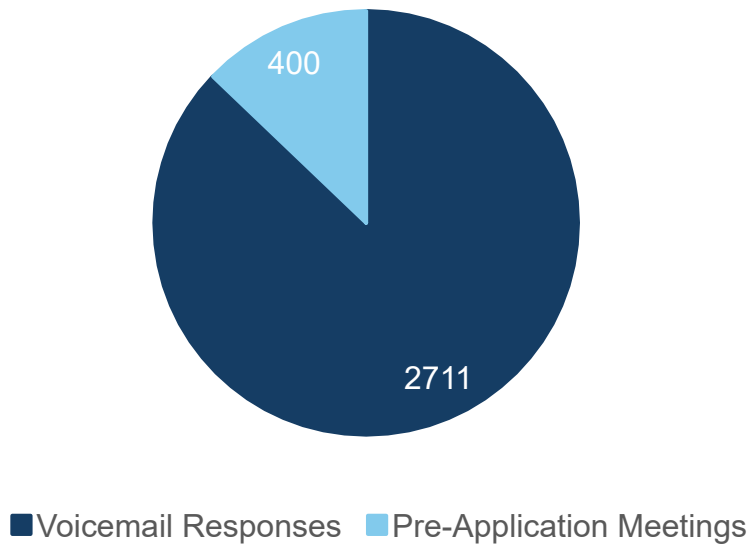
Zoning Enforcement Cases



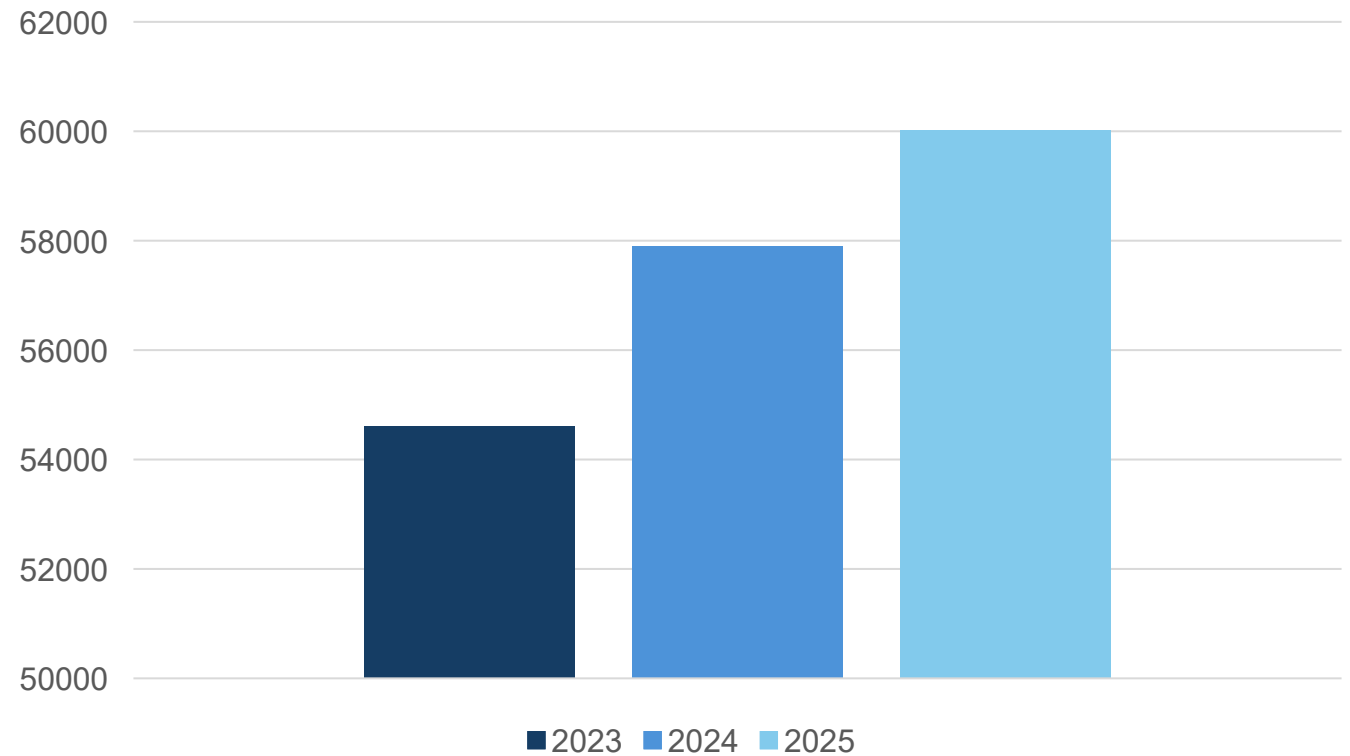
Customer Service

Customer Service Assistance requests include phone calls, emails, responding to emails, responding to voicemails, and in person at the front desk. These are all customer service assistance to the applicant and other community members, non UG staff. Between eight staff members in our department, we answered approximately 60,023 requests in 2025.

Types of Interactions



Total Interactions



Long Range Plan Implementation (PlanKCK)

ACTION ITEM	Implement the Main Street Program along multiple commercial corridors, starting with Downtown KCK.	Capitalize on the Rock Island Bridge development as an opportunity to return KCK to the riverfront & develop a Riverfront Master Plan in partnership with KCMO	Reinvest in State Avenue as a major opportunity corridor.	Update the zoning code; remove parking minimums
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IMPLEMENTATION UPDATE

Historic Preservationist assisted Argentine Betterment Council (ABC) to begin initial steps toward pursuing Main Street Designation in Argentine.

Received additional funding to support the Levee Betterment work along the riverfront, including funding for trails and signage.

UG Transportation received funding for 50+ bus shelters along State Avenue. Additional road improvements associated with KCKCC downtown campus.

Zoning Code Update launched in Fall 2025; parking minimums, sign code updates, and home occupation amendments adopted in 2025.



Long Range Plan Implementation (PlanKCK)

ACTION ITEM			
Preserve and Protect the Quindaro Townsite through the development of a Management Plan in collaboration with the myriad of local, regional, state and national stakeholders	Conduct a housing feasibility and funding strategy to more completely understand the cost of housing construction and rehabilitation, and to inform an official UG housing policy, including the use of existing development initiatives.	Coordinate future stormwater upgrades related to the Environment Protection Agency (EPA) consent decrees with relevant long-range plans	Complete the revitalization of Boston Daniels Park.

IMPLEMENTATION UPDATE

In Winter 2025, selected a consultant to produce a Quindaro Master Plan,

In 2025, UG Public Health received funding to support a zoning needs analysis to better understand barriers to housing development in Wyandotte County.

As part of the Vision Zero Action Plan, the analysis of all intersections and road segments in Wyandotte County, and the prioritization of projects associated with our High Injury Network, incorporated scheduled CSO work.

UG Parks and Recreation completed updates to Boston Daniels Park in August 2025.



Long Range Plan Implementation (goDotte)

Action Item	Vision Zero Action Plan (VZAP) Tasks and High Injury Network (HIN) Identification	Leverage Kansas City Design Center (KCDC)	Design and construct a KCK urban trail system that connects Kaw Point to the Quindaro Townsite	Kansas Levee Trails/Rock Island Bridge
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IMPLEMENTATION UPDATE

UG Board of Commissioners and City Planning Commission adopted the Vision, Mission, and Goals of the VZAP in Fall 2025. HIN identified in Fall 2025.

KCDC students created visioning and design ideas for the Central Avenue Bridge in Spring 2025; in Fall 2025, K-State students (many of which overlap with KCDC) created visioning and design ideas for the Armourdale community.

Design of the first phase of the NE KCK Heritage Trail was completed in 2025.

Levee trails nearly completed in 2025, with the Rock Island Bridge making significant construction progress.



Long Range Plan Implementation (Other)

Action Item	Armourdale: Expand Access to Fresh Food	Central: Public Art that Tells the Neighborhood Story	Northeast: Implement Parks Master Plan & Expand Park Programming
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IMPLEMENTATION UPDATE

In 2025, Armourdale Renewal Association received a grant to fund pop-up fresh food markets in Armourdale.

Mural and community space improvements completed at Central Avenue in S Coy St.

More than \$3M invested in several parks in 2025.



Next Steps

Prioritized Projects for 2026

INTERNAL

- We are in the process of hiring team members to fill five positions: Director, two Planners, Zoning Officer, and Planning Technician to improve case load and quality of service.
- Continue improving customer service performance, including streamlining the application process and implementation website improvements
- Coordinate with other departments, including Public Works and Economic Development, to improve internal coordination

EXTERNAL

- Lead the Vision Zero Action Plan, in partnership with Public Works, through the adoption process and apply for implementation funding in May 2026
- Manage the Zoning Code Update and bring rewrite recommendations to Planning Commission and Board of Commissioners in Fall 2026
- Continue participating in regional planning efforts, including the Bi-State Sustainable Reinvestment Corridor
- Achieve silver-level recognition for Community for All Ages



QUESTIONS?



Rodney Lucas

Interim Planning Director, Department of Planning + Urban Design

rdlucas@wycokck.org

(913) 573-5017