

UPDATE
MAY 31, 2018 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND CEDRIC ROWAN, FIRST BAPTIST CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, MAY 31, 2018 AGENDA**
 - BLUE SHEET - REGULAR CONSENT AGENDA**
 - Item No. 4 – A MOU with the Housing Authority regarding the submission of an application for a Choice Neighborhood Planning and Action Grant for Juniper Gardens.
- VI. CLERK’S STATEMENT**

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any “set-asides” on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR’S AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES’ AGENDA**
- XIII. ADMINISTRATOR’S AGENDA**
- XIV. COMMISSIONERS’ AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES’ CONSENT AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN ROBERT ANGELL

PLANNING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2018-5 - LEON RIEKE/MAX RIEKE AND BROTHERS INC.**

Synopsis: Renewal of a Special Use Permit (#SP-2014-48) for a dirt fill at 7000 Kansas Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 18264

2. **#SP-2017-72 - DIEGO TOTO AND ANA CERVANTES WITH XM AUTOMOTIVE**

Synopsis: Renewal of a Special Use Permit (#SP-2015-67) for an automotive repair business at 4439 Shawnee Drive, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18265

3. **#SP-2018-1 – STEVEN MARBUT**

Synopsis: Special Use Permit to continue to keep a storage container at 239 South 72nd Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR DENIAL)

Tracking #: 18267

4. **#SP-2018-24 – ANITA SHIKLES**

Synopsis: Home Occupation Special Use Permit for an AIRBNB at 1820 North 90th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 18268

5. **#SP-2018-46 - DAN BAKER**

Synopsis: Home Occupation Special Use Permit for an AIRBNB at 322 Cambridge Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774
(RECOMMENDED FOR APPROVAL FOR 2 YEARS)

Tracking #: 18271

6. **#SP-2018-48 - SCOTT GOBLE WITH PAMCORP LLC**

Synopsis: Special Use Permit for a 190-foot self-supporting stealth-type monopole tower and related ground equipment at 5235 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 18272

7. **#SP-2018-49 - CARLA DRESCHER WITH THE BLUE DOOR PROJECT, INC.**

Synopsis: Renewal of a Special Use Permit (#SP-2016-37) for a youth group home located at 3535 Wood Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18266

8. **#SP-2018-50 - RACHEL POLLOCK WITH KCK FARMER'S MARKET**

Synopsis: Renewal of a Special Use Permit (#SP-2016-49 – expired 6/30/2017) for a farmer's market at 2220 Central Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18269

9. **#SP-2018-51 - RACHEL POLLOCK WITH KCK FARMER'S MARKET**

Synopsis: Renewal of a Special Use Permit (#SP-2016-50 – expired 6/30/2017) for a farmer's market at 7240 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18270

10. **#SP-2018-53 - MARIA E. LEAL WITH M&M'S AUTO SALES AND DETAIL, LLC**

Synopsis: Special Use Permit for an automotive business that includes detailing of new and used automobiles and possible sale of one or two vehicles per month at 402 Osage Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18273

11. **#SP-2018-54 - R. SCOTT BEELER WITH LATHROP GAGE LLP FOR RUFFIN WOODLANDS LLC**

Synopsis: Special Use Permit for the Temporary Use of Land for storage of passenger cars and pick-up trucks at 9700 Leavenworth Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18274

12. **#SP-2018-55 - ASHLEY WALTERS WITH ASHLEY'S HOME DAY CARE**

Synopsis: Home Occupation Special Use Permit for a day care at 3001 North 73rd Place, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18275

13. **#SP-2018-56 - LAURA D. MILLER**

Synopsis: Special Use Permit for two (2) horses at 827 North 54th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 18276

B. PLAN REVIEW APPLICATIONS

1. **#PR-2018-12 - JOSE ESCARSEGA**

Synopsis: Preliminary and Final Plan Review for a church at 4835 State Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 18277

2. **#PR-2018-16 - BRIAN HILL WITH MKEC ENGINEERING, INC.**

Synopsis: Preliminary Plan Review for a new school at 2116 North 18th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 18278

C. MISCELLANEOUS - ORDINANCES (Final action on previously approved items)

1. AN ORDINANCE vacating right-of-way at 342 South Bethany Street (#R/W-2018-2), submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 18235

2. AN ORDINANCE rezoning property at 819 Southwest Boulevard (#3160) from M-2

General Industrial District to R-2(B) Two Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**
Tracking #: 18223

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT *BOARD OF COMMISSIONERS AGENDA FOR MAY 31, 2018*

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2013.

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

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. **RESOLUTION: INTERLOCAL AGREEMENT WITH BONNER SPRINGS**

Synopsis: Addendum to the Interlocal Cooperation Agreement between the UG and Bonner Springs, KS, for street and police services to the unincorporated area of Loring, submitted by Jeff Fisher, Public Works Director.

*On May 21, 2018, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 18254

2. **GRANT: STRATEGIES FOR POLICING INNOVATION/PROJECT SAFE NEIGHBORHOODS**

Synopsis: The Police Department is seeking a Strategies for Policing Innovation Program/Project Safe Neighborhoods grant from the U.S. Department of Justice's Bureau of Justice Assistance, in the amount of \$700,000, submitted by Terry Zeigler, Police Chief. The grant is focused on reducing violent crime. No match is required.

*On May 21, 2018, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 18255

3. **GRANTS: PROPOSED PLANNING SUSTAINABLE PLACES**

Synopsis: Request approval to submit the following Sustainable Places grant applications to Mid-America Regional Council, submitted by Rob Richardson, Urban Planning & Land Use Director. There is a potential future match of up to \$65,000.

- Autonomous Vehicle Transit Study
- KCK Greenway Urban Trail System
- 47th and Georgia Complete Street Study

*On May 21, 2018, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 18253

4. **MOU/GRANT: CHOICE NEIGHBORHOODS PLANNING & ACTION GRANT**

Synopsis: Request approval of a Memorandum of Understanding with the Housing Authority regarding submission of an application for a \$1.3M Choice Neighborhoods Planning and Action Grant for Juniper Gardens, and requires an additional \$530,000 leverage match, submitted by Rob Richardson, Urban Planning and Land Use Director; Melissa Sieben, Assistant County Administrator; and Wilba Miller, Community Development Director. Additionally, staff is requesting authorization of \$20,000 for grant preparation fees for Camiros from existing budget.

On May 21, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Tracking #: 18257

5. **REQUEST: TURNER VISTA REZONING**

Synopsis: A request from Steve Wood for the UG to initiate the rezoning process for property on the west side of College Parkway/Turner Diagonal, south of State Avenue, which includes the Redwood Gardens Townhomes, submitted by Rob Richardson, Urban Planning and Land Use Director.

On May 21, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Tracking #: 18244

6. **ORDINANCE: AMENDMENTS TO ANTI-DISCRIMINATION**

Synopsis: An ordinance amending the Unified Government's anti-discrimination ordinance, relating to practices in employment, housing, and public accommodations, to add gender identity and sexual orientation to the protected categories designated therein, submitted by Ryan Haga, Assistant Counsel.

On May 21, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Tracking #: 18220

7. **REQUEST: AMAZON TRANSIT ROUTE**

Synopsis: Request the creation of a permanent transit route to serve the Amazon fulfillment center, submitted by Justus Welker, Transportation Director.

On May 21, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Tracking #: 18248

8. **REQUEST: 18TH STREET TRANSIT ROUTE**

Synopsis: Request to use the Amazon route savings to fund the 18th Street Transit Route that will travel north and south along the 18th Street corridor from Quindaro Blvd. to Roeland Park, submitted by Justus Welker, Transportation Director.

On May 21, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Tracking #: 18250

9. **PLAT: MAPLE HILL CEMETERY CO.**

Synopsis: Plat of Maple Hill Cemetery Co. located at 34th Street and Shawnee Drive, being developed by Maple Hill Cemetery, submitted by Brent Thompson, Director of Engineering/County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 18279

10. **NOMINATIONS: BOARDS AND COMMISSIONS**

Synopsis: Nominations for Boards and Commissions:

KCATA, Joe Peterson, 5/31/18 to 5/31/22, submitted by Mayor Alvey

UG Board of Parks, Mark Mohler, 5/31/18 to 3/31/22, submitted by Mayor Alvey

Housing Authority Advisory Board, Don Jolley, 5/31/18 to 3/31/22, submitted by Commissioner Murguia

Golf Advisory Board, Bob Runnebaum, 5/31/18 to 3/31/22, submitted by Mayor Alvey

Tracking #: 18262

11. **MINUTES**

Synopsis: Minutes from special sessions of April 26 and May 10, 2018.

Tracking #: MINUTES

12. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated May 10, 17, and 24, 2018.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN

**AGENDA UPDATE
UNIFIED GOVERNMENT COMMISSION MEETING
THURSDAY, MAY 31, 2018**

X. REGULAR CONSENT AGENDA

ADDITIONAL INFORMATION

**Item No. 4 – 18257... MOU/GRANT: CHOICE NEIGHBORHOODS PLANNING
& ACTION GRANT**

Synopsis: A memorandum of understanding with the Housing Authority regarding the submission of an application for a Choice Neighborhoods Planning and Action Grant for Juniper Gardens.

MEMORANDUM OF UNDERSTANDING
BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS
AND
THE KANSAS CITY KANSAS HOUSING AUTHORITY
REGARDING A JOINT APPLICATION FOR A
CHOICE NEIGHBORHOODS PLANNING GRANT

This Memorandum of Understanding (MOU) is made and entered into this ____ day of May, 2018, by and between the Unified Government of Wyandotte County/Kansas City Kansas (hereinafter referred to as "City"), and The Kansas City Kansas Housing Authority (hereinafter referred to as "KCKHA"), is intended to show a strong commitment of both parties to the development of a Transformation Plan for the Northeast Area Neighborhood as described in the grant application for a Choice Neighborhoods Planning Grant.

WHEREAS, on April 10, 2018, the U.S. Department of Housing and Urban Development ("HUD") issued the Choice Neighborhoods Planning Grants Notice of Funding Availability (NOFA) for Fiscal Year 2018. Choice Neighborhoods Planning Grants are multi-year grants that assist communities with severe distressed public or HUD-assisted housing to develop successful neighborhood transformation plans and build the support necessary for plans to be successfully implemented; and

WHEREAS, the KCKHA's HUD-approved 5-year Public Housing Authority Plan and Annual Public Housing Plan and Strategic Plan, affirm the KCKHA's commitment to evaluate all KCKHA-owned properties for modernization, development, demolition and/or disposition and prioritize as to highest and best use. The KCKHA commits to ongoing public input into any redevelopment plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders; and

WHEREAS, the KCKHA is an innovative public housing authority, managing housing for approximate 3,390 households in Kansas City, Kansas (including housing choice vouchers and public housing units). Other stakeholders such as the KCKHA's residents and individuals in the neighborhoods and the overall communities were involved with the planning of these projects; and

WHEREAS, the KCKHA also has experience in relocating residents as was needed in the above projects; and

WHEREAS, the City has significant experience in neighborhood planning and plan implementation with a long history of working with HUD programs such as the Community Development Block Grant Program to improve low-income neighborhoods in the City, the Neighborhood Stabilization Program, and the HOME Program that have helped improve the quality of life for the community.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. PURPOSE

The City and the KCKHA will cooperate for the purposes of applying for FY 2018 Choice Neighborhoods Planning Grant funds and undertaking or assisting in undertaking eligible activities identified in the application for Planning and Action Grant funds if awarded a grant. These eligible activities include the development of a comprehensive Neighborhood Transformation Plan and Action Activities for the Juniper Gardens public housing property and the larger Northeast Area planning area. Eligible Planning

activities will also include: completion of comprehensive needs assessments related to housing, people and the neighborhood; technical planning studies; involvement of stakeholders including public housing residents, neighborhood residents, public and private organizations, businesses, neighborhood associations and other relevant stakeholders; planning for the collection and strategic use of relevant data; and strengthening the management and decision-making capacity of participating organization. Eligible Action Activities are physical improvement, community development, and economic development projects that enhance and accelerate the transformation of the neighborhood and include, but are not limited to, the following: reclaiming and recycling vacant property; beautification, place making, community art projects; homeowner and business façade improvement programs; neighborhood broadband/Wi-Fi, and gap financing for economic development projects.

2. SCOPE OF WORK

The City and KCKHA have a commitment to work collaboratively throughout the entirety of the grant, for up to three years, to develop a Transformation Plan and lead Action Activities. The City shall serve as the Lead Applicant for the purposes of the Choice Neighborhoods Planning Grant application and the KCKHA shall serve as Co-Applicant for the purposes of Planning Grant application.

3. UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS (“City”) RESPONSIBILITY

In its role as Lead Applicant, the City shall have overall responsibility to administer and implement the Choice Neighborhood Planning grant if awarded by HUD. The City will be responsible for: a) submitting all pertinent documents and reports to HUD as required by the grant agreement; b) accessing funding through HUD’s Line of Credit Control system (LOCCS); and c) determining the adequacy of performance under project agreements and procurement contracts. The City will provide capacity and expertise in neighborhood planning and implementation, including analysis of and coordination with the Comprehensive Plan, and other relevant planning documents. The City will coordinate provision of necessary expertise from relevant City departments, e.g., Planning, Community Development, Public Works, Police, Parks and Recreation, and other applicable departments for consultation and information sharing. The City will also engage in communication and coordination with community stakeholders within the planning process. The City will inform the KCKHA of plans and projects undertaken by the City that will impact and influence the Choice Neighborhoods Initiative. Finally, the City will review analysis of data gathered during the plan as a necessary component of the Neighborhood Transformation Plan.

4. KANSAS CITY KANSAS HOUSING AUTHORITY (“KCKHA”) RESPONSIBILITY

In its role of Co-Applicant, the KCKHA will support the City to ensure; a) that the planning project is carried out in compliance with all HUD requirements (grant agreement) in substantial compliance with the information provided in the grant application; b) determine the adequacy of performance under project agreements and procurement contracts; and c) be responsible for the environmental review and any decision-making and action required by the KCKHA properties.

5. MODIFICATION

No waiver, alteration, modification or termination of the MOU shall be valid unless made in writing and signed by the authorized parties hereof.

6. TERMINATION

This agreement shall terminate upon completion of all obligations of the parties, or after the twenty-four (24) month grant period of the Choice Neighborhoods Planning Grant, or after the forty-two (42) month grant period of the Choice Neighborhoods Planning and Action Grant, or in the event that the grant is not awarded to the City and the KCKHA, whichever comes first. This Agreement may be amended at any time in writing and by mutual consent of the parties. The Agreement may be cancelled by either party upon sixty (60) days written notice except where the cancellation is for cause, i.e., a material and significant breach of the provisions of this Agreement, it may be cancelled upon delivery of written notice to the other party.

SIGNATORIES

Unified Government of Wyandotte County/Kansas City Kansas

By: _____

Date: _____

The Kansas City Kansas Housing Authority

By: _____

Milton Scott, Executive Director

Date: _____

Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: May 31, 2018

Re: **Petition #SP-2017-5**

GENERAL INFORMATION

Applicant:
Leon Rieke

Status of Applicant:
Representative
Wil Anderson with BHC Rhodes
712 State Avenue
Kansas City, KS 66101

Requested Action:
Approve Special Use Permit
(Renewal)

Date of Application:
December 27, 2016

Purpose:
To continue a silt excavation/
dirt removal operation

Property Location:
7000 Kaw Drive



Existing Zoning: RP-5 Planned Apartment District

Existing Surrounding Zoning: **North:** R-1 Single Family and MP-1 Planned Light Industrial and Industrial Park Districts
South: R-1 Single Family, CP-2 Planned General Business and M-2 General Industrial Districts
East: MP-2 Planned General Industrial District
West: RP-5 Planned Apartment District

Existing Uses: **North:** Single family homes (across Kansas Avenue)
South: Single family homes and commercial business
East: A trucking repair company
West: Apartment complex

Total Tract Size: 7.20 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Business Park.

Major Street Plan: The Major Street Plan classifies Kaw Drive/K-32 Highway as a Class A Thoroughfare.

Advertisement: The Wyandotte Echo – January 19, 2017
Letters to Property Owner – January 17, 2017, February 2, 2017, March 6, 2017, March 30, 2017, April 26, 2017, June 6, 2017, July 17, 2017, August 4, 2017, August 31, 2017, September 12, 2017, November 1, 2017, November 30, 2017, January 3, 2018, February 21, 2018, March 29, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Leon Rieke wants to continue to operate an on-going silt removal operation west of the intersection of Kaw Drive and Kansas Avenue. Removal was originally begun circa 1994 without permits under a previous owner and was approved with a 2-year special use permit (SP-2014-48), prior to that (SP-2011-16), (SP-2008-59), and prior to those a 5-year special use permit (SP-2003-8), subject to a number of conditions.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The character of the neighborhood is composed of industrial businesses and single-family homes. There is an established apartment complex on the western side of the existing tree line. The property immediately to the east, 7030 Kaw Drive, is a trucking business.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of nearby property are identified above. A dirt removal operation at this scale would not normally be considered to be compatible with established residential uses.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The property is not suitable for industrial uses as long as the grading remains in its present state. It is somewhat debatable which would be more detrimental to the adjoining residential properties, the completion of the dirt removal operation or the property remaining in its present condition.

4. *The length of time the property has remained vacant as zoned.*

The property has been vacant since at least 1991.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

As long as the truck traffic remains restricted to Kaw Drive/K-32 Highway, it should exceed the capacity of the street network.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use could not be considered reasonably necessary for the convenience and welfare of the public. There is a change of zone application submitted for this property which will at some point render the special use permit unnecessary. Until that time, if the stipulations and requirements are not adhered to, the proposed use may injure both the visual quality and marketability of the adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Given the scale of the dirt excavation operation, it is possible that noise, vibration, and dust could be of such duration and intensity as to create problems for nearby property.

9. *Whether the proposed use will pollute the air, land or water.*

There is potential for air pollution if the dust generated by the excavation operation is not adequately controlled.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

Not applicable.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

Provided that adequate controls and a reasonable time limits are placed on the operation, the hardship imposed by denial would probably exceed the gain to the public health, safety and welfare.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

Not applicable.

PREVIOUS ACTIONS

In 2003, the following conditions were placed on the approval of the special use permit (#SP-2003-8):

1. The extension of the tree planted berm along the north and west boundaries of the property. The berm should be at least four (4) feet above the adjacent street elevation or adjacent property line and be planted with a staggered double row of pine trees with the 5' to 6' pine trees planted on 20' centers in each single row. A 9' earth berm without tree plantings would also be acceptable.
2. Agreements being worked out with the Hintons to remove dirt from the property at 7036 Kaw Drive and to restore 3:1 slope adjacent to the residences at 7122 and 7128 Osage Avenue.
3. The term of the special use permit being five (5) years.
4. Submittal of an adequate storm drainage and erosion control plan.
5. Approval by the Development Review Committee prior to the commencing of earth removal.
6. Operational conditions:

- a. Hours of operation being limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
- b. Adequate measures being taken to assure no dirt or mud tracking onto Kaw Drive.
- c. A water truck should be readily available and utilized at any time dust could be a problem.
- d. Compliance with Chapter 33 of the Uniform Building Code. A consulting engineer should be retained by the owner during the life of the project and be responsible for at least periodic inspections.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on January 25, 2017. According to the applicant, no one appeared at the meeting.

KEY ISSUES

1. Compliance with previous conditions of Special Use Permits #SP-2003-8, #SP-2008-29, #SP-2011-16, and #SP-2014-48.
2. Compliance with the land disturbance ordinance that controls erosion and other issues.
3. Compliance with Appendix J, 2009, International Building Code.
4. Short duration of dirt removal project to minimize all disturbances.
5. Ability to mitigate noise, dirt, dust, mud, and any negative impacts of the public roads.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-5 for two (2) years, subject to:

Urban Planning and Land Use Comments:

1. Please provide a detailed explanation of the similarities and differences between this special use permit and the rezoning; COZ #3132 for a trucking facility that has been filed on this property.
2. Please update the plans that depict current conditions of the site now that Clark Power has been developed to the east.
3. Unless specifically noted otherwise, conditions of the 2003 change of zone and special use permit approvals must still be met.
4. The berm and buffer must be maintained, and trees replaced where needed for conformance.
5. All other conditions being met, the petition may be approved subject to the following conditions:
 - a. Erosion control plan is needed including plans to establish ground cover on slopes.
 - b. Detailed plans for all drainage devices, cribbing, dams, and other protective devices to be constructed and a map showing the drainage

area and calculation of the estimated run-off. The plans should conform to the “storm drainage design criteria for private developments” administered by the Public Works Department. Existing storm drainage improvements should be reflected on the plans.

- c. Truck traffic being confined to Kaw Drive/K-32 Highway.
 - d. Proposed hours and days of operation would be from 7:00 a.m. to 6:00 p.m., Monday through Friday.
 - e. The petitioner’s agreement to remedy, repair, or clean up any damage to adjacent property owners or streets or utilities occasioned by the washing of silt or earthen material upon adjacent properties.
 - f. Proposed final cover.
 - g. Quantities in cubic yards of the amount of material to be removed from the site.
 - h. Conformance with Appendix J, of the 2009 International Building and an agreement that a report by the professional engineer responsible for supervising the dirt removal be submitted at the end of the approval period indicating that the removal does not comply with Appendix J and other conditions.
6. As this is a planned zoning district, and the development plan submitted with the original change of zone application by a previous owner in 1995 must be considered to be no longer applicable, any development beyond the present dirt removal operation must submit both a revised Preliminary Plan and a Final Development Plan to the City Planning Commission for review and approval.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) Provide a cross access and use agreement signed by the owner of 7038 Kaw Drive. The agreement shall be recorded and provided prior to construction or grading permit acquisition.
 - 2) Provide a grading and use agreement signed by the owner of 7030 Kaw Drive, Clarke Power Services. The agreement shall be recorded and provided prior to construction or grading permit acquisition.
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction or grading permit acquisition.
 - 4) The applicant and/or contractor shall obtain a hauling permit, and land disturbance permit from Public Works department, a right-of-way permit from KDOT, and a grading permit through the DRC process and Building Inspection department.
- C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

The applicant's representative, Wil Anderson with BHC Rhodes has responded to staff's comments and has revised the civil drawings. Staff is aware that Mr. Anderson will continue the process with change of zone and preliminary development plans for the property following this special use permit for proposed development of the site.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2017-5 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Neighborhood Meeting Minutes
Aerial Map
Zoning Map
Grading and Erosion Control Plan

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	March 31, 2018
Special Use	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2017-5 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #SP-2017-5 as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

MAY 14, 2018 CITY PLANNING COMMISSION MINUTES:

SPECIAL USE PERMIT APPLICATION #SP-2017-5 – LEON RIEKE/MAX RIEKE AND BROTHERS INC., SYNOPSIS: Renewal of a Special Use Permit (#SP-2014-48) for a dirt fill at 7000 Kansas Avenue. Detailed Outline of Requested Action: The applicant, Leon Rieke wants to continue to operate an on-going silt removal operation west of the intersection of Kaw Drive and Kansas Avenue. Removal was originally begun circa 1994 without permits under a previous owner and was approved with a 2-year special use permit (SP-2014-48), prior to that (SP-2011-16), (SP-2008-59), and prior to those a 5-year special use permit (SP-2003-8), subject to a number of conditions.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Planning Commissioner Serda stated that he had contact on Plan Review Application #PR-2018-13.

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The notices to property owners; and
7. The publications in The Echo for the special use permit renewals.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if anyone wished to remove an item from the Consent Agenda (No one responded in the affirmative.)

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the items on the Consent Agenda:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye

Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to APPROVE Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Please provide a detailed explanation of the similarities and differences between this special use permit and the rezoning; COZ #3132 for a trucking facility that has been filed on this property.
2. Please update the plans that depict current conditions of the site now that Clark Power has been developed to the east.
3. Unless specifically noted otherwise, conditions of the 2003 change of zone and special use permit approvals must still be met.
4. The berm and buffer must be maintained, and trees replaced where needed for conformance.
5. All other conditions being met, the petition may be approved subject to the following conditions:
 - i. Erosion control plan is needed including plans to establish ground cover on slopes.
 - j. Detailed plans for all drainage devices, cribbing, dams, and other protective devices to be constructed and a map showing the drainage area and calculation of the estimated run-off. The plans should conform to the "storm drainage design criteria for private developments" administered by the Public Works Department. Existing storm drainage improvements should be reflected on the plans.
 - k. Truck traffic being confined to Kaw Drive/K-32 Highway.
 - l. Proposed hours and days of operation would be from 7:00 a.m. to 6:00 p.m., Monday through Friday.
 - m. The petitioner's agreement to remedy, repair, or clean up any damage to adjacent property owners or streets or utilities occasioned by the washing of silt or earthen material upon adjacent properties.
 - n. Proposed final cover.
 - o. Quantities in cubic yards of the amount of material to be removed from the site.
 - p. Conformance with Appendix J, of the 2009 International Building and an agreement that a report by the professional engineer responsible for supervising the dirt removal be submitted at the end of the approval period indicating that the removal does not comply with Appendix J and other conditions.
6. As this is a planned zoning district, and the development plan submitted with the original change of zone application by a previous owner in 1995 must be considered to be no longer applicable, any development beyond the present dirt removal operation must submit both a revised Preliminary

Plan and a Final Development Plan to the City Planning Commission for review and approval.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) None**
- B) Items that are conditions of approval (stipulations):**
 - 1) Provide a cross access and use agreement signed by the owner of 7038 Kaw Drive. The agreement shall be recorded and provided prior to construction or grading permit acquisition.**
 - 2) Provide a grading and use agreement signed by the owner of 7030 Kaw Drive, Clarke Power Services. The agreement shall be recorded and provided prior to construction or grading permit acquisition.**
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction or grading permit acquisition.**
 - 4) The applicant and/or contractor shall obtain a hauling permit, and land disturbance permit from Public Works department, a right-of-way permit from KDOT, and a grading permit through the DRC process and Building Inspection department.**
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - 1) None**

The applicant's representative, Wil Anderson with BHC Rhodes has responded to staff's comments and has revised the civil drawings. Staff is aware that Mr. Anderson will continue the process with change of zone and preliminary development plans for the property following this special use permit for proposed development of the site.

Change of Zone Application Number: #3132 (BHCR 020920)
Special Use Permit Application Number: #SP2017-5 (BHCR 020920)
Date and Location: January 25, 2017 / 712 State Ave, KCK 66101

Meeting called to order at: 4:30 pm

Names of people in attendance: 1 – Wil Anderson

Introductions:

Wil Anderson-presenter BHC RHODES

There were no attendees.

On site until 6pm.

On January 11, 2017 prior to the meeting we had a call from the adjoining neighbor to the west on Parcel #926829 – Tom Green/Mary Eckstein. They rent the property out.

They were curious whether there was any financial impact with regard to the rezoning. I explained that we were rezoning to be consistent with regard to the properties to the east.

They were comfortable with the explanation.

Two full size paper copies of the land boundary survey were available for inspection.

Meeting adjourned at: 6:00pm

Minutes taken by: Wil Anderson





Figure 1. Aerial photograph of 7000 Kansas Avenue (provided by UG Maps).





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: May 31, 2018

Re: Petition #SP-2017-72

GENERAL INFORMATION

Applicant:
Diego Toto

Status of Applicant:
XM Automotive
4439 Shawnee Drive
Kansas City, KS 66106

Requested Action:
Approve Special Use Permit

Date of Application:
October 30, 2017

Purpose:
To operate a mechanic and
heavy automotive repair shop

Property Location:
4439 Shawnee Road

Existing Zoning: MP-1 Planned Light Industrial and Industrial Park District



Existing Surrounding Zoning: **North:** R-1 Single Family District
South: MP-1 Planned Light Industrial and Industrial Park District
East: CP-2 Planned General Business and MP-1 Planned Light Industrial and Industrial Park Districts
West: R-1 Single Family District

Existing Uses: **North:** Single family homes (across Shawnee Drive)
South: Self-storage facility
East: Gas station and small commercial office building
West: Single family homes

Total Tract Size: 3.24 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Business Park.

Major Street Plan: The City-Wide Master Plan classifies Shawnee Drive as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – December 14, 2017
Letters to Property Owner – November 15, 2017, December 6, 2017, January 3, 2018, March 8, 2018 and May 22, 2018

Public Hearing: February 12, 2018, March 1, 2018, March 12, 2018, May 14, 2018 and May 31, 2018

Public Opposition: No one has appeared in opposition at any of the hearings.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Diego Toto with XM Automotive wants to continue to operate a mechanic and heavy automotive repair shop at 4439 Shawnee Drive.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The character of the neighborhood is very mixed. There are single family homes to the west that abut the rear of this large multi-tenant building and commercial businesses to the south and east.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and their uses of properties nearby are set out above. This space was formerly a detail shop and is one of seven leasable tenant spaces in the 27,000 square foot building.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The removal of the restrictions could affect nearby property.

4. *The length of time the property has remained vacant as zoned.*

Based on Business License records, the last business at the location was in 2013.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

Due to the multi-tenant building on the property, adding the proposed use is not likely to injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Because there are garage doors on the rear of the building, noise that is often associated with mechanic shops may be a nuisance to the residences that abut the property on the west side.

9. *Whether the proposed use will pollute the air, land or water.*

If spills are contained and cleaned up quickly, the proposed use will not pollute the land or water.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain to the public health, safety, and welfare is minimal. If this application is denied, the applicant will have to find an alternate location and apply for another special use permit.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use will not result in overcrowding of land.

PREVIOUS ACTIONS

Special Use Permit SP-2015-67

This application was referred back to the City Planning Commission on March 1, 2018 by the Board of Commissioners at the request of the applicant. The Planning Commission held over this application for 60 days at the March 12, 2018 meeting for the applicant to complete all of the 2015 previously approved stipulations

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on February 26, 2018. According to the applicant, no one was in attendance.

KEY ISSUES

Compliance with the automotive repair ordinance and prior stipulations

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2017-72, subject to:

Urban Planning and Land Use Comments:

1. Please provide updated photos of the site, including parking area and any signage on the site to prove compliance with previous stipulations.

Applicant Response: The hours of operation for XM Automotive are Monday through Saturday, 9:00 AM to 6:00 PM. Sundays will remain closed. There are no changes in the type of repair work being done. Current photos of the building and site are attached.

Comments and Stipulations from 2015 approval:

1. Subject to approval, this special use permit shall be valid for two (2) years.
2. How large is the tenant space that you are leasing? Please provide the square footage of the building.

Applicant Response: It is 2,700 square feet.

Staff Response: Based on the 2,700-building square footage, 10.8 parking spaces, or 11 parking spaces are required for this building. Even though the property is zoned MP-1 Planned Light Industrial and Industrial Park District, automotive uses or commercial uses require four spaces for every 1,000 square feet of building area.

3. Looking at the photographs, the south and west sides of the parking lot do not have any striping. Staff cannot determine how many parking spaces are required if we do not know the building square footage. Also, per your landlord, how many parking spaces have been allocated to you in the parking lot?

Applicant Response: Stated by the landlord, the parking availability is on a first come first serve basis. With that being said, all but one of the other tenants in the building use this facility as a storage unit only. They do not have customers or cars parked outside except for the times they come to get items from their space and those are only their own personnel car.

Staff Response: Since there is adequate space on the south side of the building, five (5) 90-degree head-in parking stalls shall be striped to accommodate additional parking.

The industrial businesses have a parking ratio of 1 space for every 500 square feet up to 20,000 square feet. The parking lot located on the east side of the building is needed for all of the various businesses/tenants on the property, not just the proposed mechanic shop.

4. Per Sec. 27-593(b)(20)d.1-3.

- a. Parking of the automobiles under heavy service repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
- b. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
- c. Each automobile shall be in a striped, designated parking space.

The ends of the row of parking stalls shall be curbed and landscaped that complies with the Commercial Design Guidelines. The asphalt inside the islands shall be removed prior to the landscaping being planted.

Please provide a more detailed drawing that shows the parking allocated for 4439 Shawnee Drive. Additionally, please show on the drawing that at either end of each row of parking a curbed, landscaped island.

There shall be at least one shade tree (minimum 2" caliper when planted) shown in each parking lot island. Lastly, where the curb is poured around the perimeter of the island, the asphalt shall be removed inside the island and replaced with topsoil, so the plantings will adequately grow.

Applicant Response: I believe my landlord stated he was getting in contact with someone at the office to speak about the parking and about the whole permit itself, since they stated that this building already has a permit for auto repair since it was built back in the 1990's. I am unsure of what the process is with this. My landlord said he was looking into it.

Staff Response: The code requires these improvements to be made to the property. The special use permit will not become valid until all stipulations are met. Curbed islands shall be installed at the end of the parking row and landscaped as previously stated.

- 5. In order to have legitimate signage, a sign permit must be filed with the Urban Planning and Land Use Department by a licensed and bonded sign company with the Kansas City, Kansas Business Licensing Department.**

Applicant Response: We will follow getting a sign once and if the application is approved. Thank you.

- 6. No displays on the sidewalk, this includes signs, pennants, attention-attracting devices, etc.**

Applicant Response: Understood.

- 7. Will any vehicles or materials be stored outside?**

Applicant Response: Yes, some vehicles will be parked outside while awaiting service. Cars will be in running condition, with current tags and all appropriate paperwork. The heavy repair will not be parked outside or towed in, vehicles will be inside.

Staff Response: Cars that are awaiting service shall be parked in a code compliant parking stall. Salvaged or wrecked vehicles are not permitted to be on the property, as this is not a salvage operation.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
- 1) Verify/clarify that no new exterior construction, parking lot improvements, etc. is None**
- B) Items that are conditions of approval (stipulations):**
- 1) Verify and confirm that there is an existing oil/water separator on-site for the automotive business so that oil and other fluids do not enter the sanitary sewer system.**
 - 2) It appears that an automotive repair shop may include work on wrecked vehicles. Will wrecked vehicles that potentially leak fluids be worked on or stored on-site? Provide an analysis of MARC BMP Hotspots as it may apply to this site and indicate any necessary improvements on a site plan, if required. Further discussion with staff may be needed.**
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.**
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
- 1) None**

The owner of the property submitted additional information/plan after the March 12, 2018 City Planning Commission meeting. The staff recommends approval for two (2) years subject to the commitments in the letter from Mr. Dillon.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2017-72 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

February 12, 2018 City Planning Commission Minutes
March 12, 2018 City Planning Commission Minutes
May 14, 2018 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Sign-In Sheet/Minutes
2018 Photographs submitted by applicant
From 2015:
Applicant Response Letter
Drawing of property
Photographs of property
Photographs of parking lot islands
Information from Rick Dillon, owner of property

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	February 12, 2018	March 1, 2018
Special Use	Denial	Referred Back
	March 12, 2018	May 31, 2018
	Held over	
	May 14, 2018	
	Approval	

STAFF CONTACT: Robin H. Richardson, AICP
rrichardson@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2017-72** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-72**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

February 12, 2018 City Planning Commission Minutes:

Hearing Starts at 2:03:10

Application Recalled at 3:01:44

SPECIAL USE PERMIT APPLICATION #SP-2017-72 – DIEGO TOTO – SYNOPSIS:
Renewal of a Special Use Permit (#SP-2015-67) for an automotive repair shop at 4439 Shawnee Drive. Detailed Outline of Requested Action: The applicant, Diego Toto wants to continue to operate a mechanic and heavy automotive repair shop at 4439 Shawnee Drive.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated February 12, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2017; and
7. The Notices to property owners dated November 15, 2017, December 6, 2017 and January 3, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ No one appeared either time this application was called

Present in Opposition:

- ❖ No one appeared either time this application was called

Staff Recommendation Starts at 3:02:27 - Director Richardson stated that they have not held a neighborhood meeting, responded to the draft staff report or complied with the previously approved stipulations.

Motion and Vote Starts at 3:02:40

On motion by Ms. Jones, seconded by Mr. Mose, the Planning Commission voted as follows to **recommend DENIAL of Special Use Permit Application #SP-2017-72 for the reasons outlined by the staff:**

Carson	Aye
Childress	Aye
Connelly	Not Present
Ernst	Aye
Gonzalez	Aye
Huey	Chairman
Jones	Aye
Mose	Aye
Pauley	Not Present
Reasons	Aye
Serda	Aye

Motion to recommend DENIAL Passed: 8 to 0

March 12, 2018 City Planning Commission Minutes:

Hearing starts at 13:50

SPECIAL USE PERMIT APPLICATION #SP-2017-72 – DIEGO TOTO – SYNOPSIS:

Renewal of a Special Use Permit (#SP-2015-67) for an automotive repair shop at 4439 Shawnee Drive. **Detailed Outline of Requested Action:**

The applicant, Diego Toto wants to continue to operate a mechanic and heavy automotive repair shop at 4439 Shawnee Drive.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 12, 2018;

5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated November 14, 2017; and
7. The Notices to property owners dated November 15, 2017, December 6, 2017, January 3, 2018 and March 8, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.) Ms. Parker stated that this application was returned by the Board of Commissioners for further review per the applicant's request.

Present in Support:

- ❖ Ana Cervantes, 7827 Carter Drive, Overland Park, Kansas
- ❖ Diego Toto, applicant, XM Automotive, 4439 Shawnee Drive, Kansas City, Kansas 66106

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts at- Director Richardson stated that the staff recommends holding over this application to the May 14, 2018 meeting in order for the applicant to work with the owner's son to have all the previously approved stipulations are completed.

Motion and Vote Starts at

On motion by Mr. Connelly, seconded by Ms. Pauley, the Planning Commission voted as follows to **HOLD OVER Special Use Permit Application #SP-2017-72 to the May 14, 2018 City Planning Commission meeting for the applicant to complete all of the 2015 previously approved stipulations:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Pauley	Aye
Serda	Aye
Huey	Chairman
Gonzalez	Not Present
Jones	Not Present
Mose	Not Present
Reasons	Not Present

Motion to HOLD OVER Passed: 6 to 0

May 14, 2018 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2017-72 – DIEGO TOTO & ANA CERVANTES WITH XM AUTOMOTIVE – SYNOPSIS: Renewal of a Special Use Permit (#SP-2015-67) for an automotive repair business at 4439 Shawnee Drive.

Detailed Outline of Requested Action: The applicant, Diego Toto with XM Automotive wants to continue to operate a mechanic and heavy automotive repair shop at 4439 Shawnee Drive.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Planning Commissioner Serda stated that he had contact on Plan Review Application #PR-2018-13.

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The notices to property owners; and
7. The publications in The Echo for the special use permit renewals.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if anyone wished to remove an item from the Consent Agenda (No one responded in the affirmative.)

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the items on the Consent Agenda:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present
Motion to APPROVE Passed: 7 to 0	
Subject to:	

Urban Planning and Land Use Comments:

1. Please provide updated photos of the site, including parking area and any signage on the site to prove compliance with previous stipulations.

Applicant Response: The hours of operation for XM Automotive are Monday through Saturday, 9:00 AM to 6:00 PM. Sundays will remain closed. There are no changes in the type of repair work being done. Current photos of the building and site are attached.

Comments and Stipulations from 2015 approval:

1. Subject to approval, this special use permit shall be valid for two (2) years.
2. How large is the tenant space that you are leasing? Please provide the square footage of the building.

Applicant Response: It is 2,700 square feet.

Staff Response: Based on the 2,700-building square footage, 10.8 parking spaces, or 11 parking spaces are required for this building. Even though the property is zoned MP-1 Planned Light Industrial and Industrial Park District, automotive uses or commercial uses require four spaces for every 1,000 square feet of building area.

3. Looking at the photographs, the south and west sides of the parking lot do not have any striping. Staff cannot determine how many parking spaces are required if we do not know the building square footage. Also, per your landlord, how many parking spaces have been allocated to you in the parking lot?

Applicant Response: Stated by the landlord, the parking availability is on a first come first serve basis. With that being said, all but one of the other tenants in the building use this facility as a storage unit only. They do not have customers or cars parked outside except for the times they come to get items from their space and those are only their own personnel car.

Staff Response: Since there is adequate space on the south side of the building, five (5) 90-degree head-in parking stalls shall be striped to accommodate additional parking.

The industrial businesses have a parking ratio of 1 space for every 500 square feet up to 20,000 square feet. The parking lot located on the east side of the building is needed for all of the various businesses/tenants on the property, not just the proposed mechanic shop.

4. Per Sec. 27-593(b)(20)d.1-3.

- a. Parking of the automobiles under heavy service repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
- b. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
- c. Each automobile shall be in a striped, designated parking space.

The ends of the row of parking stalls shall be curbed and landscaped that complies with the Commercial Design Guidelines. The asphalt inside the islands shall be removed prior to the landscaping being planted.

Please provide a more detailed drawing that shows the parking allocated for 4439 Shawnee Drive. Additionally, please show on the drawing that at either end of each row of parking a curbed, landscaped island.

There shall be at least one shade tree (minimum 2" caliper when planted) shown in each parking lot island. Lastly, where the curb is poured around the perimeter of the island, the asphalt shall be removed inside the island and replaced with topsoil, so the plantings will adequately grow.

Applicant Response: I believe my landlord stated he was getting in contact with someone at the office to speak about the parking and about the whole permit itself, since they stated that this building already has a permit for auto repair since it was built back in the 1990's. I am unsure of what the process is with this. My landlord said he was looking into it.

Staff Response: The code requires these improvements to be made to the property. The special use permit will not become valid until all stipulations are met. Curbed islands shall be installed at the end of the parking row and landscaped as previously stated.

8. In order to have legitimate signage, a sign permit must be filed with the Urban Planning and Land Use Department by a licensed and bonded sign company with the Kansas City, Kansas Business Licensing Department.

Applicant Response: We will follow getting a sign once and if the application is approved. Thank you.

9. No displays on the sidewalk, this includes signs, pennants, attention-attracting devices, etc.

Applicant Response: Understood.

10. Will any vehicles or materials be stored outside?

Applicant Response: Yes, some vehicles will be parked outside while awaiting service. Cars will be in running condition, with current tags and all appropriate paperwork. The heavy repair will not be parked outside or towed in, vehicles will be inside.

Staff Response: Cars that are awaiting service shall be parked in a code compliant parking stall. Salvaged or wrecked vehicles are not permitted to be on the property, as this is not a salvage operation.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) Verify/clarify that no new exterior construction, parking lot improvements, etc. is None**
- B) Items that are conditions of approval (stipulations):**
 - 1) Verify and confirm that there is an existing oil/water separator on-site for the automotive business so that oil and other fluids do not enter the sanitary sewer system.**
 - 2) It appears that an automotive repair shop may include work on wrecked vehicles. Will wrecked vehicles that potentially leak fluids be worked on or stored on-site? Provide an analysis of MARC BMP Hotspots as it may apply to this site and indicate any necessary improvements on a site plan, if required. Further discussion with staff may be needed.**
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.**
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - 1) None**

Staff Conclusion – March 12, 2018

The petition was sent back to the City Planning Commission by the Unified Government Board of Commissioners on March 1, 2018 at the request of the applicant. The applicant had not responded to staff's comments nor held a neighborhood meeting prior to the City Planning Commission meeting on February 12, 2018. The applicant has since responded to staff comments and held a neighborhood meeting, however the photographs that were submitted do not appear to comply with stipulations approved by the City Planning Commission in 2015, specifically the striping of stalls on the south side of the building and installing parking lot islands in the parking lot adjacent to the east side of the building. Because the applicant has not complied with 2015 stipulations, staff recommends denial of this petition.

May 14, 2018 Update:

The owner of the property submitted additional information/plan after the March 12, 2018 City Planning Commission meeting. The staff recommends approval for two (2) years subject to the commitments in the letter from Mr. Dillon.

Staff Comments and suggestions- Applicants Response: XM AUTOMOTIVE

1. The hours of operation for XM Automotive are Monday through Saturday 9am to 6pm. Sundays will remain closed. There are no changes in the type of repair work being done.
2. Current photos of building and site are on attached.

SIGN IN SHEET

- 1
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- 10

Noone showed up.



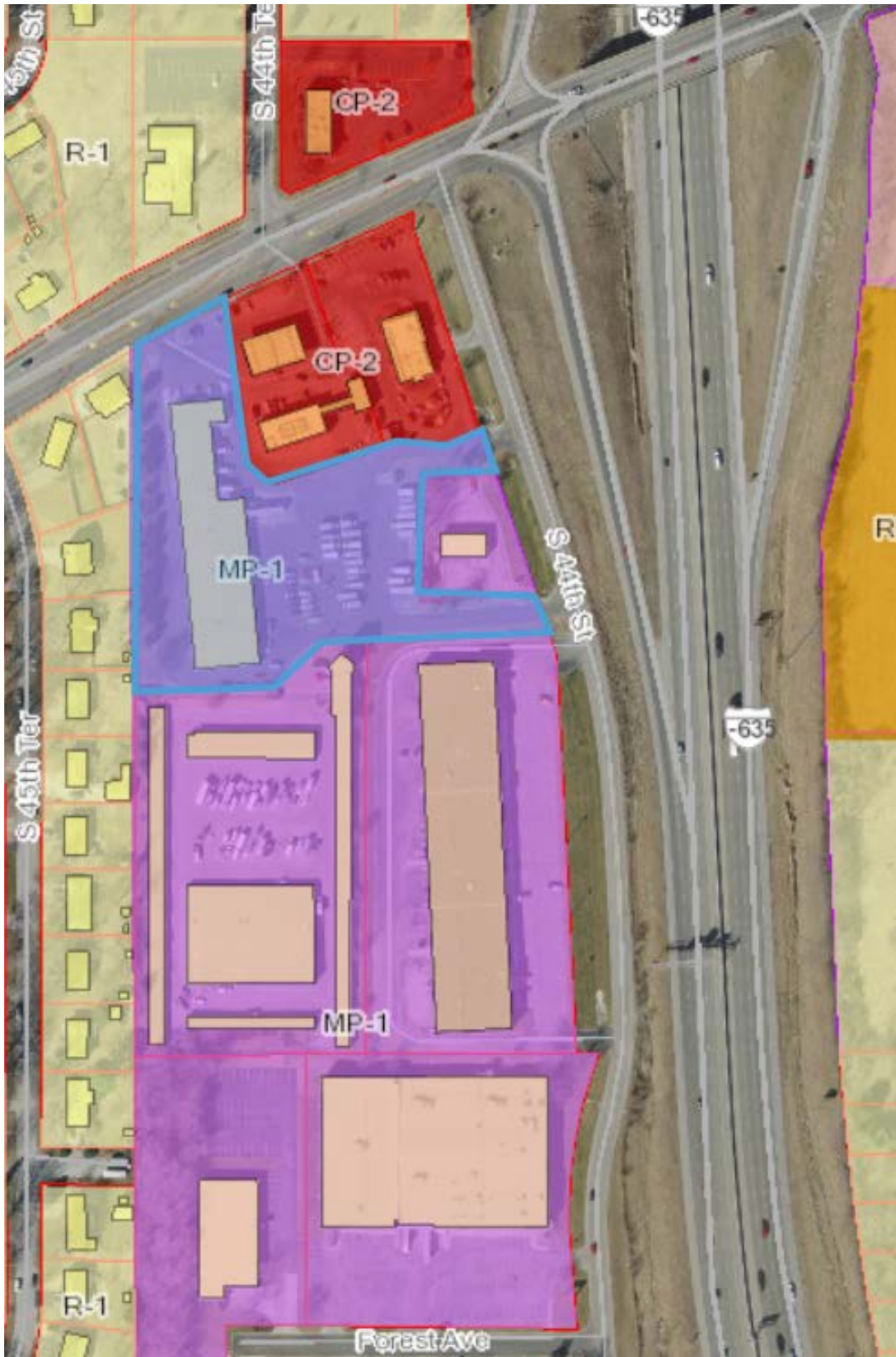
Figure 1. Aerial photograph of 4439 Shawnee Road (XM Automotive) as indicated by a pin (provided by Google Maps).



Figure 2. A 2018 photograph of XM Automotive tenant space (provided by the applicant).



Figure 3. A 2018 photograph of XM Automotive tenant space (provided by the applicant).



Information submitted in 2015

Reply to Urban Planning and Land use Comments:

1. How large is the tenant space that you are leasing?

It is 2700 sq ft.

2. Per your landlord, how many parking spaces have been allocated to you in the parking lot?

Stated by the landlord the parking availability is on a first come first serve basis. With that being said all but one of the other tenants in the building use this facility as a storage unit only, they don't have customers or cars parked outside except for the times they come to get items from their space and those are only their own personal car.

3. PARKING-

I believe my landlord stated he was getting in contact with someone at the office to speak about the parking and about the whole permit itself, since they stated that this building has already a permit for auto repair since it was built back in the 90's. I am unsure of what the process is with this. My landlord said he was looking into it.

4. Signage

We will follow getting a sign once and if the application is approved. Thankyou

5. NONE

6. Will any vehicles or materials be stored outside?

Yes, Some vehicles will be parked outside while awaiting for service. Car will be in running condition, with current tags and all appropriate paperwork. The heavy repair will not be parked outside or towed in vehicles will be inside.

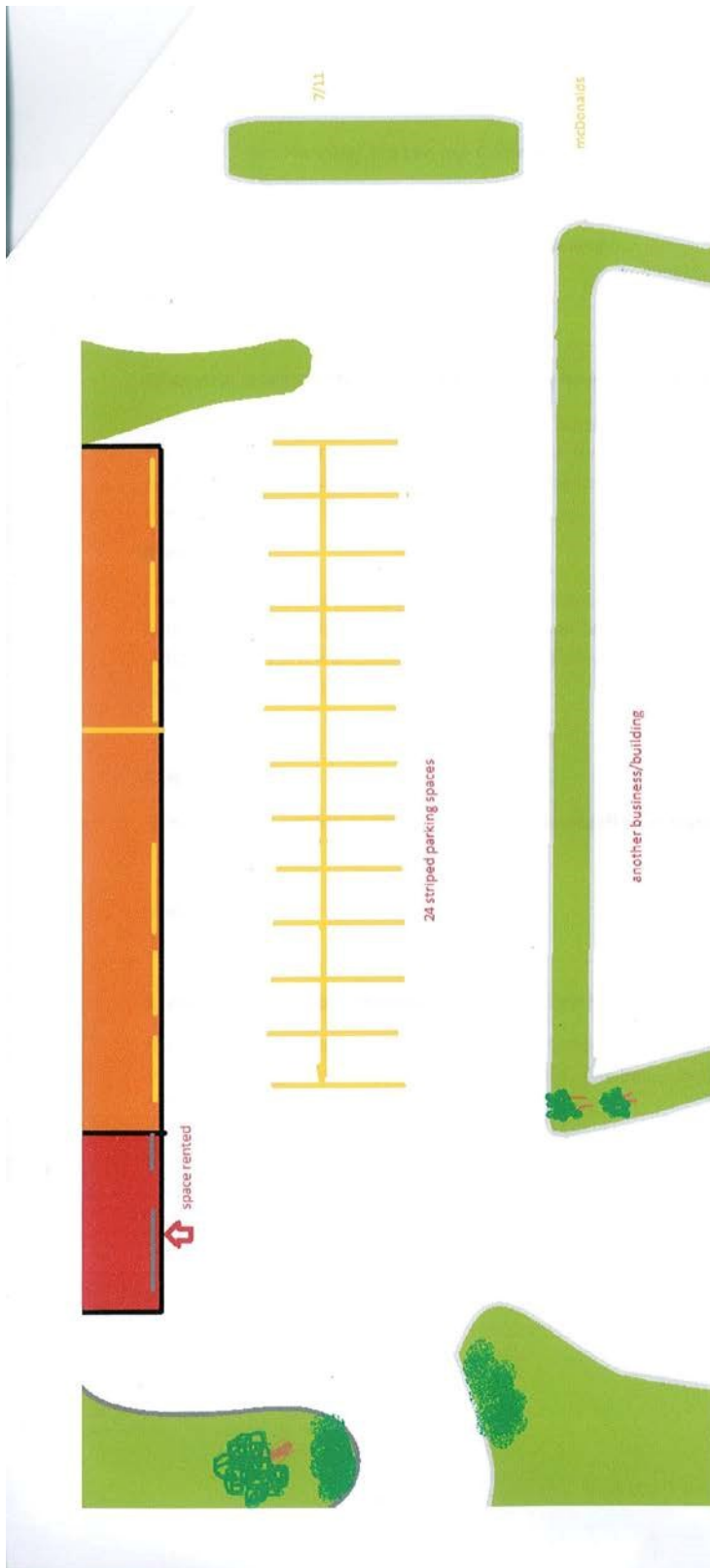


Figure 1. Drawing of the overall site (provided by the applicant).

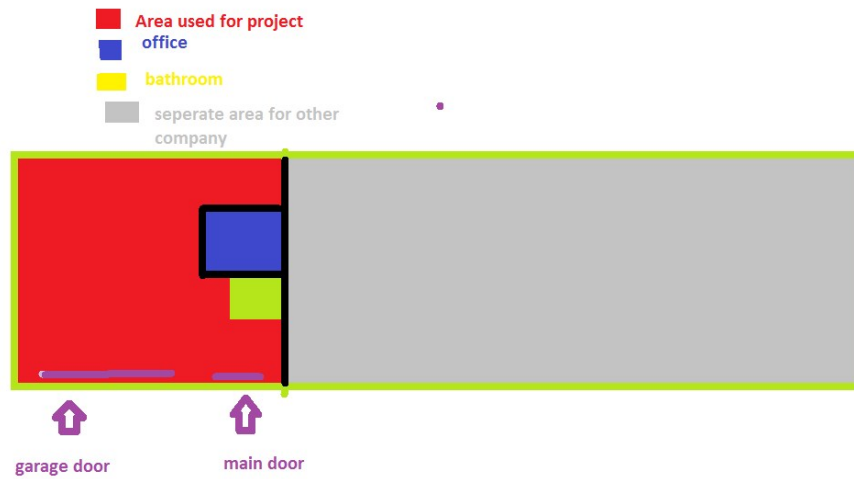


Figure 2. Drawing of the floor plan (provided by the applicant).



Figure 3. Photograph of 4439 Shawnee Drive looking east (provided by the applicant).



Figure 4. Photograph of 4439 Shawnee Drive looking southeast (provided by the applicant).



Figure 5. Photograph of 4439 Shawnee Drive looking northeast (provided by the applicant).



Figure 6. Photograph of 4439 Shawnee Drive looking west (provided by the applicant).



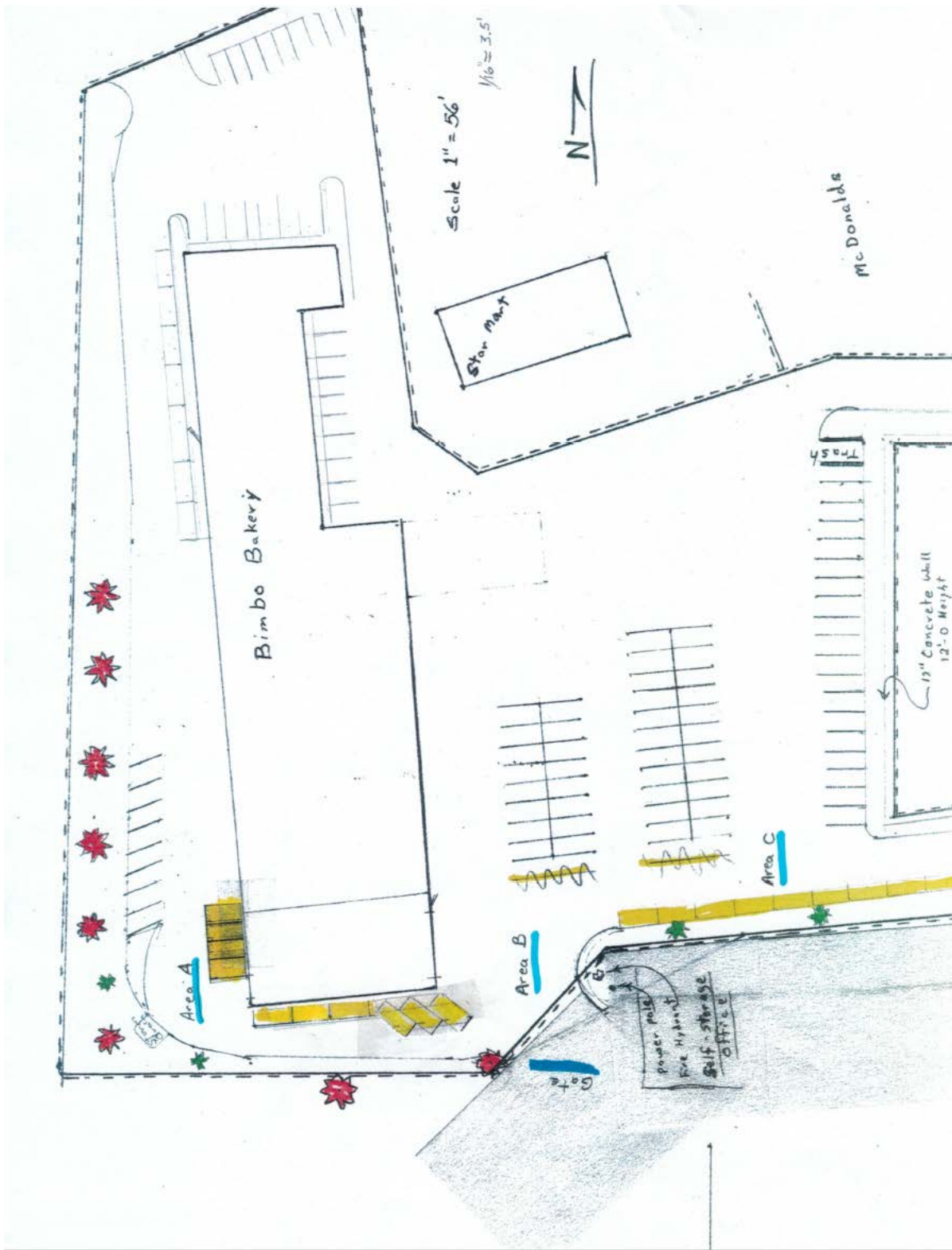
Figure 7. Photograph of 4439 Shawnee Drive looking northwest (provided by the applicant).



Figure 8. Example of a landscaped parking lot island (provided by the Seattle Daily Journal, 2003).



Figure 9. Example of a landscaped parking lot island (provided by No Ka Oi Landscape Services).



Urban Planning and Land Use

3-29-18

TO: City Planning Commission % Robin Richardson
701 North 7th Street, Room # 423
Kansas City, KS 66101
Rrichardson@wycokck.org

From: RSLD LLC "Property Owner" Richard Dillon – Representative
C: 913-980-8001 rickdillon@dillon-ma.com

RE: Petition #SP-2017-72
Dieago Toto
XM Automotive
4439 Shawnee Drive
Kansas City KS 66106

Our understanding of the core objectives of the City Ordinance:

Auto repair facilities in Kansas City Kansas have been abusing the public health, safety, and welfare, creating an eye sore for the Kansas City Kansas Community. Some of these repair shops have used public parking spaces to store un-drivable, and in some cases, vehicles that have been wrecked and parted out. To combat these issues the city has passed ordinances to clean up and beautify the areas in and around Mechanical Repair Facilities.

These ordinances are not intended to create hardships on small business or destroy the natural traffic flow, public health, safety or welfare of the community.

Factors to be considered:

This is an Industrial site. The complex described with in this report was developed approximately 25 years ago with the full approval of the City. Included in the plan were a retail bakery, wholesale bakery distribution and mechanical repair facility. The property became unoccupied for several years except for the retail bakery. Once occupied, a commercial cutting and coring business used the subject space as a repair bay.

The tenant XM Automotive is not a traditional automotive retail repair business. Over half of the business comes from auto dealers. The other portion comes by word of mouth. Note the signage for the business. It is merely a sticker attached to a solid steel walk door. "Pictured in the original application."

The subject complex has multiple tenants each having their own set of requirements for their Quiet Enjoyment of the property.

The Main Tenant is **Bimbo Bakeries**. The far North side of the building is the retail bakery and executive offices. Bimbo can be very flexible in dealing with other tenant's request. The Bimbo Distribution requires access and traffic flow to match up with the internal design of the warehouse. On the West side of the complex, Bimbo's route drivers that use Pick-ups with small Van trailers, mobilize at ground level and continue in a counter clockwise direction around the complex. On the East side of the warehouse they access the first 2 dock doors with tractor trailers. The dock doors towards the south are then used for their Straight trucks/vans.

Parking. Bimbo has been a tenant for 12 years and have not experienced a parking issue. Approximately half of the East Lot is used for Bimbo Bakery trucks trailers and drivers personal vehicles. The balance is used for the mechanic repair business. Since this Petition issue came to our attention, we have been interviewing tenants and capturing idea to improve the property.

EASEMENTS. Utility easements follow the property lines on the North, West & South. Overhead power lines follow the southern lot line. The **convenience store** boarding the property requires access to a trash dumpster on the far East portion of the property (Just across the Eastern North Drive). The **pest control** firm borders the East side of the property and has an easement over the Eastern South drive. The **Self-Storage** business has an easement from their entrance on the south side of the property through the Eastern South drive.

Concerns:

1. Tractor trailer rigs deliver to the self-storage complex daily. The current end parking spaces restrict trucks ability to turn into the gated area. The trucking firms delivering will not allow their drivers to cross any part of the lot but the easement. *See email from the Manager.*
2. "Area A" on the sketch must be clear for pick-ups with trailers circling the building.
3. Adding a grass-tree island end cap to the West diagonal parking spaces would block the rain water run off or require major excavation cost. The storm drain is in the corner of Area A.
4. The trees on the South side of the property are positioned directly under the overhead power lines. In another 5 years they will need to be topped or removed so as not to interfere with the power lines. Existing Trees are marked with a red color.
5. Outside firms are consistently parking Tractor trailers on the south side of the Eastern South entry way (drive).
6. Current parking blocks in the East lot make it difficult for tractor trailers to turn into the self-storage gate. **Plan to eliminate 1 set of 4 parking spaces.**
7. If placement of a grass-tree islands were in the East lot:
 - a. If placed at South, snow removal would be restricted and most likely pile up partially blocking the self-storage access.
 - b. If placed in the center of the lot, End Cap, it would restrict the Straight truck-van access to Bimbo's Dock and create a similar snow removal issue. This would be virtually un seen by the public covered up by vehicles.
 - c. Adding and opening, grass-tree Island, in the East asphalt lot could create a funnel type effect or a water issue adding hydro pressure to the East 12' concrete wall that separates the lot from the pest control firm.
8. Current tenant has a 2 year lease obligation. Moving costs and the cost of a second lease would create a huge financial burden on the tenant XM Automotive.

Proposed improvements:

1. Add 21 parking spaces as show on the sketch highlighted in yellow. (4 on west side of the building, 6 on the south side of the building, and 12 spaces along the south side of the Eastern South entrance to the property)
2. Eliminate 1 set of 4 parking spaces on the south side of the block parking.

3. Add 4 Fruit trees, 2 in area B, and 2 in Area C. These trees are highlighted in Green. Using fruit trees versus other types of shade trees will allow for the beautification but eliminate the future problem of trees growing into the powerlines.

Tenant Designated spaces

As of this writing, the tenants have all just got along and worked together on who could park where. If we were require to designate outside parking spaces for XM Automotive, they would be the 8 spaces in area A, 16 spaces in the main lot southern 2 blocks and the proposed 10 spaces around the south and south west portion of the building. In practicality, I would expect XM Automotive to first fill the 12 proposed spaces along the South Eastern drive. This space has consistently drawn foreign trucking firms that park without permission. By filling those spaces this problem should go away.

Currently the South West parking is rarely used (Extra) and this together with the 12 new spaces along the South side of the Eastern drive should produce over 18 extra (empty) spaces..

Proposed parking spaces are drawn to scale at 9'x18'

From: Shawnee <kansascity1@centralselfstorage.com>
To: "rickdillon@dillon-ma.com" <rickdillon@dillon-ma.com>
Cc:
Date: Thu, 22 Mar 2018 15:57:00 +0000
Subject: **Parking Space Impeding our Business**

Hello Richard Dillon,

Your email address was forwarded to me by my assistant manager. We have also received 9 complaints made by tenants in the last couple days. The largest concern is that many of our Tenants are having trouble getting onto our lot due to the end parking space of your lot in the parking row closest to your building. Before Striping parking spaces in your lot our tenants with large vehicles and RVs and our diesel delivery drivers were able to pull up to our entrance key pad by approaching it while being about ten feet out away from the curb on our side. This allowed them to take a sharp left turn without "Jack Knifing" their Cab and trailer, to enter our lot.

Tuesday a delivery diesel refused to make delivery because there were two vehicles in the closest parking spaces, and he was unable to move his truck far enough to the right (without side swiping the vehicles) to make the sharp left turn onto our lot. The driver tried backing up and pulling left multiple times before he finally backed up all the way to the row of parking with the dumpsters, and turned right and left via the pass through to the gas station. Yesterday a different diesel came onto the lot to make a delivery and almost hit the Blue ford minivan parked along the West curb that runs parallel to our fence. He stated that this almost happened because he was only a few feet from the left curb on our side of the drive lane, and when he turned left the 43 foot trailer does not pivot in the middle. This lead to him having to pull his Cab at an angle straight at the Blue Minivan until his back tires cleared the left curb and he could crank his wheel to the left to finish straightening out the trailer. This driver has been a truck driver for over 20 years, and he stated that he would be finding storage elsewhere and would not be trying to enter our lot again if we do not have proper left hand turn clearance for diesels.

My first concern is that an accidental wreck will happen between our tenant/delivery trucks and the vehicles your company has parked along the West fence, if the new parking space is permitted to stay. My next concern is that any vehicle in that close space could possibly get accidentally hit, if an RV driver tries to straighten out their vehicle by backing up and pulling forward multiple times to clear the left hand turn. My third concern is the impact to our business when tenants who have been storing here over 5 years, are looking for other storage options because their ability to access the lot has now been reduced and they are not willing to risk damage to their belongings to stay at this location.

We understand that ultimately the choice is yours, since it is your parking lot, but we are requesting that you please review our side of the issue. Thank you for taking the time to read this email, and we hope you have a great weekend!

*Thank You,
Daisy Lacey
913-677-9086
Property Manager*



913-432-4001

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Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners

From: City Staff

Date: May 31, 2018

Re: **Petition #SP-2018-1**

GENERAL INFORMATION

Applicant:
Steven Marbut

Status of Applicant:
Owner
239 South 72nd Street
Kansas City, KS 66111

Requested Action:
Approval of a Special Use Permit

Date of Application:
November 13, 2017

Purpose:
To continue to keep a storage container

Property Location:
239 South 72nd Street

Existing Zoning:
A-G Agriculture District



Existing Surrounding Zoning: **North:** A-G Agriculture District
South: R-1 Single Family District
East: R-1 Single Family District
West: R-1 Single Family and R-2 Two Family Districts

Existing Uses: **North:** Single family homes
South: Single family homes
East: Large lot single family home
West: Single family homes

Total Tract Size: 6.31 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Low Density Residential.

Major Street Plan: The Major Street Plan classifies 72nd Street as a local street.

Advertisement: The Wyandotte Echo – December 14, 2018
Letters to Property Owner – December 14, 2017, January 3, 2018.
February 2, 2018, March 2, 2018, April 3, 2018 and May 22, 2018.

Public Hearing: May 14, 2018

Public Opposition: Two (2) people appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: This special use permit is to allow the applicant to continue to keep a storage container on the property. The applicant has stated that it is used for agricultural purposes such as keeping a tractor, gardening supplies, etc.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is residential comprising of large lot single family homes and a small two-family neighborhood to the southwest, across South 72nd Street.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The proposed use will likely create compatibility issues with adjacent residential uses.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

One of the SOAR goals is to reduce blight and degeneration in the neighborhood. Keeping a storage container is contrary to this goal. The removal of the restriction could detrimentally affect nearby by property.

4. *The length of time the property has remained vacant as zoned.*

This property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is not reasonably necessary for the convenience and welfare of the public.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

Noise, vibration, dust or illumination will not create problems for nearby property.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use is not likely to damage or destroy an irreplaceable natural resource.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

There is no gain to the public health, safety, or welfare that would result from the approval of this application.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use would not result in overcrowding of the land or cause undue concentrations of population.

NEIGHBORHOOD MEETING

The applicant provided proof at the City Planning Commission meeting of his neighborhood meeting held on April 16, 2018 (see attached.)

PREVIOUS ACTIONS

On August 28, 2014 the applicant applied for a special use permit to keep monkeys and horses. At the time Director Richardson informed them that they had the necessary acreage to have horses without any change to zoning or a special use permit. They were informed that the Unified Government Code has determined that primates (monkeys) are exotic animals and that they are prohibited within the City. Further, primates are not protected as service animals by the American's With Disabilities Act. Director Richardson told them that the definition of and regulation of exotic animals was outside his area of authority and he had no option in this case and recommended that they contact the KCK Animal Control Department to discuss any options.

In June of 2016 the staff was forwarded pictures of a dead horses and undernourished horses on the property by a concerned citizen.

This property has had numerous code violations throughout the years.

KEY ISSUES

Unified Government SOAR Goals
Lack of response from applicant

STAFF COMMENTS AND SUGGESTIONS

The Planning Commission voted 7 to 0 to recommend **DENIAL** of Special Use Permit Application #SP-2018-1.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

Urban Planning and Land Use Comments:

1. How long has this storage container been on the property?
2. Please submit photographs of the storage container.
3. Length of time you anticipate the storage container will be needed on the property.
4. Description of all items stored in the container.

Staff Note: The applicant did not respond to the above questions in writing. The applicant stated at the meeting that he had sent the information; however, it was not received by staff. The applicant stated at the meeting that he wants an indefinite special use permit for the storage container, which is already located on the property. The use would be storage of vegetable and fruit plants and agricultural tools. The applicant has not submitted pictures of the storage container.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

Code Enforcement Comments:

Structural violations, house in bad shape, needs roof repairs, missing siding in the rear, shed needs to be painted, large tree limbs hanging off the tree, vegetation growing in the fence line, and the property is in a tax sale.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **DENIAL** of Petition #SP-2018-1 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Neighborhood Meeting Information
Aerial
Plan Submitted by Applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Denial	

STAFF CONTACT: **Rob Richardson, AICP**
 rrichardson@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-1**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

OR

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-1** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

SAMPLE MINUTES:

Application Number SP-2018-1-239

Date and Location: 239 S. 72nd ~~239th~~ 4/6/18

Meeting called to order at: 6:00 PM

Names of people in attendance: Michael Feitl

Introductions: Storage Container

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

Meeting adjourned at:

Minutes taken by: Steven Marbut

Michael Feitl - was the Use
Store Answer - For Agriculture For Doing Food plants
For neighborhood kids fruit plants and vegetables
To store all agriculture tools

AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now Steven Marbut of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2018-1-239
2. That I conducted a neighborhood meeting on April 16, 2018
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

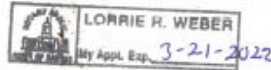
Further affiant saith not.

[Signature]
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 18 day of April, 2018.

My commission expires 21 of March 2022

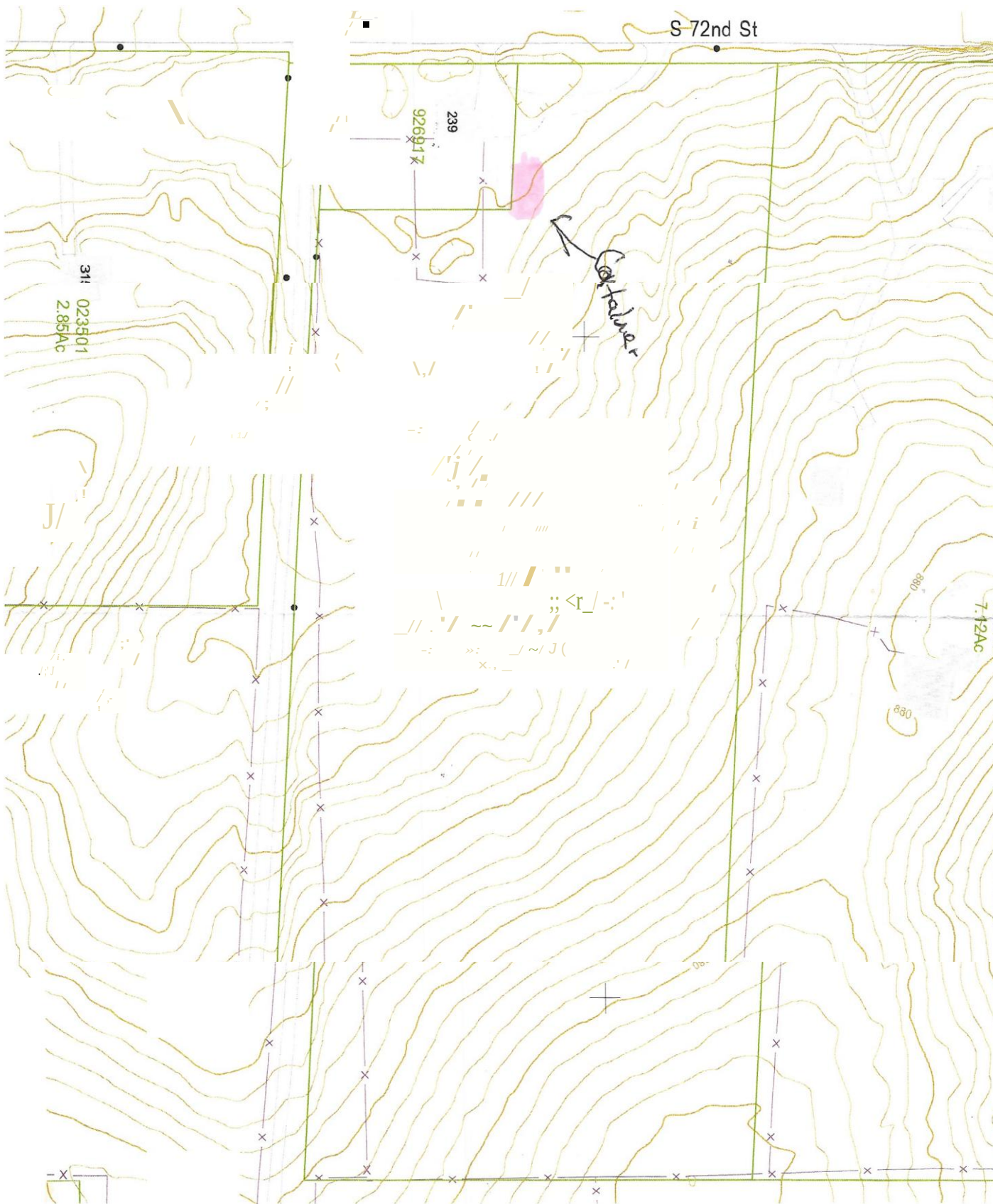
[Signature]
Notary Public



Sign in Sheet	
Print	Signature
MICHAEL FEHL	<u>[Signature]</u>



2.





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-24

GENERAL INFORMATION

Applicant:
Anita Shikles

Status of Applicant:
Owner
1820 North 90th Street
Kansas City, KS 66112

Requested Action:
Approval of a Special
Use Permit

Date of Application:
January 24, 2018

Purpose:
To operate a Bed and
Breakfast at the
applicant's primary
residence.



Property Location: 1820 North 90th Street

Existing Zoning: A-G Agriculture District

Existing Surrounding Zoning: **North:** RP-5 Planned Apartment District
South: R-1 Single Family District
East: CP-0 Planned Nonretail Business District
West: R-1 Single Family District

Existing Uses: **North:** Apartments
South: Single Family House
East: Providence Medical Center
West: Single Family Houses

Total Tract Size: 0.76 acre

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Suburban Residential

Major Street Plan: The City-Wide Master Plan designates 90th Street as a Class C Thoroughfare

Advertisement: The Wyandotte Echo – February 15, 2018
Letters to Property Owner – February 14, 2018, March 29, 2018
and May 22, 2018

Public Hearings: March 12, 2018, May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at either City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Anita Shikles, has applied to operate a Bed and Breakfast at 1820 North 90th Street. This property is the applicant's primary residence and the applicant rents two rooms on the AIRBNB platform.

Originally the rented portion of the property was being described as an apartment within the structure with separate entrance, kitchen, sleeping, living, and sanitation areas. The applicant has clarified that there is an interior stair and guests will have access to the entire home, except private spaces. The applicant has agreed to remove one of the ovens in order to have one kitchen in the structure.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is predominantly single-family neighborhood with apartment to the north of the property. The Providence Medical Center is located adjacent to

this property to the east of 90th Street.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of the properties are set out above. The proposed use may be compatible with the surrounding single-family houses if operated properly. Operating this property as a bed and breakfast has the potential to create issues related to noise, parking, and other concerns related to overcrowding. The fact that this property is the primary residence of the host, that there are only two rooms being rented, and the maximum number of guests is limited to four mitigates these concerns to a large extent.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.*

Removal of the restrictions may not detrimentally affect nearby property. Potential detrimental effects such noise and parking are mitigated to a large extent by the fact that this property is the primary residence of the host and only two rooms are being rented.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

The Master Plan does not address special use permits

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use could result in increased traffic to the property compared to a single-family house. However, vehicular traffic will not exceed the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides convenient lodging for the public and will not likely substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This is not foreseen to be an issue.

9. *Whether the proposed use will pollute the air, land or water.*

This is not foreseen to be an issue.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

This is not foreseen to be an issue.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain or loss to the public health, safety, and welfare is likely to be minimal. If denied the landowner would not be able to use the property as a bed and breakfast, but he may use the property as a single-family house.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

This is not an issue.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting February 11, 2018. The meeting minutes are attached to this report.

KEY ISSUES

Neighborhood Preservation
Quality of Life
Housing Availability
Economic Development
Safety
Regulatory Consistency

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-24 for two (2) years, subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: It has been open since Oct. 2017

2. Were neighbors consulted prior to opening the business?

Applicant Response: It is not a business, and neighbors have not been notified. It is not a good idea to let neighbors know that I have guests in my home.

3. Do you have a business license?

Applicant Response: I do not have a business license for this home.

Staff Note: You will be required to obtain a business license as a stipulation of approval for this activity.

4. Have you paid appropriate lodging taxes?

Applicant Response: Appropriate taxes are taken out and paid by AIRBNB.

5. How many rooms are rented?

Applicant Response: I rent 2 bedrooms.

6. What is the maximum number of people that will be staying at any one time?

Applicant Response: I allow only up to 4 adults in my home.

7. What is the maximum number of vehicles and where will they park?

Applicant Response: I have parking for 1 vehicle at the back of my home.

8. How often are guests in the residence?

Applicant Response: I have had guests for 3 months.

9. Do you have a rental license from the Unified government for the facility?

Applicant Response: I have applied for the zoning permit required to allow guests in my home.

10. Describe in detail the area(s) rented for AIRBNB/other rental operations. Include bed rooms, bathrooms common areas etc.

Applicant Response: I have 2 bedrooms for guests. One is 12 x 12 in size. One is 10 x 12 in size. There is one bathroom that is 10 x 10 in size. Guests may use the common area that is 11 x 22 in size. There is a small kitchen area in that space that they may use.

11. Host will maintain a safe environment including:

- A. Working smoke detectors in each bedroom plus each level of the unit/house.

Applicant Response: There are smoke detectors in each room and space in my home. There are also fire extinguishers in my home.

- B. GFCI outlets are required in bathrooms.

Applicant Response: Bathroom and kitchen areas have correct wiring up to code.

- C. Double keyed locks are not allowed

Applicant Response: There are no double key locks

- D. Copper cannot be used for gas supply lines

Applicant Response: There is no copper for gas supply lines

- E. Windows must be operable, not blocked or boarded

Applicant Response: Windows are operable

- F. Handrails are required at sets of 4 or more stairs/risers

Applicant Response: There are no stairs where the 2 bedrooms are.

- G. Hot water tank and furnace must be vented properly and operational.

Applicant Response: The hot water tank and furnace are properly vented and operational.

- H. Electric panel and circuits must be safe

Applicant Response: Electric panel and circuits are safe.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-24 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

March 12, 2018 City Planning Commission Minutes
May 14, 2018 City Planning Commission Minutes
Aerial Imagery
Zoning map
Site Photos and Floorplan
Additional Information
Meeting Minutes
Survey
Driveway Easement

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	March 12, 2018	May 31, 2018
Special Use	Held Over May 14, 2018	
	Approval	

STAFF CONTACT: **Zach Flanders**
 zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-24** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-24**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

March 12, 2018 City Planning Commission Minutes:

Hearing starts at 2:13:35

SPECIAL USE PERMIT APPLICATION #SP-2018-24 – ANITA SHIKLES –

SYNOPSIS: Home Occupation Special Use Permit for an AIRBNB at 1820 North 90th Street. Detailed Outline of Requested Action: The applicant, Anita Shikles, has applied to operate a Bed and Breakfast at 1820 North 90th Street. This property is the applicant's primary residence and the applicant rents two rooms on the AIRBNB platform.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated March 12, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated February 15, 2018; and
7. The Notices to property owners dated February 14, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Anita Shikles, applicant, 1820 North 90th Street, Kansas City, Kansas 66112

- ❖ There were 15 people present that did not speak

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 2:16 - Director Richardson asked if the floor plan that was submitted is for the entire house? Ms. Shikles stated that most of the floor plan is for the lower level and there is a kitchen down there as well as a bathroom and two bedrooms. She has access to it as needed as all of the electrical panels are in the apartment. She does not have them come upstairs unless there is something they need but they are welcome to. It is borderline; it could be separate, but they would have to move the utilities. Director Richardson stated other than utilities it is separate as she called it an apartment. Ms. Shikles stated yes if it was rented that way, but she always lets them know that she has access at any time. It does have inside access as well as outside access.

Director Richardson stated that some zonings allow a separate unit (but after checking the ordinance) that is for farm hands. He has determined that a rezoning would be required to R-2 Two Family District for this to be approved. He would recommend holding over this application to allow the applicant to file a change of zone (in conjunction with her special use permit) for R-2 zoning. It would need to be held over to the May 14, 2018 City Planning Commission meeting. If an AIRBNB is allowed here for a second unit, they could then ask for a rental license for a second unit. He stated that he did not understand the applicant's floor plan prior to the meeting or he would have let the applicant know. He stated that both cases would be heard on May 14, 2018.

Motion and Vote starts at 2:18

On motion by Mr. Connelly, seconded by Dr. Serda, the Planning Commission voted as follows to **HOLD OVER Special Use Permit Application #SP-2018-24 until May 14, 2018 for the applicant to file a change of zone application to R-2 Two Family zoning:**

Carson	Aye
Childress	Aye
Connelly	Aye
Ernst	Aye
Pauley	Aye
Serda	Aye
Huey	Chairman
Gonzalez	Not Present
Jones	Not Present
Mose	Not Present
Reasons	Not Present

Motion to HOLD OVER Passed: 6 to 0

May 14, 2018 City Planning Commission meeting:

Hearing starts at 51:37:

SPECIAL USE PERMIT APPLICATION #SP-2018-24 – ANITA SHIKLES –

SYNOPSIS: Home Occupation Special Use Permit for an AIRBNB at 1820 North 90th Street. Detailed Outline of Requested Action: The applicant, Anita Shikles, has applied to operate a Bed and Breakfast at 1820 North 90th Street. This property is the applicant's primary residence and the applicant rents two rooms on the AIRBNB platform. Originally the rented portion of the property was being described as an apartment within the structure with separate entrance, kitchen, sleeping, living, and sanitation areas. The applicant has clarified that there is an interior stair and guests will have access to the entire home, except private spaces. The applicant has agreed to remove one of the ovens in order to have one kitchen in the structure.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated February 15, 2018; and
7. The Notices to property owners dated February 14, 2018 and March 29, 2018

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Planning Director Richardson stated that he would like to update the Commission on the application as she is coming to the microphone. The applicant has agreed to remove one of the stoves so there will only be one kitchen in the home. With that the staff can recommend approval of this case.

Present in Support:

- ❖ Anita Shikles, applicant, 1820 North 90th Street, Kansas City, Kansas 66112

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 54:00: Director Richardson stated the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 54:14:

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-24 for two (2) years:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: It has been open since Oct. 2017

2. Were neighbors consulted prior to opening the business?

Applicant Response: It is not a business, and neighbors have not been notified. It is not a good idea to let neighbors know that I have guests in my home.

3. Do you have a business license?

Applicant Response: I do not have a business license for this home.

Staff Note: You will be required to obtain a business license as a stipulation of approval for this activity.

4. Have you paid appropriate lodging taxes?

Applicant Response: Appropriate taxes are taken out and paid by AIRBNB.

5. How many rooms are rented?

Applicant Response: I rent 2 bedrooms.

6. What is the maximum number of people that will be staying at any one time?

Applicant Response: I allow only up to 4 adults in my home.

7. What is the maximum number of vehicles and where will they park?

Applicant Response: I have parking for 1 vehicle at the back of my home.

8. How often are guests in the residence?

Applicant Response: I have had guests for 3 months.

9. Do you have a rental license from the Unified government for the facility?

Applicant Response: I have applied for the zoning permit required to allow guests in my home.

10. Describe in detail the area(s) rented for AIRBNB/other rental operations. Include bed rooms, bathrooms common areas etc.

Applicant Response: I have 2 bedrooms for guests. One is 12 x 12 in size. One is 10 x 12 in size. There is one bathroom that is 10 x 10 in size. Guests may use the common area that is 11 x 22 in size. There is a small kitchen area in that space that they may use.

11. Host will maintain a safe environment including:

A. Working smoke detectors in each bedroom plus each level of the unit/house.

Applicant Response: There are smoke detectors in each room and space in my home. There are also fire extinguishers in my home.

B. GFCI outlets are required in bathrooms.

Applicant Response: Bathroom and kitchen areas have correct wiring up to code.

C. Double keyed locks are not allowed

Applicant Response: There are no double key locks

D. Copper cannot be used for gas supply lines

Applicant Response: There is no copper for gas supply lines

E. Windows must be operable, not blocked or boarded

Applicant Response: Windows are operable

F. Handrails are required at sets of 4 or more stairs/risers

Applicant Response: There are no stairs where the 2 bedrooms are.

G. Hot water tank and furnace must be vented properly and operational.

Applicant Response: The hot water tank and furnace are properly vented and operational.

H. Electric panel and circuits must be safe

Applicant Response: Electric panel and circuits are safe.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

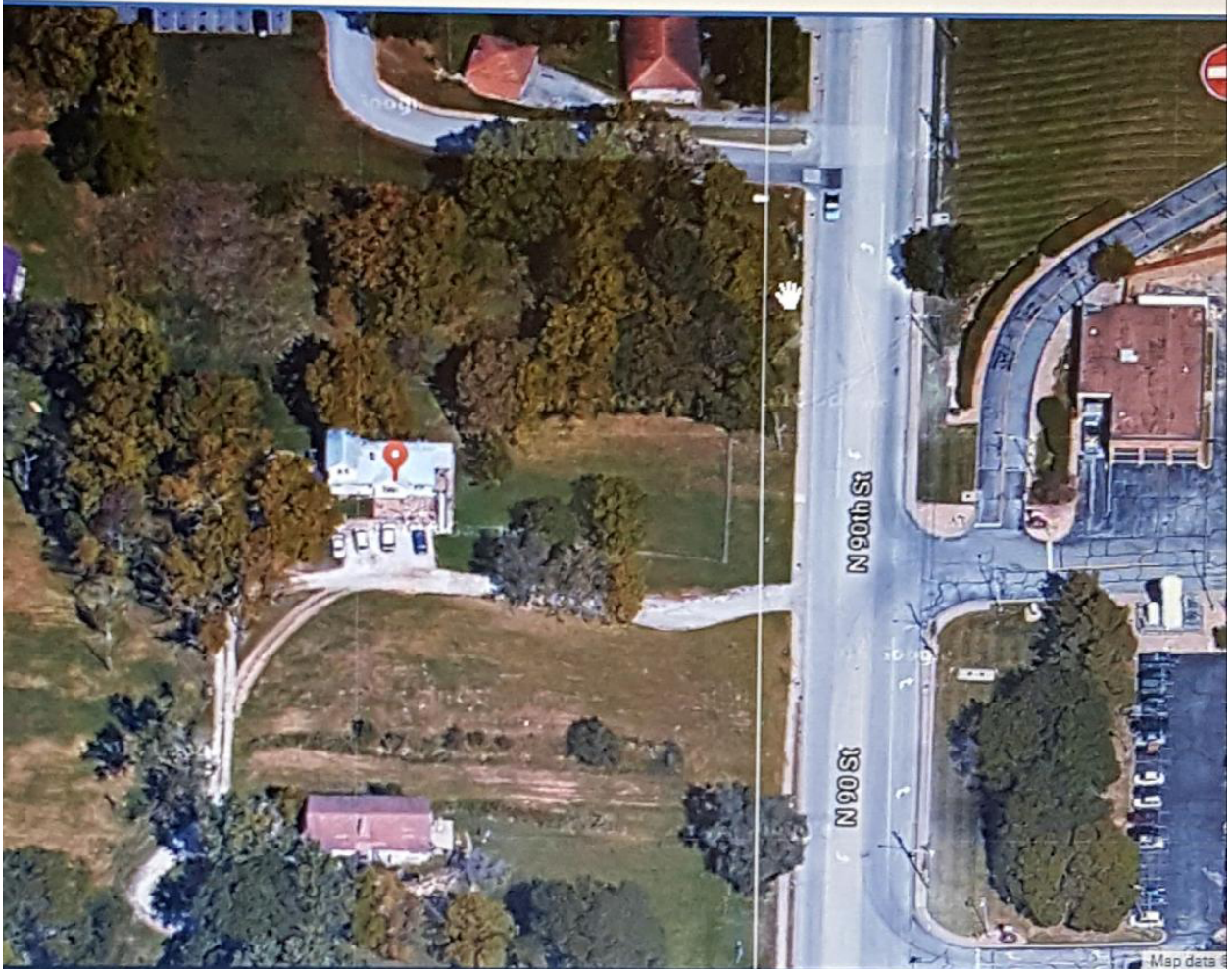
1) None

B) Items that are conditions of approval (stipulations):

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None



Map data



Shikles Floor Plan





Anita Shikles

1820 N. 90th Street
Kansas City, KS 66112
816-678-3739

Answers to questions for short term rentals.

You have already received a legal description of my property.

Floorplan in attached.

I only have 1 current reservation. That can change as requested. There is a minimum 4 day requirement.

No children. No pets. No smoking. Absolutely no parties or noise allow. All guests are background checked. Any visitors must show photo ID.

1. It has been open since Oct. 2017
2. It is not a business, and neighbors have not been notified. It is not a good idea to let neighbors know that I have guests in my home.
3. I do not have a business license for this home.
4. Appropriate taxes are taken out and paid by Airbnb.
5. I rent 2 bedrooms.
6. I allow only up to 4 adults in my home.
7. I have parking for 1 vehicle at the back of my home.
8. I have had guests for 3 months.
9. I have applied for the zoning permit required to allow guests in my home.
10. I have 2 bedrooms for guests. One is 12x 12 in size. One is 10 x 12 in size. There is one bathroom That is 10 x 10 in size. Guests may use the common area that is 11 x 22 in size. The is a small Kitchen area in that space that they may use.
11. There are smoke detectors in each room and space in my home. There are also fire extinguishers in In my home.
12. Bathroom and kitchen areas have correct wiring up to code .
13. There are no double key locks.
14. There is no copper for gas supply lines.
15. Windows are operable.
16. There are no stairs where the 2 bedrooms are.
17. The hot water tank and furnace are properly vented and operational.
18. Electric panel and circuits are safe.

MINUTES:

Application Number: SP 18402-0005

2/11/2018
Date and Location: 7 p.m. at Sanctuary of Hope Ridge, Kansas City,
Ks

Meeting called to order at: 6:20 to 7:30

Names of people in attendance: Anita Shikles
Father Joseph of Sanctuary of Hope Retreat Center

Introductions:

Presentation by applicant: I explained what I was doing to Father Joseph who was the only person to attend. He is not on my neighborhood list. I left at 7:30 pm.

Questions and answers (include the following):

There were no questions and answers to give.

- Who asked question or gave comment
- What was the question or comment
- Who answered the question/comment
- What was the answer given

Meeting adjourned at: 7:30 p.m.

Minutes taken by: Anita Shikles

9701013

1251025

BOOK 3916 PAGE 716

DRIVEWAY EASEMENT

THIS AGREEMENT entered into this 6th, of AUGUST, 1977, between Ella Owsley, a single person, parties of the first part and Gary W. Long and April S. Long, husband and wife, parties of the second part.

WHEREAS, the parties of the second part are the owners of an estate in fee simple of a parcel of land described as follows:

All that part of the Northwest Quarter of Section 6, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas, described as follows:

the East 355.2 feet of the South 100 feet of the North 300 feet of the following described tract of land:

beginning at a point 1512.4 feet East and 599.33 feet South of the Northwest corner of Section 6, Township 11, Range 24, in Kansas City, Wyandotte County, Kansas; thence South 599.33 feet; thence East 725.1 feet; thence North 600.33 feet; thence West 725.5 feet to the point of beginning, less that part thereof taken for road purposes.

WHEREAS, parties of the first part, Ella Owsley, a single person, hereby grants parties of the second part, their successors and/or assigns, the right of ingress and egress over the driveway easement described as follows AND OVER ANY PORTION OF THE DRIVEWAY PARKING AREA EXTENDING ONTO HER PROPERTY:

Beginning at the West boundary line of 90th street, in said Kansas City, Kansas, which is adjacent to the East boundary line of the property of the said Ella Owsley, a single person and extending in a Westerly direction across the said Owsley property, to a point where said driveway turns in a Northerly direction, thence continuing in a Northerly direction to a point of the South line of the property owned by the said Gary W. Long and April S. Long, husband and wife.

Said description being according to a Survey by Murray L. Rhodes, Land Surveyor, dated September 26, 1978, a copy of said Survey being hereto attached and made a part of this instrument.

The granting of this easement is not to be construed as granting to the said Long's as an exclusive easement to use said driveway and parking area but that said driveway and parking area is to be used in common by said Gary W. Long and April S. Long, husband and wife and their grantees, tenants, invitees, heirs and/or assigns and Ella Owsley, a single person and her grantees, tenants, invitees, heirs and/or assigns.

None of the parties hereby allowed to use said driveway shall block, park vehicles upon or in any manner obstruct by any means whatsoever, the use of said driveway, or permit others to do so.

WHEREAS, parties of the first part and parties of the second part, hereby agree that the burden of the maintenance and upkeep of the Driveway easements, and parking area extending onto Ella Owsley's property shall be the responsibility of Gary W. Long and April S. Long and their grantees, tenants, heirs and/or assigns as long as Ella Owsley is in residence of her property, upon Ella Owsley vacating her property then the burden of the maintenance and upkeep of the Driveway easement and parking area shall be the shared responsibility of the fee simple owners in conjunction with the driveway easement, together with their respective heirs, successors and/or assigns.

Ella Owsley
Gary W. Long
April S. Long

STATE OF Kansas
COUNTY OF Wyandotte

On this 6 day of August, 1977, before me the



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-46

GENERAL INFORMATION

Applicant:
Dan Baker

Status of Applicant:
Property Owner
322 Cambridge Street
Kansas City, Kansas 66103

Requested Action:
Home Occupation Special
Use Permit for an AIRBNB

Date of Application:
March 12, 2018

Purpose:
To operate an AIRBNB unit
on the applicant's property.

Property Location:
322 Cambridge Street

Commission Districts: Commissioner At Large: Tom Burroughs
District Commissioner: Ann Brandau-Murguia



Existing Zoning: R-2(B) Two-Family District

Existing Surrounding Zoning: **North:** R-2(B) Two-Family District

South: R-2(B) Two-Family District

East: R-2(B) Two-Family District

West: RP-5 Planned Apartment District

Existing Uses: **North:** Two-Family Home

South: Two-Family Home

East: Two-Family Home

West: Apartments and wooded vacant lots

Total Tract Size: .06 acre

Master Plan Designation: The Rosedale Area Master Plan designates this property as a Single-Family Neighborhood.

Major Street Plan: The Major Street Plan designates 322 Cambridge Street as being located on a Local/Neighborhood Street.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Dan Baker, is requesting a Home Occupation Special Use Permit for the purpose of partially renting his house through AIRBNB. The applicant lives on the first floor of the house and rents the second story through Airbnb.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This neighborhood is primarily residential in nature, with single family homes and apartment buildings lining Cambridge Street. The property is within close-proximity to major thoroughfares in Southwest Boulevard and Rainbow Boulevard, as well as the KU Medical Center.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning and uses of property nearby are residential in nature. The proposed use should be compatible with the surrounding uses and zoning, so long as the AIRBNB unit is managed properly. AIRBNB operations have the potential to create issues related to parking and noise, of which the applicant will have to manage. The applicant states that he will only be allowing 1 (one) car per guest.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

Removal of the restrictions should not detrimentally affect nearby property if the applicant manages his property well.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

There is potential for an increase in vehicular traffic to the applicant's unit. However, vehicular traffic will not exceed the capacity of the street network to accommodate it. According to the applicant, he is only allowing one vehicle per guest.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use provides convenience in the form of lodging to the public and will not likely substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The proposed use should not create excessive noise, vibration, dust, or illumination.

9. Whether the proposed use will pollute the air, land or water.

The proposed use will not pollute the air, land, or water.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use would not damage or destroy an irreplaceable natural resource.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain or loss to the public health, safety, and welfare is likely to be minimal. If denied, the applicant will not be able to use his home as an AIRBNB unit, however, he will still be able to live in his home just the same.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use would not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 17, 2018; according to the applicant no one attended.

KEY ISSUES

Compliance with stipulations below.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-46, subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: The short-term rental business has been in operation since February 27, 2018.

2. Were neighbors consulted prior to opening the business?

Applicant Response: My neighbors on both sides of the house were consulted prior to opening the business.

3. Do you have a business license?

Applicant Response: I do not yet have a business license.

4. Have you paid appropriate lodging taxes?

Applicant Response: I have researched the lodging taxes with AIRBNB and they tell me they collect and submit them on my behalf.

5. How many rooms are rented?

Applicant Response: I rent the top floor of the house: bedroom, bath, study.

6. What is the maximum number of people that will be staying at any one time?

Applicant Response: The maximum guests I allow is 2 at any one time.

7. What is the maximum number of vehicles and where will they park?

Applicant Response: The maximum number of vehicles will be 1. They will park in my 2-car driveway.

8. How often are guests in the residence?

Applicant Response: Guests are in the residence usually only to sleep at night.

9. Do you have a rental license from the Unified Government for the facility?

Applicant Response: I do not yet have a rental license.

10. Describe in detail the area(s) rented for Airbnb/other rental operations. Include bed rooms, bathrooms, common areas, etc.

Applicant Response: I rent the top floor of my house. Guests enter through the front door and immediately go upstairs. They have private access to a bedroom, bath, and study.

11. How often are you at the property?

Applicant Response: I am at the property daily.

12. Who is the point person for any issues that may arise?

Applicant Response: I am the point person for all issues that may arise.

13. Do your neighbors have your contact information?

Applicant Response: My neighbors have my contact information.

Staff Conclusion

The applicant has worked with staff to answer questions regarding stipulations and comments. The applicant is following all stipulations for AIRBNB units.

Business License Comments:

1. If approved applicant will need to file the occupation tax application with our office for the business activity.

Code Enforcement Comments:

1. None

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Stipulations for Approval:

1. Host will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house.
 - b. GFCI outlets are required in bathrooms.
 - c. Double keyed locks are not allowed
 - d. Copper cannot be used for gas supply lines
 - e. Windows must be operable, not blocked or boarded
 - f. Handrails are required at sets of 4 or more stairs/risers
 - g. Hot water tank and furnace must be vented properly and operational.
 - h. Electric panel and circuits must be safe
2. Host will obtain a business license with the City for each address.

3. The maximum number of guests is limited to 2 people (not including an infant/child).
4. Only one additional (guest) car is permitted.
5. Approval is for two (2) years.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-46 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Aerial Image
Zoning Map
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit
Photographs of property

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: mherrman@wycokck.org
Mason Herrman

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2018-46 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;

2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-46**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 1:39:30:

SPECIAL USE PERMIT APPLICATION #SP-2018-46 – DAN BAKER – SYNOPSIS:

Home Occupation Special Use Permit for an AIRBNB at 322 Cambridge Street.

Detailed Outline of Requested Action: The applicant, Dan Baker, is requesting a Home Occupation Special Use Permit for the purpose of partially renting his house through AIRBNB. The applicant lives on the first floor of the house and rents the second story through Airbnb.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Dan Baker, applicant, 322 Cambridge, Kansas City, Kansas 66103

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:42:35: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 1:42:50:

On motion by Mr. Ernst, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APROVAL of Special Use Permit Application #SP-2018-46:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: The short-term rental business has been in operation since February 27, 2018.

2. Were neighbors consulted prior to opening the business?

Applicant Response: My neighbors on both sides of the house were consulted prior to opening the business.

3. Do you have a business license?

Applicant Response: I do not yet have a business license.

4. Have you paid appropriate lodging taxes?

Applicant Response: I have researched the lodging taxes with AIRBNB and they tell me they collect and submit them on my behalf.

5. How many rooms are rented?

Applicant Response: I rent the top floor of the house: bedroom, bath, study.

6. What is the maximum number of people that will be staying at any one time?

Applicant Response: The maximum guests I allow is 2 at any one time.

7. What is the maximum number of vehicles and where will they park?

Applicant Response: The maximum number of vehicles will be 1. They will park in my 2-car driveway.

8. How often are guests in the residence?

Applicant Response: Guests are in the residence usually only to sleep at night.

9. Do you have a rental license from the Unified Government for the facility?

Applicant Response: I do not yet have a rental license.

10. Describe in detail the area(s) rented for Airbnb/other rental operations. Include bed rooms, bathrooms, common areas, etc.

Applicant Response: I rent the top floor of my house. Guests enter through the front door and immediately go upstairs. They have private access to a bedroom, bath, and study.

11. How often are you at the property?

Applicant Response: I am at the property daily.

12. Who is the point person for any issues that may arise?

Applicant Response: I am the point person for all issues that may arise.

13. Do your neighbors have your contact information?

Applicant Response: My neighbors have my contact information.

Staff Conclusion

The applicant has worked with staff to answer questions regarding stipulations and comments. The applicant is following all stipulations for AIRBNB units.

Business License Comments:

1. If approved applicant will need to file the occupation tax application with our office for the business activity.

Code Enforcement Comments:

1. None

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Stipulations for Approval:

- 1. Host will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house.
 - b. GFCI outlets are required in bathrooms.
 - c. Double keyed locks are not allowed
 - d. Copper cannot be used for gas supply lines
 - e. Windows must be operable, not blocked or boarded
 - f. Handrails are required at sets of 4 or more stairs/risers
 - g. Hot water tank and furnace must be vented properly and operational.
 - h. Electric panel and circuits must be safe
- 2. Host will obtain a business license with the City for each address.
- 3. The maximum number of guests is limited to 2 people (not including an infant/child).
- 4. Only one additional (guest) car is permitted.
- 5. Approval is for two (2) years.





Neighborhood Meeting Minutes:

Application Number: SP-18402-00027

Date and Location: 04/17/2018 322 Cambridge Street KC, KS 66103

Meeting called to order at: 16:00

Names of people in attendance: 0

Introductions: None

- House was prepared to provide a tour of the Airbnb space and answer any questions.
- No one appeared.

Meeting adjourned at: 16:30

Minutes taken by: Dan Baker, Applicant

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Missouri)
COUNTY OF Jackson) SS:

Comes now Dan Baker, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP-18402-00027.
2. That I conducted a neighborhood meeting on 04/17/2018.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

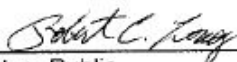


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2nd day of
May, 2008, 2018

My commission expires 14th of January, 2008, 2022

ROBERT C. LONG
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Jan. 14, 2022
Commission # 13440479



Notary Public























Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-48

GENERAL INFORMATION

Applicant:
Scott Goble

Status of Applicant:
Representative of Eco Site, Inc.
PAMCORP LLC
574 South Barnstable Street
Nixa, MO 65714

Requested Action:
Approval of a Special Use Permit

Date of Application:
March 22, 2018

Purpose:
To build a 190' self-supporting stealth-type monopole tower

Property Location:
5235 State Avenue

Commission Districts:
Commissioner At-Large: Melissa Bynum
District Commissioner: Jane Philbrook



Existing Zoning: CP-2 Planned General District

Existing Surrounding Zoning: North: C-1 Limited Business and CP-2 Planned General Business Districts

South: R-1 Single Family District

East: R-1 Single Family District

West: R-1 Single Family District

Existing Uses: North: Vacant motel

South: Large lot single family home

East: Wooded, undeveloped land

West: Wooded, undeveloped land

Total Tract Size: 2.09 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Mixed Use.

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: Mr. Goble of PAMCORP LLC is seeking approval for a special use permit for a 190-foot self-supporting stealth-type monopole tower for T-Mobile and related ground equipment enclosed within a fenced compound located at 5235 State Avenue on .40 acre.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area along State Avenue is transition mostly residentially zoned property on the south side of State Avenue in between 49th Street to the east and 55th Street to the west.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and the uses of properties nearby is set out above. There are two parcels to the south that have residences, however the parcels to the east and west are undeveloped.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The construction of the 190-foot antenna, which will appear taller due to the elevation of the site, could be considered unsightly to the nearby residents.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

This use will not increase traffic to the site.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

Improved wireless coverage in this area is desired.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This is not expected to be an issue.

9. *Whether the proposed use will pollute the air, land or water.*

This is not expected to be an issue.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

This is not expected to be an issue.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

There is no relative gain to the public health, safety, or welfare as compared to the hardship imposed on the individual landowner(s).

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

This is not expected to be a significant issue.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 30, 2018. According to the applicant, the two attendees did not appear in opposition of the petition.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-48, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, this special use permit shall be indefinite.
2. All landscaping and screening requirements shall be met prior to obtaining a building permit by the Development Review Committee (DRC).
3. Gravel drives are not permitted by Code. All drives shall be asphalt or concrete.
4. The property owner must comply with the sign code.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-48 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Neighborhood Meeting Minutes
Aerial Photograph
Layout Plan
Site Plan
Grading Plan
Tower Elevation
Fence Detail

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2018-48 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-48**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 1:47:17:

SPECIAL USE PERMIT APPLICATION #SP-2018-48 – SCOTT GOBLE WITH PAMCORP LLC – SYNOPSIS: Special Use Permit for a 190-foot self-supporting stealth-type monopole tower and related ground equipment at 5235 State Avenue. Detailed Outline of Requested Action: Mr. Goble of PAMCORP LLC is seeking approval for a special use permit for a 190-foot self-supporting stealth-type monopole tower for T-Mobile and related ground equipment enclosed within a fenced compound located at 5235 State Avenue on .40 acre.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Curtis Holland, attorney representing the applicant, proposed developer Eco Site and provider T-Mobile

Present in Opposition:

- ❖ Not one appeared

Staff Recommendation starts at 1:58:15: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 1:58:27:

On motion by Dr. Serda, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-48:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, this special use permit shall be indefinite.
2. All landscaping and screening requirements shall be met prior to obtaining a building permit by the Development Review Committee (DRC).
3. Gravel drives are not permitted by Code. All drives shall be asphalt or concrete.
4. The property owner must comply with the sign code.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

MINUTES for NEIGHBORHOOD MEETING of April 30, 2018:

Zoning Petition SP-2018-48

Meeting Date: April 30, 2018

Meeting Location: Alliance Work Force Building, 1520 Central Ave, KCKS

TWO (2) people in attendance: Harold and Nancy Kutler (husband and wife). The Kutler's own the property on State Avenue where the Dollar General store is located.

The meeting was called to order by Scott Goble (the Applicant) at 6:00 PM. The following handouts were available 1) Scott Goble business card, 2) zoning application drawings, 3) photo printout of a tower similar to the proposed design, 4) aerial property maps showing location of proposed tower.

Scott Goble introduced himself and explained his role in this project, as well as providing a thorough overview of the proposed project including what can be expected during construction and after throughout normal operations of the proposed use. The Kutler's indicated they attended out of curiosity and to verify the exact location of the tower site. They are supportive of the project and said they are not planning to attend the Planning Commission hearing.

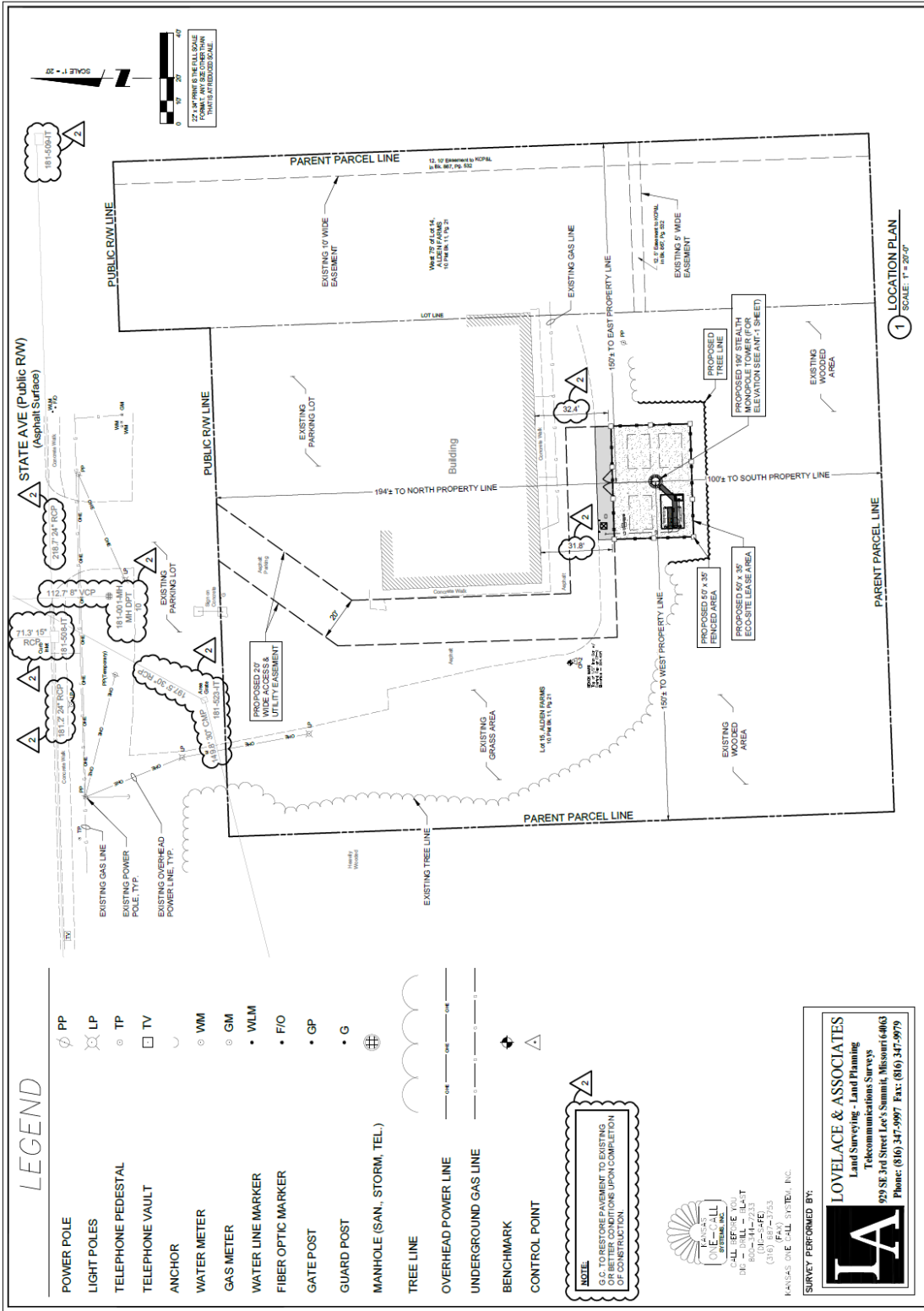
There were no other attendees and the meeting was adjourned at: 6:45 PM

Minutes taken by: Scott Goble



Figure 1. Aerial photograph of 5235 State Avenue (provided by ArcView GIS).

		PROJECT INFORMATION: ALLIANCE / KS 0012 ALLIANCE RAWLAND / ASD02988 5205 STATE AVE KANSAS CITY, KS 64102		CURRENT ISSUE DATE: 04/17/18		PERMITTING REVIEWED FOR: PERMITS 0 03/27/18 PRELIMINARY ZON 1 04/06/18 1-35 PRELIMINARY ZON 2 04/17/18 1-35 PRELIMINARY ZON								LOCATION PLAN SHEET NUMBER: 2 11/0/06	
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Eco-Site
360 LEIGH FARM ROAD
SUITE 415
DALLAS, TX 75243
ECO-SITE.COM

PROJECT INFORMATION:

ALLIANCE / KS-0012
ALLIANCE FARM LAND / ADD0298B
KANSAS CITY, KS 66102

CURRENT ISSUE DATE:
04/17/18

PERMITTING

REV	DATE	ISSUED FOR	BY
0	03/27/18	PRELIMINARY	ZCN
1	04/06/18	1-35 PERMITS	ZCN
2	04/17/18	ASB REVISED PERMITS	ZCN

CONSULTANT:

TERRA
500 BRIDGE UNIVERSITY
PARK ROAD, L. 8008
PH: 817-498-4400
FAX: 817-498-4401

CONSULTANT:

BYELL
BYELL CONSULTING INC.
1905 ENERGY AVE., SUITE 210
DALLAS, TX 75243
(817) 351-1110

DESIGN BY: ZCN, ASB, AAB

DATE: 04/17/18

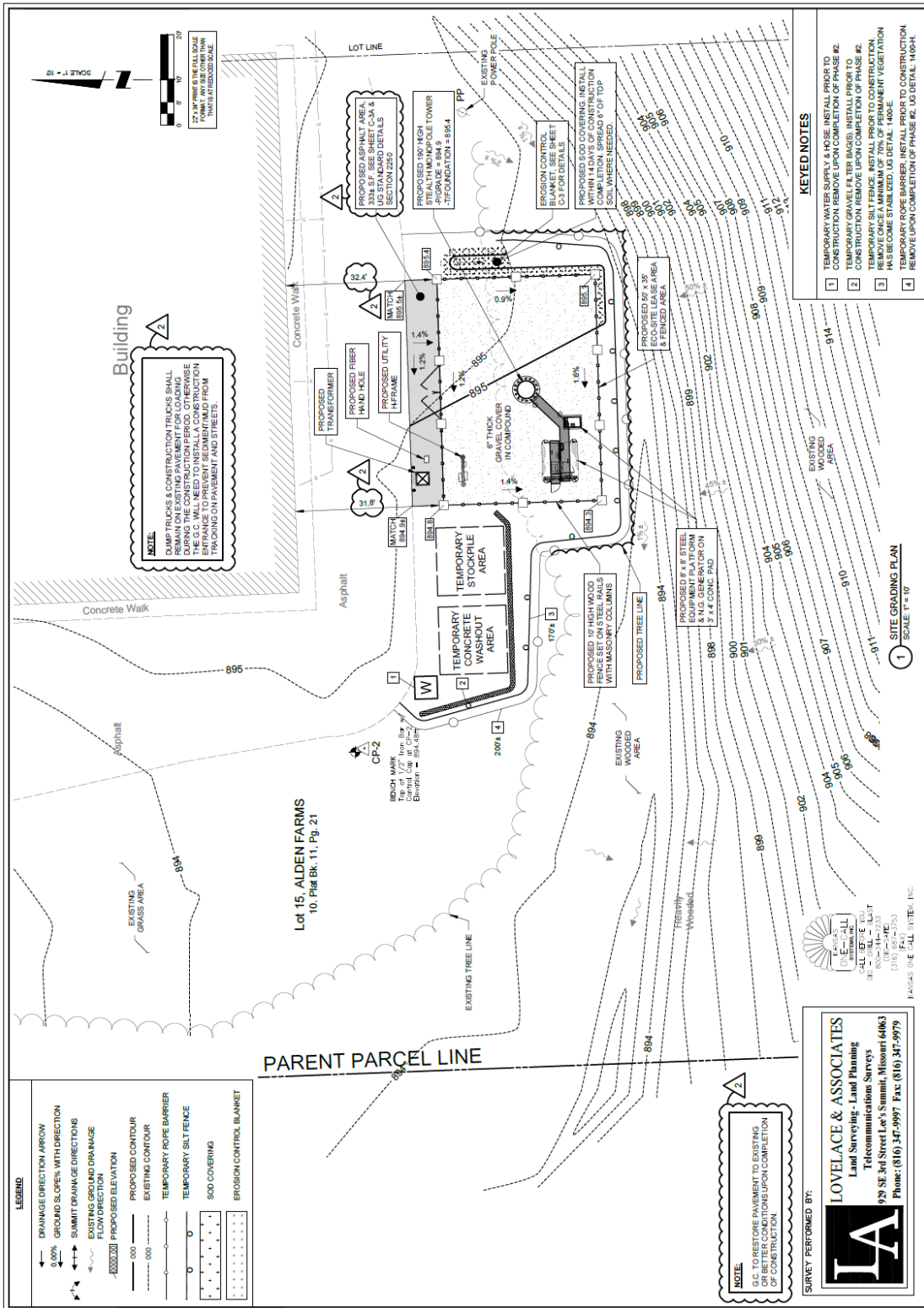
PROFESSIONAL ENGINEER
PAUL L. BROWN
21093
KANSAS PROFESSIONAL ENGINEER
04/17/18

SITE GRADING PLAN

SHEET NUMBER: C-2

REVISION: 2

10/06/18



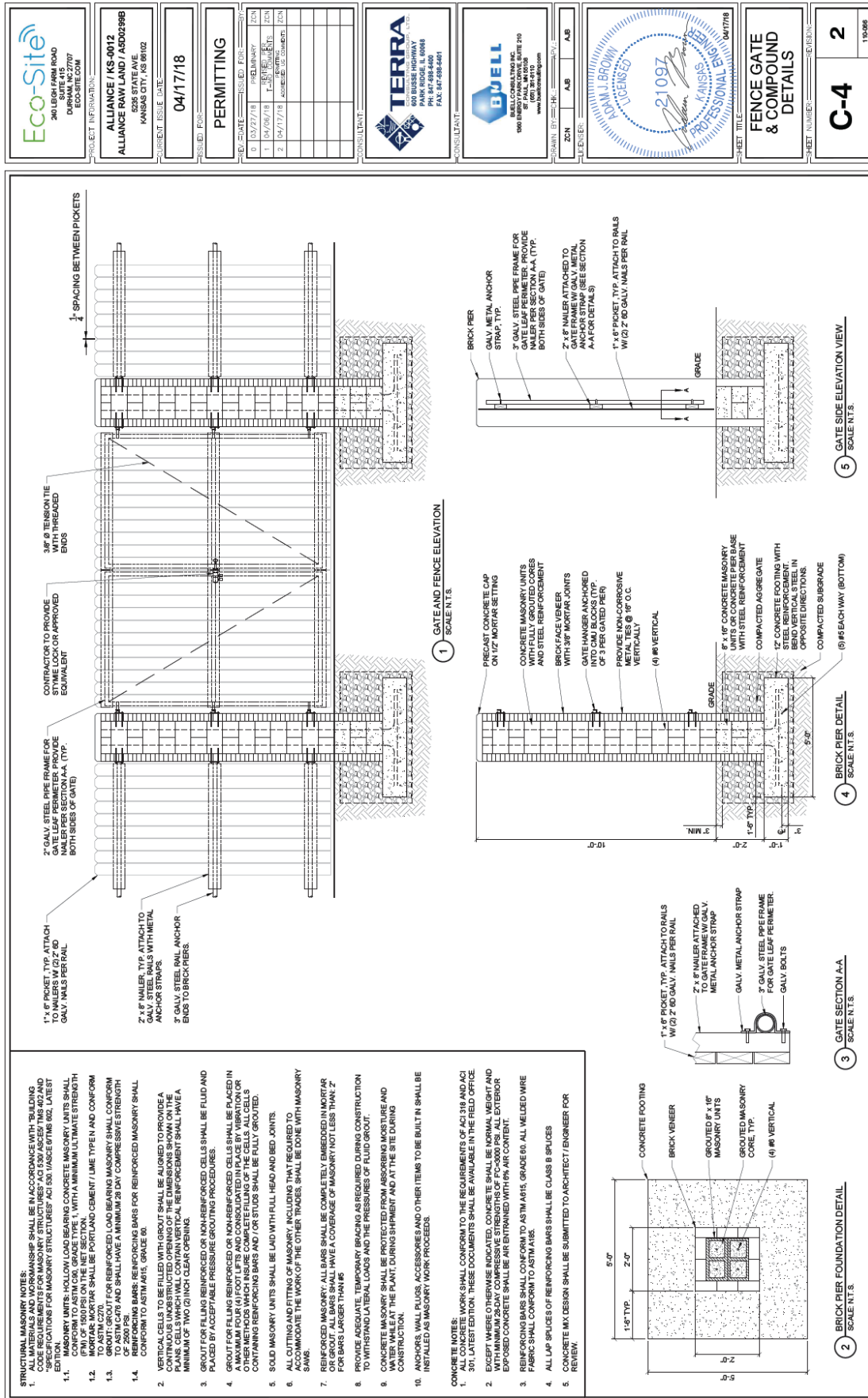




Figure 2. Site photograph of 5235 State Avenue looking northeast (provided by the applicant).



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-49

GENERAL INFORMATION

Applicant:
Carla Drescher

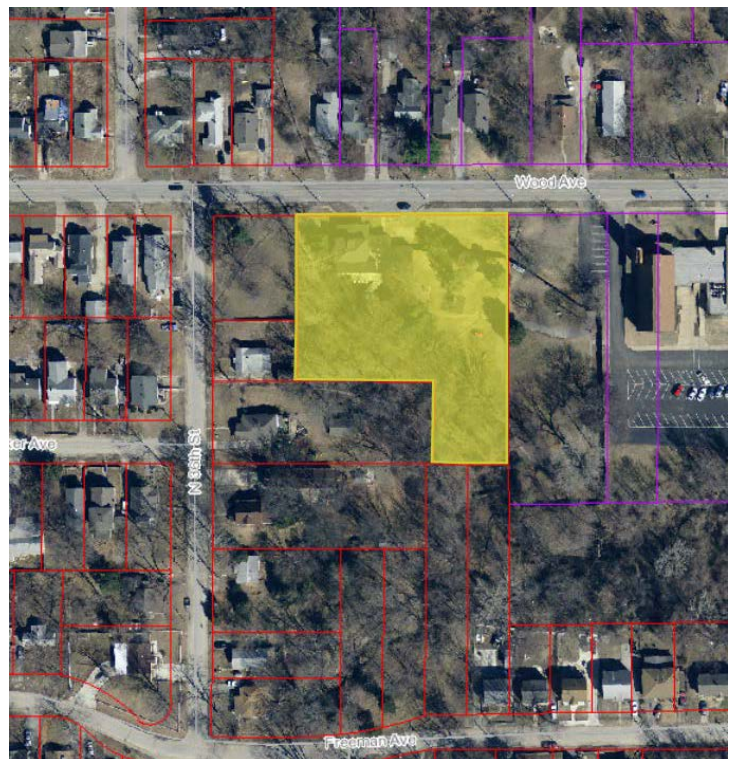
Status of Applicant:
Applicant
Blue Door Project
16051 West 163rd Terrace
Olathe, Kansas 66062

Requested Action:
Renew Special Use Permit

Date of Application:
March 28, 2018

Purpose:
To operate a group home for youth
up to 18 years of age.

Property Location:
3535 Wood Avenue



Existing Zoning: R-1(B) Single Family District

Existing Surrounding Zoning: **North:** R-1(B) Single Family District
South: R-1(B) Single Family District
East: R-1(B) Single Family District/RP-5 Apartment District
West: R-1(B) Single Family District

Existing Uses: **North:** Single family homes
South: Single family homes
East: Church/Single Family Homes/Apartments
West: Vacant Lot

Total Tract Size: 1.36 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Low Density Residential

Major Street Plan: The City-Wide Master Plan classifies Wood Avenue as a local street

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Carla Drescher of the Blue Door Project is seeking approval to continue to operate a group home for up to 16 youths (males), ages 12 - 18. The facility includes up to 10 staff members and volunteers for a total of 28 persons on-site.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is mostly comprised of single family homes; there are some apartments just to the east of this property.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The proposed use may not be compatible with the single-family homes in the neighborhood.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The youth group home may detrimentally affect nearby property. Property owners have objected to this use in the past, and their concerns are property values and overall safety. However, if well maintained and secure, this could be a positive environment for the residents of the group home.

4. *The length of time the property has remained vacant as zoned.*

The home is not vacant; it is currently being operated as a group home.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use is already in operation, renewal of the special use permit will not result in increased vehicular traffic.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is arguably necessary for the convenience and welfare of the public as there is a great need for foster care and housing in Kansas. However, this use may also injure the marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This should not be an issue so long as the children are supervised when outside.

9. *Whether the proposed use will pollute the air, land or water.*

N/A

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

N/A

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

There is a need for quality facilities for youth in the foster system in the state of Kansas. If this home can demonstrate that they have provided safe, quality housing for children in need, it could be seen as a significant gain to the public health, safety, and welfare of some of the most vulnerable children in the state. If denied, the applicant will have to find another location to provide these services.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The staff believes that overcrowding of the land will not be an issue.

PREVIOUS ACTIONS

BZA Petition #1174 – This petition was approved on April 8, 1980 to allow St. Michael Monastery to build an addition on to the front of an existing building that violated the front setback.

BZA Petition #1187 – This petition was approved for a 10-foot fence was approved July 8, 1980.

SP-2016-37 was approved on April 28, 2016 for a group home

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 30, 2018. No one attended the neighborhood meeting.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-49, subject to:

Urban Planning and Land Use Comments:

- 1. The applicant has made the necessary improvements including installing a sprinkler system. Staff recommends approval for two (2) years.**
- 2. Please explain the unusual number of police calls and issues with the State of Kansas.**

Applicant Response: Initially, we had several phone calls to the police department for youth running, property damage, battery, etc. Several months ago, at the request of law enforcement, The Blue Door Project, DCF and law enforcement met to brainstorm how we could get a better handle

on this. LEO went over their policies and procedures and the Blue Door Project explained when we were required by statute to contact law enforcement. This meeting was very beneficial for all parties, and we have had very few contacts with law enforcement since that time. Our processes that we agreed upon are working smoothly. Regarding DCF, we had a few environmental issues (youth who had broken windows) when we first opened. This issue has been resolved and we are in great standing with DCF at this time.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-49 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Zoning map
Site Plan
Floor Plan
Property Information
Meeting Minutes from 2016 Neighborhood Meeting
Applicant Letter
Updated Business Plan

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: Zach Flanders
zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-49** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-49**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2018-49 – CARLA DRESCHER WITH THE BLUE DOOR PROJECT, INC. – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-37) for a youth group home at 3535 Wood Avenue. **Detailed Outline of Requested Action:** The applicant, Carla Drescher of the Blue Door Project is seeking approval to continue to operate a group home for up to 16 youths (males), ages 12 - 18. The facility includes up to 10 staff members and volunteers for a total of 28 persons on-site.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Planning Commissioner Serda stated that he had contact on Plan Review Application #PR-2018-13.

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;

6. The notices to property owners; and
7. The publications in The Echo for the special use permit renewals.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if anyone wished to remove an item from the Consent Agenda (No one responded in the affirmative.)

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the items on the Consent Agenda:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to APPROVE Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

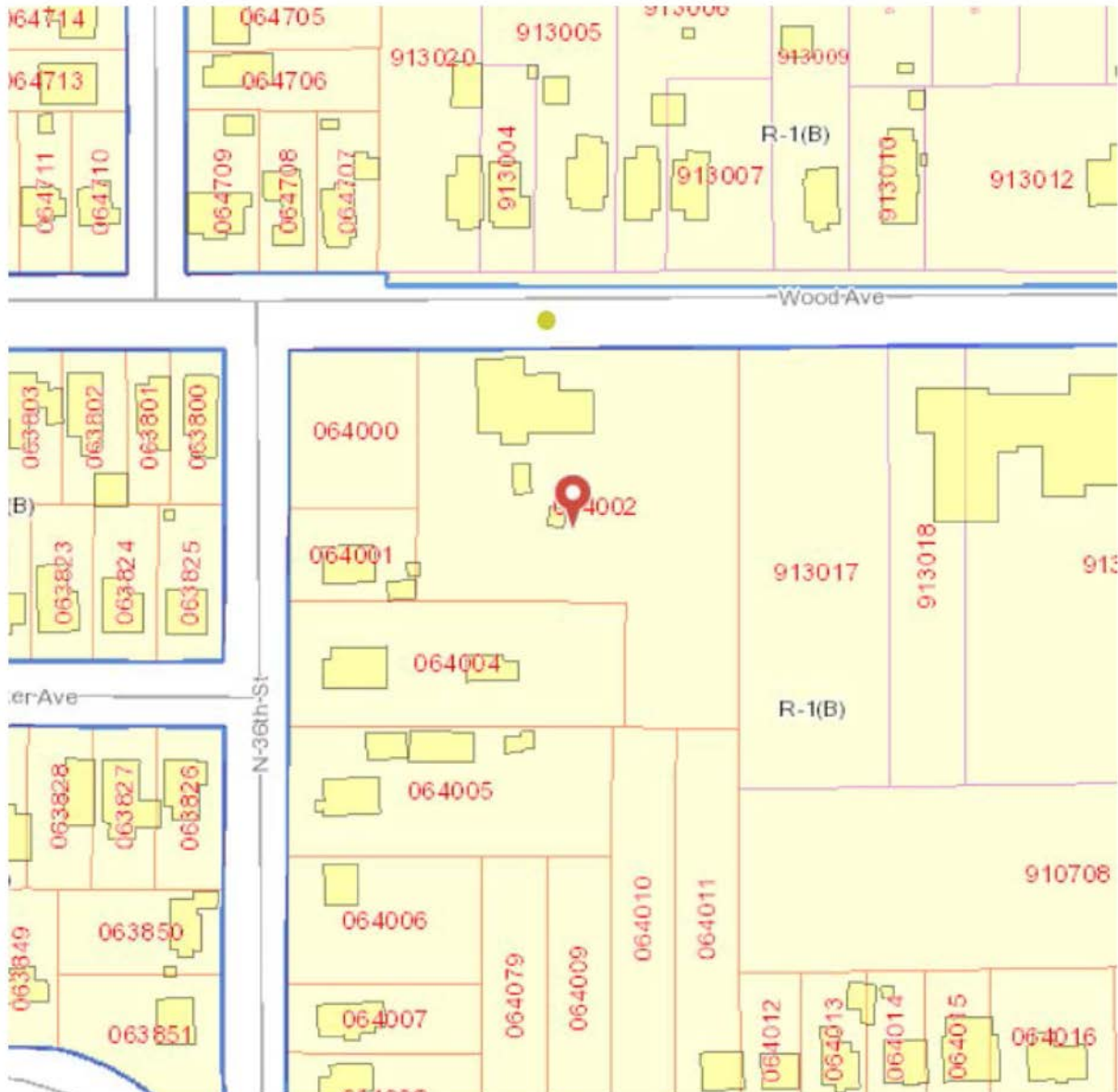
1. The applicant has made the necessary improvements including installing a sprinkler system. Staff recommends approval for two (2) years.
2. Please explain the unusual number of police calls and issues with the State of Kansas.

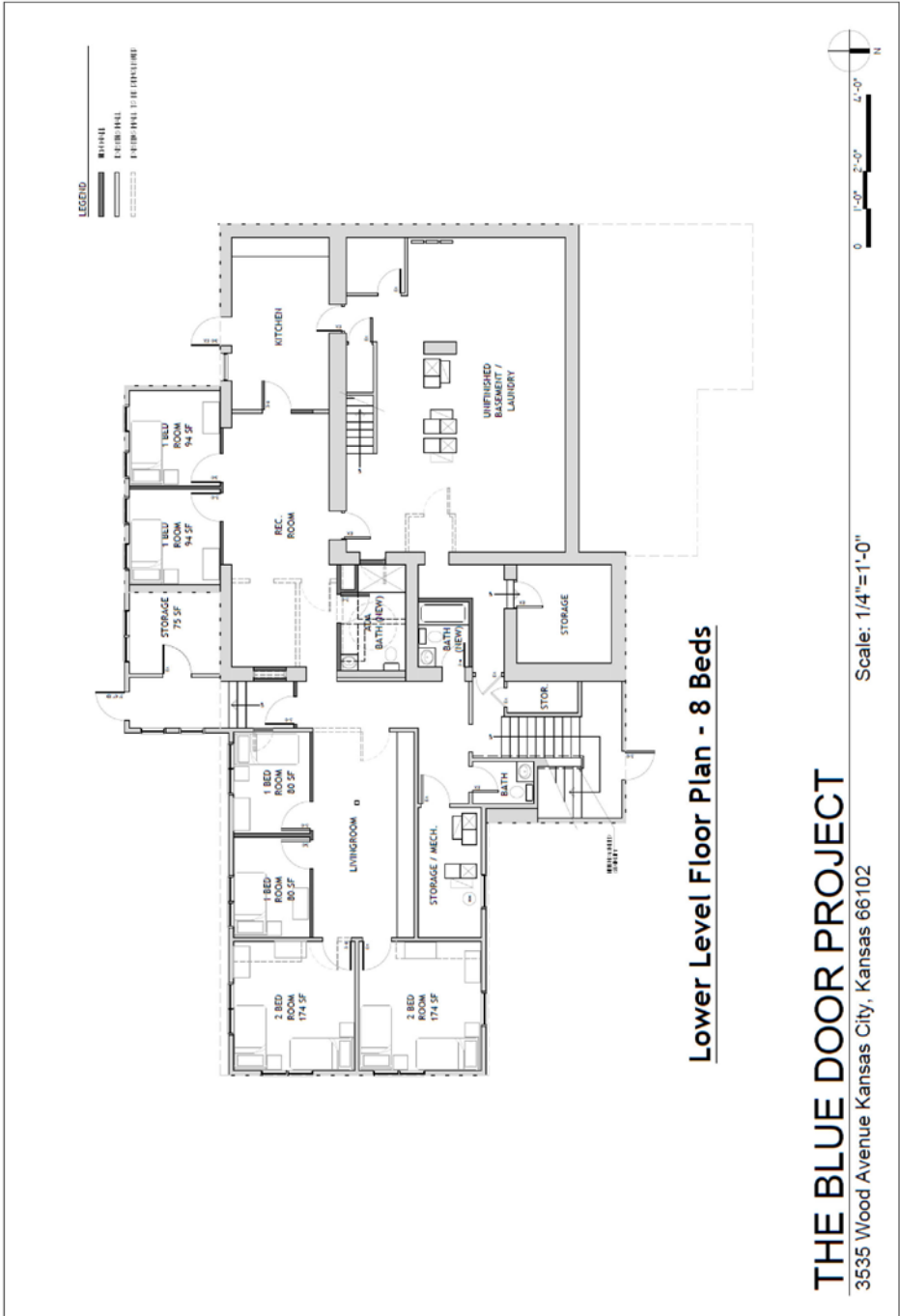
Applicant Response: Initially, we had several phone calls to the police department for youth running, property damage, battery, etc. Several months ago, at the request of law enforcement, The Blue Door Project, DCF and law enforcement met to brainstorm how we could get a better handle on this. LEO went over their policies and procedures and the Blue Door Project explained when we were required by statute to contact law enforcement. This meeting was very beneficial for all parties, and we have had very few contacts with law enforcement since that time. Our processes that we agreed upon are working smoothly. Regarding DCF, we had a few environmental issues (youth who had broken windows) when we first opened. This issue has been resolved and we are in great standing with DCF at this time.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**

- 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None





#SP 2016-37

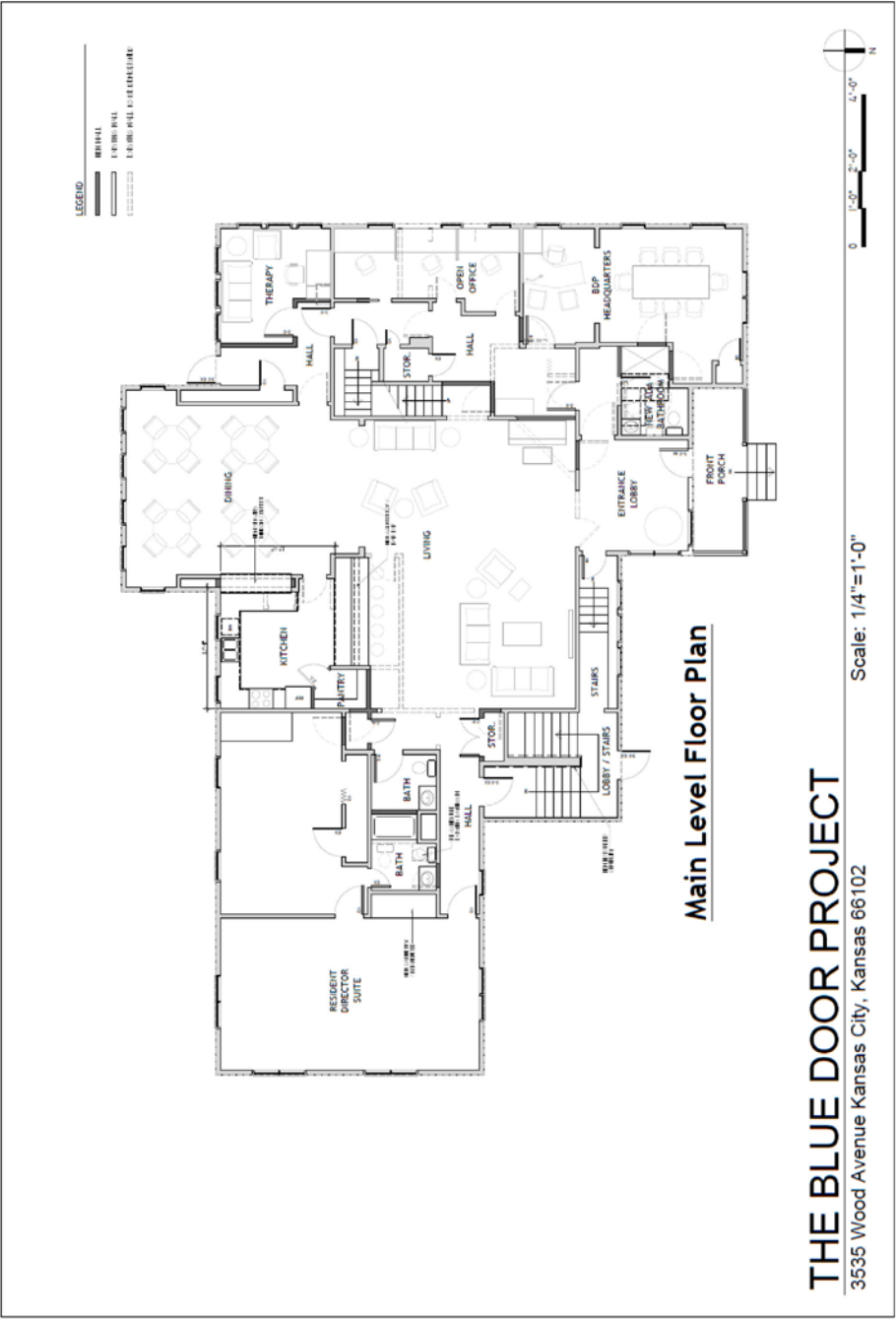
April 11, 2016

11

#SP-2018-49

May 31, 2018

10



#SP 2016-37

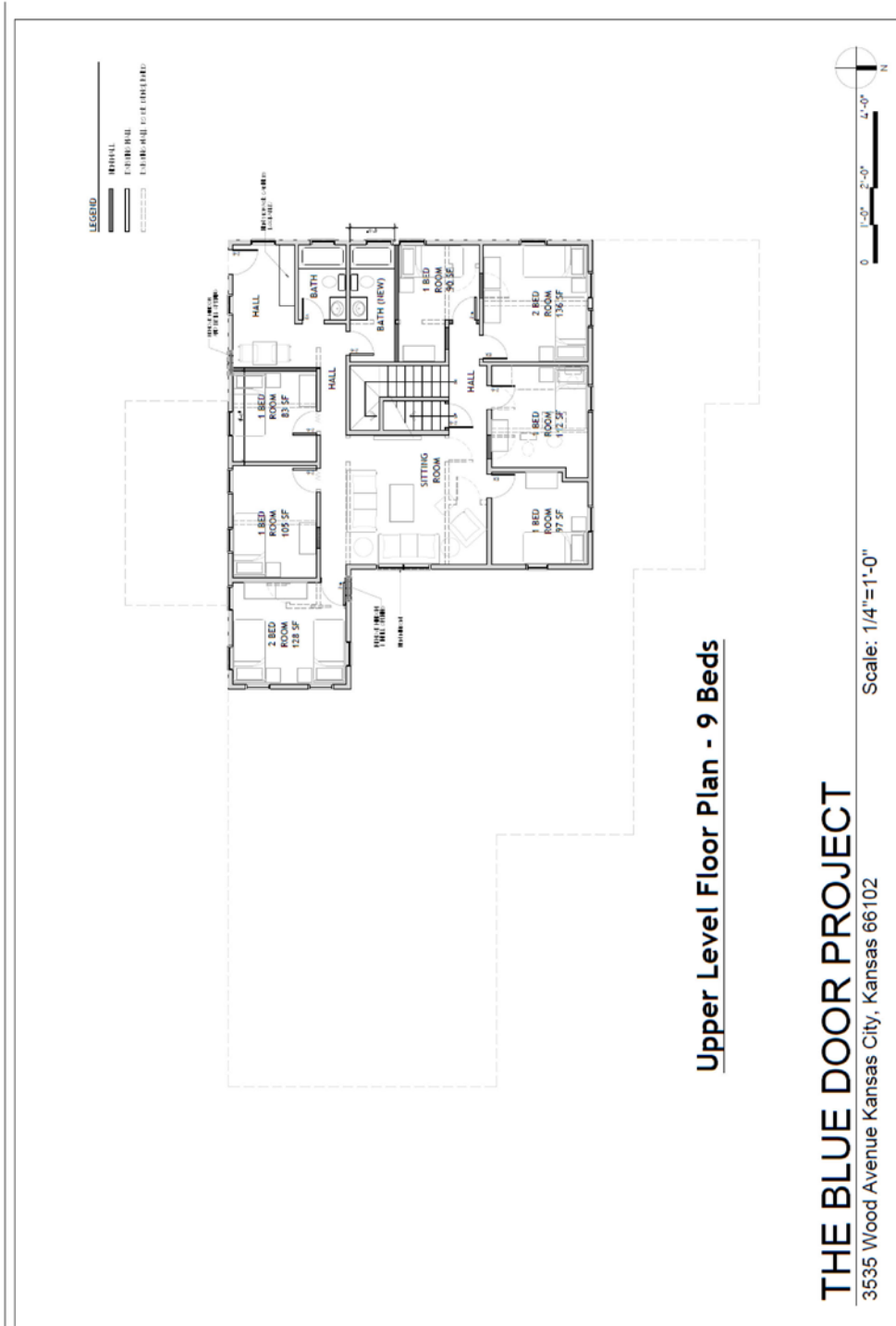
April 11, 2016

12

#SP-2018-49

May 31, 2018

11



#SP 2016-37

April 11, 2016

13

#SP-2018-49

May 31, 2018

12

Parcel ID: 105-063-06-0-40-01-010.00-0

WYCAMA2 Property Record Card

Quick Ref: R53289

Tax Year: 2015

Run Date: 2/11/2016 4:38:09 PM

DWELLING INFORMATION

Res Type: 1-Single-Family Residence

Quality: 3.33-AV+

Year Blt: 1955

Est: Yes

MS Style: 2-Two Story

LBCS Struct: 1110-Detached SFR Unit

No. of Units:

Total Living Area: 5,364

Calculated Area: 3,916

Main Floor Living Area: 3,916

Upper Floor Living Area Pct: 36.98

CDU: PR

Phys/Func/Econ: AV / /

Ovr Pct Gd/Rsh:

Remodel:

Percent Complete:

Assessment Class:

MU Cls/Pct:

COMP-SALES INFORMATION

Arch Style: 09-Old Style

Bsmt Type: 4-Full - 4

Total Rooms: 18

Bedrooms: 9

Family Rooms

Full Baths: 3

Half Baths: 1

Garage Cpt:

Foundation: Stone - 4

Floor plan diagram showing the layout of the property. The diagram includes a large rectangular area labeled 'Total Basement Area 4020.0 sf'. To the right of this area is a smaller rectangular area labeled '2ND FLOOR 1448.0 sf'. Below the 2nd floor area is a section labeled 'Raised Slab Pch-Roof 102.0 sf'. The diagram also shows various dimensions and room layouts.

DWELLING COMPONENTS

Code	Units	Pct	Quality	Year
104-Frame, Plywood or Hardboard		100		
208-Composition Shingle		100		
351-Warmed & Cooled Air		100		
402-Automatic Floor Cover Allowance				
601-Plumbing Fixtures (#)	14			
602-Plumbing Rough-ins (#)	1			
622-Raised Subfloor (% or SF)	5,364			
801-Total Basement Area (SF)	4,020			
905-Raised Slab Pch (SF) with Roof	102			

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Page 2 of 2



APPLICATION NUMBER SP 2016-37

DATE AND LOCATION

Monday, March 28th 6:00 PM
Grace Lutheran Church
3333 Wood Avenue
Kansas City, Kansas 66102

MEETING CALLED TO ORDER AT 6:05 PM

NAMES OF PEOPLE IN ATTENDANCE

Carla Drescher, The Blue Door Project
Bryan Drescher, The Blue Door Project
Laura Drescher, The Blue Door Project
Donnie Thomas, Kensington Community Area Watch
Pat Brunner, Grace Lutheran Church
Wade Byers, Resident
Elaine Ward, Resident
Paul Bell, Resident
Caroline Cofield, Resident, Owner of 3535 Wood Avenue
Charles Cofield, Resident, Owner of 3535 Wood Avenue

INTRODUCTIONS

PRESENTATION

Carla Drescher presented information regarding the following topics:

- The need for supportive housing for youth in State custody, homeless, and unaccompanied youth;
- The history of The Blue Door Project;
- The experience of the staff/board of The Blue Door Project;
- The proposed number of youth and staff to reside at youth residential home;
- The programming of the youth residential home;
- The additional staffing located at the youth residential home;
- The renovations proposed at 3535 Wood Avenue;
- The safety precautions that will be taken at the youth residential home;
- The desire for The Blue Door Project to integrate into community.

QUESTIONS/CONCERNS

www.thebluedoorproject.org



Pat Brunner received information regarding the neighborhood meeting from Grace Lutheran Church (3333 Wood Ave) but would have liked to receive a letter as she lives within 5 blocks from 3535 Wood Avenue.

Laura Drescher explained that the noticed for the meeting were sent to a list of residents prescribed by The Unified Government; however, we would be more than happy to meet with additional residents in the community if desired.

Pat Brunner asked definition of homeless.

Carla Drescher explained that homelessness can be defined in multiple ways; however, we as an organization consider it to be youth that do not have a stable place to stay on a regular basis. This can include youth couch surfing, living in cars, living in the streets, living in shelters.

Donnie Thomas asked what school the youth will attend and if they will be juvenile offenders.

Bryan Drescher explained that the youth will attend the USD #500 schools and that The Blue Door Project is working with the school district on details.

Carla Drescher responded that we will not be accepting juvenile offenders into the youth residential home.

Pat Brunner asked about questionable homes across the street where neighbors assume illegal activity may be occurring.

Carla Drescher discussed a desire for an increase in police presence in neighborhood with the location of the youth residential home. The Blue Door Project will be meeting with local patrol officers and inviting them over on a regular basis to promote healthy relationship between the youth and law enforcement.

The group discussed how an increase in police presence due to the youth residential home will alleviate some of the safety concerns they have had in the past.

Donnie Thomas encouraged The Blue Door Project to start attending community meetings and invited us to bring the youth as well if desired.

Carla Drescher requested that Donnie Thomas let The Blue Door Project know when meetings occur and we will attempt to attend.

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Pat Brunner expressed concerns about moving the crucifix in the back yard of 3535 Wood Avenue. She explained that it was donated by a local family in memory of their daughter's passing.

Bryan Drescher explained that the crucifix will be remaining on the property; however, it may be moved to another location in the backyard to develop a meditation area. The Blue Door Project will attempt to find the original donor of the crucifix and inform them of the move.

Donnie Thomas asked details about security.

Bryan and Carla Drescher discussed that no youth will be unsupervised by staff at any time, unless they are at school. All windows and exterior doors will have sensors and staff will have emergency response dialers and access to camera throughout the location.

Bryan, Laura, and Carla Drescher discussed future homes The Blue Door Project hopes to develop around the metro area in the future.

Pat Brunner asked how The Blue Door Project is funded.

Laura Drescher described the current capital campaign for the purchase and renovation of 3535 Wood Avenue. Carla Drescher explained that the State provides funding to KVC Kansas for the care of youth in foster care and The Blue Door Project will have a contract with KVC Kansas. A daily rate will be paid for each youth in the youth residential center.

Laura and Bryan discussed the meaning of Blue Doors – a symbol of a safe and supportive environment for at risk youth.

Donnie Thomas asked what services Kaw Valley (KVC Kansas) provides.

Carla Drescher explained that KVC has a hospital and PRTF in Wyandotte County. They also coordinate foster homes and help youth in biological homes who are at risk of being removed or have just returned.

Laura and Bryan Drescher discussed the importance of community involvement and the importance of them living at 3535 Wood Avenue with the youth.

Pat Brunner asked about how 3535 Wood Avenue was originally zoned and zoning history.

Charles Cofield explained that they previously had a special use permit but it has expired and that it is currently single family residential. Laura Drescher explained the need for rezoning.

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Elaine Ward asked where our referrals for the youth come from.

Carla Drescher explained that all referrals will come from KVC Kansas. The Blue Door Project may consider taking youth in police protective custody of the county at some point, but not initially.

Donnie Thomas asked how it compares to Hillcrest.

Bryan, Laura, and Carla commended Hillcrest's local program and explained the difference in demographics and programming.

Elaine Ward asked if Carla, Laura, and Bryan were the original founders of The Blue Door Project.

Carla explained that the Drescher Family – including Bryan, Laura, and Carla – are the founders of The Blue Door Project along with the help of Board members.

Carla Drescher discussed that The Blue Door Project will be adding people to the Advisory Board and recommended if there was someone in the neighborhood passionate about this topic to discuss with us.

Carolyn Cofield discussed the history of the ministry they have been running at 3535 Wood Avenue, housing pregnant teens, and the Cofield's support of The Blue Door Project and relationship moving forward.

Donnie Thomas expressed positive support for The Blue Door Project and impressed that Bryan and Laura Drescher will be living on site. Discussed that the youth residential home will be great for increasing safety and decreasing crime in the neighborhood. Invited The Blue Door Project to neighborhood meetings and expressed that neighbors would be interested volunteering. Group discussed diversity and the importance of the neighbor's visibility to the youth in the youth residential home.

Paul Bell asked if life skills would be taught at the youth residential home.

Bryan Drescher discussed partnership with You thrive and the additional life skills training that will be available for youth while in the home.

Laura Drescher showed the renovation plans to those in attendance who were interested.

MEETING ADJOURNED AT 7:25 PM

www.thebluedoorproject.org



March 27, 2018

Kim Portillo
Urban Planning and Land Use Annex
Neighborhood Resource Center
4953 State Avenue
Kansas City, KS 66102

Dear Ms. Portillo:

I am writing regarding an extension for our special permit. Attached is the completed application with owner affidavit, check for filing fee, and updated business plan.

The Blue Door Project, Inc. opened their doors on December 16th, 2016. During the first fiscal year, we served 85 male and female youth who were in the State of Kansas child welfare system. Overall, we believe our first year went amazing. Of course, there were a few bumps along the way, which is typical of any new agency. Several of our youth returned home or to a lower level of care, went on to college, improved their grades, and overall improved their well being while at the Blue Door. The notable changes we made was changing our population served to males only ages 12-18 and enhancing our programming.

The only issue we encountered was the number of calls we had to LEO when we opened. A few months ago, our agency along with the Department of Children and Families met with local LEO. During this meeting, we discussed our respective policies and protocols. Overall, this meeting was an ENORMOUS success and the number of calls we have made to LEO has decreased dramatically. I believe if you spoke with them, they would tell you they agree and are currently in full support of our agency. We are also working on building our relationship between our youth and LEO by engaging in activities with them.

We have continued to receive tremendous support from the surrounding counties via cash donations, tutoring, volunteers, in-kind donations, Christmas gifts, painting classes, YMCA memberships, free pizza every week, Panera bread donated every week, etc. The level of support has truly been heart-warming, and we are very grateful.

We look forward to continuing serving youth and making a difference in their lives for many years to come.

Sincerely,

Carla Drescher, LMSW
CEO
The Blue Door Project, Inc.

THE BLUE DOOR PROJECT, INC.

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I. OVERVIEW AND PLAN OBJECTIVES

a. MISSION

THE BLUE DOOR PROJECT INC is a 501(c)(3) non-profit organization whose mission is to invest in youth in our community; providing them a safe and supportive environment and helping them to reach their fullest potential.

b. VISION

The color blue symbolizes freedom, strength, and new beginnings. Further, blue skies are emblematic of optimism and better opportunities. A blue door could symbolize a home, apartment, church, or organization that supports the mission of THE BLUE DOOR PROJECT, INC. and the youth themselves. We hope that families will serve as mentors to the youth of THE BLUE DOOR PROJECT; that churches and youth groups will open their doors and their hearts to youth, providing them with a faith family which they may not have experienced; that apartment complexes will provide safe apartments in coordination with THE BLUE DOOR PROJECT; and that organizations will provide volunteer, financial, and moral support of THE BLUE DOOR PROJECT and the youth involved.

The first home and emergency shelter/youth residential facility will serve at risk youth in the custody of the State. This home will alleviate the current strain on placement options and placement stability for youth ages 12-18.

The following step will be to continue services for those youth once they age out, in addition to homeless youth. A transitional home will be constructed from the ground up to house this population, ages 17-21.

c. CURRENT SITUATION ANALYSIS

i. FOSTER CARE

The increase in the number of youth in foster care is sobering. As of 2012, there were approximately 3,700 youth who were in the custody of the State of Kansas or Missouri residing in the Kansas City Metro Area. The community has been unable to provide the foster home placements needed. Of children in out of home care less than twelve months, those ages 13-15 have experienced more placements than any other age groups.

Questions? Contact Carla Drescher at 913-961-0866.

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ii. HOMELESSNESS

The National Runaway Switchboard estimates that on any given night there are approximately 1.3 million homeless youth living unsupervised on the streets, in abandoned buildings, with friends or with strangers. Homeless youth are at a higher risk for physical abuse, sexual exploitation, mental health disabilities, substance abuse, and death. It is estimated that 5,000 unaccompanied youth die each year as a result of assault, illness, or suicide.

On any given night in Greater Kansas City there are 2,000 “unattached” teens living on the streets, sleeping in cars, or “couch surfing” with friends because they do not have a safe place to live. Many are abused and neglected kids who have run away from home.

Youth ages 12 - 17 are more at risk of homelessness than adults

Estimates of the number of pregnant homeless girls are between 6% and 22%

46% of runaway and homeless youth reported being physically abused, 38% reported being emotionally abused, and 17% reported being forced into unwanted sexual activity by a family or household member

75% of homeless or runaway youth have dropped out or will drop out of school

iii. FOSTER YOUTH AGING OUT

The situation is vastly different for approximately 25,000 youth in foster care who have been in the custody of the state prior to becoming an adult and “aging out”. These young people are often faced with navigating this difficult transition with little to no support. Without the support they need, the outcomes experienced by these young adults are alarming.

The personal impact to these young people should be cause alone to motivate us to act.

Only 58% will graduate high school by age 19

Only 3% will earn a college degree by age 25

1 in 4 will be involved in the justice system within 2 years

50% will be homeless within 6 months

Questions? Contact Carla Drescher at 913-961-0866.

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50% will experience at least one economic hardship

71% of females will become pregnant by age 21

50% will be unemployed by age 24

Each year 25,000 youth transition out of foster care nationally and incur \$7.5 billion to your community over its lifetime.

In KC metro, 250 foster youth transition out of care annually at a cost of \$75 million over your lifetime

II. EXPERIENCE AND CAPABILITIES

a. CHIEF EXECUTIVE OFFICER

Carla Drescher, LMSW
Chief Executive Officer
The Blue Door Project, Inc.
16051 West 163rd Terrace
Olathe, Kansas 66062
(913)961-0866
cdrescher@thebluedoorproject.org

Carla Drescher, LMSW has over 25 years' experience in the child welfare, juvenile justice and behavioral health fields. She has led staff from 2- 70 and worked in agencies with revenues from \$1 million to in excess of \$500 million. Carla's most recent position was as the Director of Behavioral Health for the State of Kansas. In this position, she was responsible for monitoring and ensuring the quality of care of statewide services provided by community mental health centers, substance abuse providers, managed care organizations, nursing home facilities for mental health, psychiatric residential facilities, and psychiatric hospitals. She provided policy direction, fiscal management and facilitated communication with federal, state and local authorities.

Prior to her position as Director for Behavioral Health, she served as Assistant Director for Behavioral Health for the State of Kansas, Area Director for a child welfare contractor and Director of Juvenile Services serving children in need of care and juvenile offenders. Carla is a very innovative and visionary leader. She has expertise in program development, oversight and implementation; finance, budget and cost management; human resource management; grant/fund development; quality assurance/performance improvement; strategic planning; and success

Questions? Contact Carla Drescher at 913-961-0866.

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working with consumers, families and community partners. As reflected by her career, Carla is extremely passionate about serving children and families.

Carla received her Bachelors in Social Work in 1993 and her Masters in Social Work in 2000. She is a licensed Master's Level Social Worker.

b. BOARD OF DIRECTORS

The Board of Directors are responsible for ensuring that THE BLUE DOOR PROJECT fulfills its mission through strategic planning, operational oversight, and program evaluation. A board member must fulfill the fiduciary responsibilities of the board of directors, making corporate decisions that protect the public interest, youth involved, and the BLUE DOOR PROJECT itself.

PRESIDENT

Penny Stephenson
Olathe Medical Center
Sr. Financial Analyst
(913) 791-3500 Ext. 5778,
Pstephenson2015@gmail.com

VICE PRESIDENT

Jen Decker
Director of Adoption & Foster Care Ministry
Westside Family Church
8500 Woodsonia Drive
Lenexa, Kansas 66227
(913)424-6201
jdecker@westsidefamilychurch.com

SECRETARY

Laura White
Burns and McDonald
Engineer
(913) 787-3197
Lrdrescher@gmail.com

Questions? Contact Carla Drescher at 913-961-0866.

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TREASURER

Chris Cunningham, AIA
TreanorHL
Associate Principal
(785) 842-4858
ccunningham@treanorhl.com

AT LARGE BOARD MEMBER

Chris Napolitano, Esq.
ENSZ & JESTER, P.C.
1100 Main Street, Suite 2121
Kansas City, Missouri 64105
(816)474-8010
cnapolitano@enszjester.com

AT LARGE BOARD MEMBER

John Christy, CFP
Premier Financial Partners
1535 Walnut, Suite 107
The Campbell Loft Building
Kansas City, MO 64108
(816) 436-9939
jchristy@premierfn.com

c. ADVISORY BOARD

THE BLUE DOOR PROJECT INC's Advisory Board will consist of; experts in health and human services, community partners, legal and financial sectors, and significant donors. Advisory Board Members will attend regular Board Meetings and will provide recommendations to the Board of Directors.

d. COMMUNITY PARTNERS

THE BLUE DOOR PROJECT INC has created partnerships and relationships with the following community organizations:

- i. Kansas Department for Children and Families - To protect children, promote healthy families and encourage personal responsibility.
www.dcf.ks.gov

Questions? Contact Carla Drescher at 913-961-0866.

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- The State of Kansas has granted THE BLUE DOOR PROJECT a provider agreement to serve the youth in the emergency shelter and Youth Residential Home.
- ii. KVC Behavioral Healthcare - KVC enriches and enhances the lives of children and families by providing medical and behavioral health care, social services and education.
www.kvc.org/kansas
 - KVC has entered into a contractual agreement with THE BLUE DOOR PROJECT to purchase all 16 beds within the emergency shelter/youth residential facility.
- iii. YOUTHRIVE – Empowering our youth to thrive as adults.
www.youthrive.org
 - YOUTHRIVE will provide mentorship programming along with additional support of the youth residing within the emergency shelter.
- iv. Avenue of Life – Breaking the cycle of poverty through community development.
www.avenueoflife.org
 - Avenue of Life has agreed to allow the youth within the shelter access to all of their services (ex. food, hair cuts, and health care services, etc.)
- v. Global Orphan Project – The Global Orphan Project ("GO Project" or "GO") is a global orphan care and orphan prevention ministry dedicated to partnering with local churches and businesses to identify, to advocate, and to care for those most at risk in the orphan window.
www.goproject.org
 - The Global Orphan Project will provide multiple community resources based on need.

III. MARKETING PLAN AND FORECAST

a. BRANDING

THE BLUE DOOR PROJECT INC has developed a branding which includes a logo, website, brochures, business plan, business cards and social media platforms. THE BLUE DOOR PROJECT INC is pursuing a competitive grant opportunity for professional branding and marketing services.

Questions? Contact Carla Drescher at 913-961-0866.

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b. SOCIAL MEDIA/MARKETING

THE BLUE DOOR PROJECT has created a strategic social media campaign which includes Facebook, Instagram, and Twitter. A social media and marketing specialist currently manages our platforms on a daily basis along with statistical analysis. Our current marketing plan consists of THE BLUE DOOR PROJECT'S current website (www.thebluedoorproject.org), brochure distribution, and community engagement.

IV. DEVELOPMENT PLAN

a. EMERGENCY SHELTER/YOUTH RESIDENTIAL FACILITY

The Emergency Shelter/Youth Residential Facility will provide a safe environment for at risk youth in foster care ages 12-18. Additionally, youth could receive the following services based on individual need;

- Education
- Mental Health Services
- Substance Abuse Services
- Life Skills Training
- Family Visitation
- Recreational Activities
- Transitional Plan Development
- Mentoring
- Tutoring
- Therapeutic Services
- Case Management

b. TRANSITIONAL HOUSING

The first Transitional Home is for homeless youth ages 17-21 which will also serve those aging out of foster care and will house 8 youth. The home will provide shelter, food, and programing which includes;

- Life Skills Training
- Financial Stability
- Employment Training
- Education
- Mentoring
- Case Coordination

Questions? Contact Carla Drescher at 913-961-0866.

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- Therapeutic Services

V. PLAN OF ACTION

a. EMERGENCY SHELTER/YOUTH RESIDENTIAL FACILITY

- Opened and began taking youth December 16, 2016

b. TRANSITIONAL/HOMELESS RESIDENCE

- On-going fundraising
- Secure land/apartments
- Hire contractor if necessary
- Develop policies and procedures
- Develop programming
- Begin serving youth 08/01/2018

Questions? Contact Carla Drescher at 913-961-0866.

April 24, 2018

To Whom It May Concern:

In response to your questions:

1. Yes, we have a sprinkler system that was installed prior to opening.
2. Initially, we had several phone calls to the police department for youth running, property damage, battery, etc. Several months ago, at the request of law enforcement, The Blue Door Project, DCF and law enforcement met to brainstorm how we could get a better handle on this. LEO went over their policies and procedures and the Blue Door Project explained when we were required by statute to contact law enforcement. This meeting was very beneficial for all parties, and we have had very few contacts with law enforcement since that time. Our processes that we agreed upon are working smoothly.
3. Regarding DCF, we had a few environmental issues (youth who had broken windows) when we first opened. This issue has been resolved and we are in great standing with DCF at this time.



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-50

GENERAL INFORMATION

Applicant:
Rachel Pollock

Status of Applicant:
Representative
2220 Central Avenue
Kansas City, KS 66102

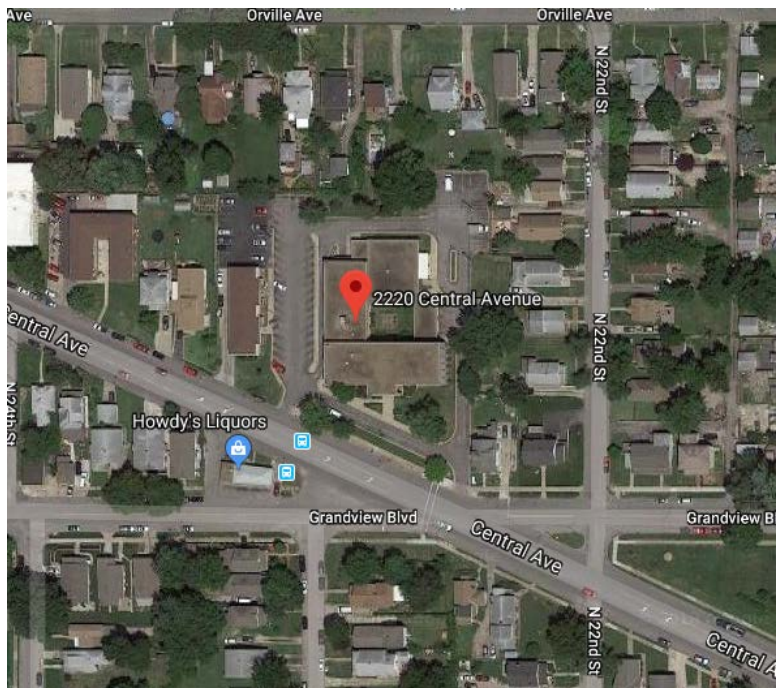
Requested Action:
Renewal of Special Use Permit
for KCK Farmers' Market

Date of Application:
March 28, 2018

Purpose:
To continue the operation of the
KCK Farmers' Market

Property Location:
2220 Central Avenue

Commission Districts:
Commissioner At Large: Melissa Bynum
District Commissioner: Harold Johnson



Existing Zoning: R-2 Two Family District

Existing Surrounding Zoning: **North:** R-2 Two Family District
South: R-2 Two Family District and R-1(B) Single Family District
East: R-2 Two Family District
West: RP-5 Planned Apartment District

Existing Uses: **North:** Residential
South: Residential
East: Residential
West: Multi-Family Residential

Total Tract Size: 1.62 acres

Master Plan Designation: The City-Wide Master Plan designates this property as public/semi-public.

Major Street Plan: The Major Street Plan designates Central Avenue as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rachel Pollock, is requesting the renewal of the previous Special Use Permit SP-2016-49 to continue the operation of a farmers' market at the Catholic Charities parking lot on Central Avenue.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is primarily residential in nature.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning of nearby properties is primarily residential; this use, since it would not be occurring daily, could be a compatible use.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

This is not expected to have a negative effect on nearby properties.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

This use would increase traffic to the site, though not to the point where it exceeds the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

Having affordable, fresh food options in the urban core is important, and so long as parking is sufficient, there should not be any problems for nearby residents.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

There may be some increase in noise on days when the market is operating.

9. *Whether the proposed use will pollute the air, land or water.*

This is not expected to be an issue.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

This is not expected to be an issue.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

There is, arguably, some relative gain to the public as compared to hardship on the landowner as this service will provide fresh, local, healthy foods to urban residents.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

This is not expected to be a significant issue.

PREVIOUS ACTIONS

#SP-2016-49 – Approved Special Use Permit to operate a farmers' market on June 30, 2016 for one year. This expired on June 30, 2017.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting April 24, 2018. A copy of the sign-in sheet, neighborhood meeting minutes and neighborhood meeting affidavit are attached to this report. No opposition was expressed at the meeting.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-50, subject to:

Urban Planning and Land Use Comments:

1. Parking spaces may be limited at this location.
2. Approval is for two (2) years.

Conservation District Comments:

1. There is one major soil type identified; Knox silt loam, 7 to 12 percent slopes. This soil type is considered erodible when the surface is denuded of a protective cover.
2. There should be no erosion problem from this site. Each booth needs to have a responsibility for cleanup of excess materials to prevent storm water pollution.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**

- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the City Planning Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-50 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Zoning map
Letter from applicant
Neighborhood meeting post card
Neighborhood meeting sign-in sheet
Neighborhood meeting minutes
Neighborhood meeting affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: Kylie Wyatt
 kwyatt@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2018-50 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;

2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-50**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2018-50 – RACHEL POLLOCK WITH KCK FARMER’S MARKET – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-49 – expired 6/30/2017) for a farmer’s market at 2220 Central Avenue. **Detailed Outline of Requested Action:** The applicant, Rachel Pollock, is requesting the renewal of the previous Special Use Permit SP-2016-49 to continue the operation of a farmers’ market at the Catholic Charities parking lot on Central

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Planning Commissioner Serda stated that he had contact on Plan Review Application #PR-2018-13.

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The notices to property owners; and
7. The publications in The Echo for the special use permit renewals.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if anyone wished to remove an item from the Consent Agenda (No one responded in the affirmative.)

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the items on the Consent Agenda:**

Carson	Aye
Childress	Aye

Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to APPROVE Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

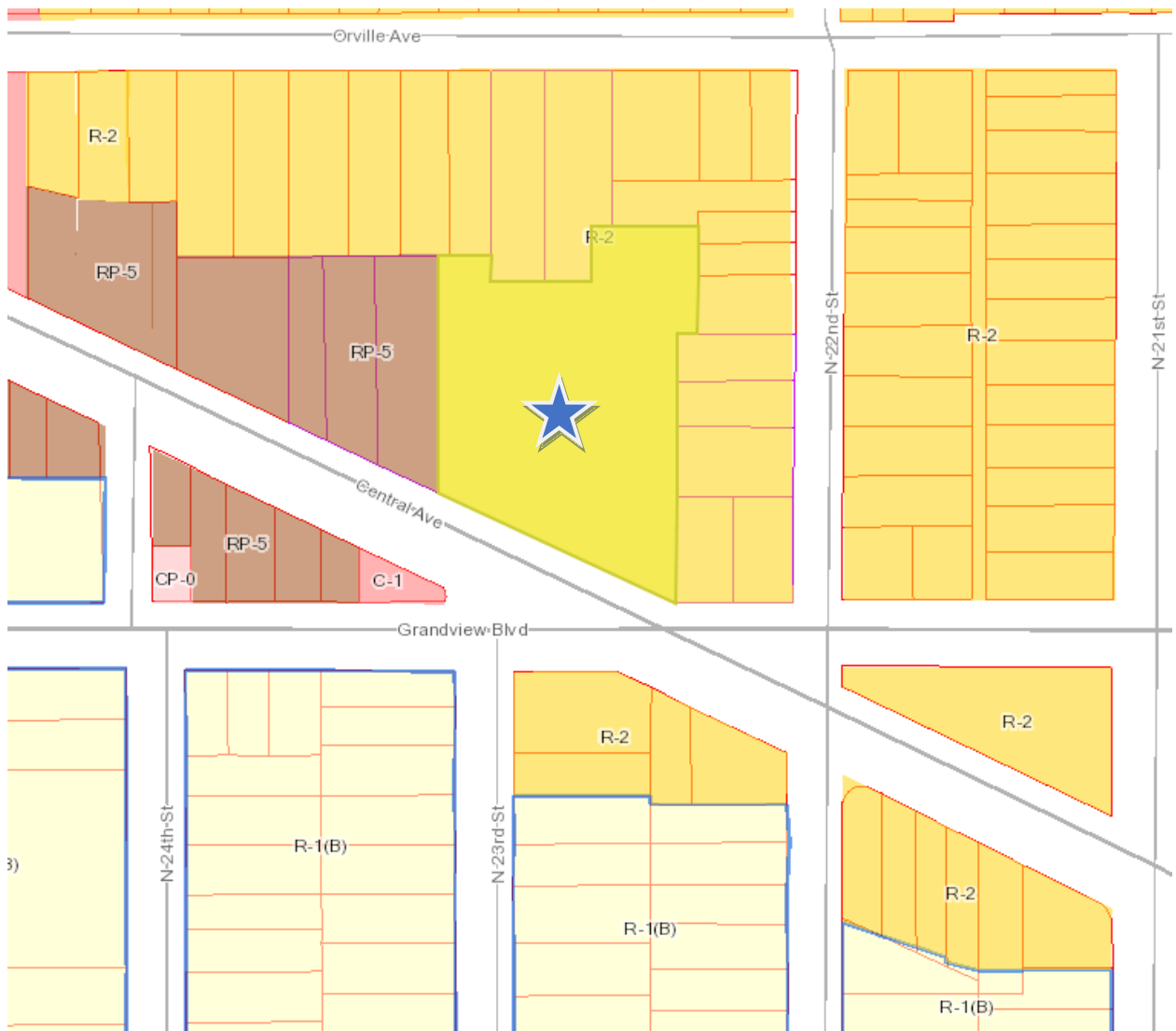
1. Parking spaces may be limited at this location.
2. Approval is for two (2) years.

Conservation District Comments:

1. There is one major soil type identified; Knox silt loam, 7 to 12 percent slopes. This soil type is considered erodible when the surface is denuded of a protective cover.
2. There should be no erosion problem from this site. Each booth needs to have a responsibility for cleanup of excess materials to prevent storm water pollution.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
1) None
- B) Items that are conditions of approval (stipulations):
1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None



Zoning map

3/9/18

To whom it may concern,

KCK Farmers' Market operates three locations, and we are requesting special use permits for two of those locations: 2220 Central Ave. and 7250 State Ave.

The markets operate from 7:30-12:30 on Tuesdays (Central Ave.) and Thursdays (State Ave.). They will run from June through October.

Both sites feature between 5-10 local growers that set up underneath pop-up tents. Our growers accept Senior Farmers' Market Nutrition Program Vouchers, SNAP and participate in the Double Up Food bucks program.

The majority of our customers are seniors or families utilizing SNAP benefits.

Thanks for your consideration, and please let me know if you have any questions.

A handwritten signature in cursive script that reads "Rachel Pollock".

Rachel Pollock

(on behalf of the Farmers' Market Board)

Letter from applicant

Dear Neighbor,

Please join us on the 24th of April at 5:30pm for an informational meeting concerning the special use permit for the KCK Farmer's Market at 2220 Central Ave. We have filed an application with the Department of Urban Planning and Land Use #2018-50. There are no planned changes for the market, this is simply a renewal of our permit.
The meeting will take place at the following address:

Catholic Charities
2220 Central Ave
Kansas City, KS 66102

We look forward to meeting with you at this neighborhood meeting.



Neighborhood meeting postcard

KCK Farmers' Market

Special Use Permit Meeting

4/24/2018

5:30- Central Ave.

Sign In Sheet

Name	Address	Email
Rachel Pollock	2220 central	kckfarmersmarket@gmail.com
Kayla Bowers	"	"
Emil Hansen	2209 CENTRAL	"

Neighborhood meeting sign-in sheet

Wyatt, Kylie P.

From: KCK Farmers' Market <kckfarmersmarket@gmail.com>
Sent: Wednesday, April 25, 2018 4:53 PM
To: Parker, Janet
Subject: Fwd:
Attachments: 2018_04_25_16_46_43.pdf

Janet-

Attached are our sign in sheets from the market. We only had one non market member attend, a neighbor that wanted to indicate his support for the Central Ave market.

Here are the minutes from that meeting:

Rachel Pollock: The farmers' market is applying to renew its special use permit to hold a seasonal farmers' market with 5-10 vendors at Catholic Charities. There are no proposed changes to the market from last year. The market will be held on Tuesdays from 7:30-1:00 starting in June and running til October. Do you have any questions about the market?

Neighbor: No questions, just wanted to indicate my support. I came to the last meeting you had too. Have you ever thought about having the market down in the little park over there?

Rachel Pollock: we thought about that, but it's a little less visible.

Neighbor: if you are interested, you could contact Mr. Soptic.

Rachel Pollock: Ok, great, thanks. Any other concerns or things you'd like to talk about.

Neighbor: no

We didn't take minutes from the other meeting, because no one showed up!

Let me know if you need anything else :)

[KCK Farmers' Market](#)
2220 Central Ave. Kansas City, KS 66102
kckfarmersmarket@gmail.com
913-553-9193

Neighborhood meeting minutes

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
COUNTY OF WANDOTTE) SS:

Comes now Rachel Paluck, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # 2018-50.
2. That I conducted a neighborhood meeting on 4/24/18.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

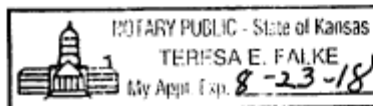
Further affiant saith not.

Rachel Paluck
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 4th day of MAY, 2018

My commission expires 23rd of AUGUST, 2018

Teresa E. Falke
Notary Public



Neighborhood meeting affidavit



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-51

GENERAL INFORMATION

Applicant:
Rachel Pollock

Status of Applicant:
Representative
2220 Central Avenue
Kansas City, KS 66102

Requested Action:
Renewal of Special Use Permit for
KCK Farmers' Market

Date of Application:
March 28, 2018

Purpose:
To continue the operation of the KCK
Farmers' Market

Property Location:
7250 State Avenue



Commission Districts:

Commissioner At Large: Melissa Bynum
District Commissioner: Jane W. Philbrook

Existing Zoning: R-1 Single Family District

Existing Surrounding Zoning: North: R-1 Single Family District

South: C-1 Limited Business District, CP-2 Planned General Business District, CP-3 Planned Commercial District

East: R-1 Single Family District, RP-5 Planned Apartment District, CP-1 Planned Limited Business District, CP-2 Planned General Business District

West: R-1(B) Single Family District, RP-5 Planned Apartment District, CP-1 Planned Limited General Business District, CP-2 Planned General Business District

Existing Uses: North: Residential

South: Residential and Commercial

East: Residential and Commercial

West: Residential and Commercial

Total Tract Size: 105.46 acres

Master Plan Designation: The City-Wide Master Plan designates this property as public/semi-public.

Major Street Plan: The Major Street Plan designates State Avenue as a Class A Thoroughfare.

Advertisement: The Wyandotte Echo – April 19, 2016
Letters to Property Owner – April 17, 2016 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Rachel Pollock, is requesting the renewal of the previous Special Use Permit #SP-2016-50 to continue the operation of a farmers' market at the KCKCC campus on State Avenue.

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The neighborhood is mixed residential and commercial in nature, with many people coming and going to the college campus.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The commercial nature of this operation could be a compatible use.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

This is not expected to have a negative effect on nearby properties.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

This is not expected to be an issue.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

Having affordable, fresh food options available to area residents and students is important, and so long as parking is sufficient, there should not be any problems for nearby residents.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This is not expected to be an issue.

9. *Whether the proposed use will pollute the air, land or water.*

This is not expected to be an issue.

10. Whether the use would damage or destroy an irreplaceable natural resource.

This is not expected to be an issue.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

There is, arguably, some relative gain to the public as compared to hardship on the landowner as this service will provide fresh, local, healthy foods to urban residents.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

This is not expected to be a significant issue.

PREVIOUS ACTIONS

#SP-2016-50 – Approved Special Use Permit to operate a farmers' market on June 30, 2016 for one year. This expired June 30, 2017.

There have been unrelated multiple other cases on the college campus.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting April 24, 2018. A copy of the sign-in sheet and neighborhood meeting affidavit are attached to this report. According to the applicant, no one was in attendance.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-51, subject to:

Urban Planning and Land Use Comments:

1. **Parking space will be no problem at this location. There is plenty of parking to take advantage of.**
2. **Approval is for two (2) years.**

Conservation District Comments:

1. There are five major soil types identified; Ladoga silt loam, 3 to 8 percent slopes, Marshall silt loam, 2 to 5 percent slopes, Kennnebec silt loam, occasionally flooded, Marshall silt loam, 5 to 9 percent slopes, Judson silty clay loam, 0 to 1 percent slopes, and Knox silt loam, 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. There should be no erosion problem from this site. Each booth needs to have a responsibility for cleanup of excess materials to prevent storm water pollution.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None
- B) Items that are conditions of approval (stipulations):
- 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners and make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-51 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Zoning map
Letter from applicant
Neighborhood meeting postcard
Neighborhood meeting sign-in sheet
Neighborhood meeting affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: Kylie Wyatt
 kwyatt@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-51** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-51**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2018-51 – RACHEL POLLOCK WITH KCK FARMER’S MARKET – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-50 – expired 6/30/2017) for a farmer’s market at 7240 State Avenue. Detailed Outline of Requested Action: The applicant, Rachel Pollock, is requesting the renewal of the previous Special Use Permit #SP-2016-50 to continue the operation of a farmers’ market at the KCKCC campus on State Avenue.

The items I have just read are on the Consent Agenda. At this time, does any member of the Commission wish to disclose any contact on any of the items? Planning Commissioner Serda stated that he had contact on Plan Review Application #PR-2018-13.

“Please include the following items as part of the record for all of the Items on the Consent Agenda:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;

6. The notices to property owners; and
7. The publications in The Echo for the special use permit renewals.

The Commission will vote to approve in one vote these items unless someone comes forward and asks that an item be removed from the Consent Agenda.”

Chairman Huey asked if anyone wished to remove an item from the Consent Agenda (No one responded in the affirmative.)

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE the items on the Consent Agenda:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to APPROVE Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Parking space will be no problem at this location. There is plenty of parking to take advantage of.
2. Approval is for two (2) years.

Conservation District Comments:

1. There are five major soil types identified; Ladoga silt loam, 3 to 8 percent slopes, Marshall silt loam, 2 to 5 percent slopes, Kennebec silt loam, occasionally flooded, Marshall silt loam, 5 to 9 percent slopes, Judson silty clay loam, 0 to 1 percent slopes, and Knox silt loam, 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. There should be no erosion problem from this site. Each booth needs to have a responsibility for cleanup of excess materials to prevent storm water pollution.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
- 1) None
- B) Items that are conditions of approval (stipulations):**

- 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

3/9/18

To whom it may concern,

KCK Farmers' Market operates three locations, and we are requesting special use permits for two of those locations: 2220 Central Ave. and 7250 State Ave.

The markets operate from 7:30-12:30 on Tuesdays (Central Ave.) and Thursdays (State Ave.). They will run from June through October.

Both sites feature between 5-10 local growers that set up underneath pop-up tents. Our growers accept Senior Farmers' Market Nutrition Program Vouchers, SNAP and participate in the Double Up Food bucks program.

The majority of our customers are seniors or families utilizing SNAP benefits.

Thanks for your consideration, and please let me know if you have any questions.

A handwritten signature in cursive script that reads "Rachel Pollock".

Rachel Pollock

(on behalf of the Farmers' Market Board)

Letter from applicant

Dear Neighbor,

Please join us on the 24th of April at 5:00pm for an informational meeting concerning the special use permit for the KCK Farmer's Market at 2220 Central Ave. We have filed an application with the Department of Urban Planning and Land Use #2018-51). There are no planned changes for the market, this is simply a renewal of our permit.

The meeting will take place at the following address:

Catholic Charities
2220 Central Ave
Kansas City, KS 66102

We look forward to meeting with you at this neighborhood meeting.



Questions can be directed to
kckfarmersmarket@gmail.com

Neighborhood meeting postcard

KCK Farmers' Market

Special Use Permit Meeting

4/24/2018

5:00- KCKCC

Sign In Sheet

Name	Address	Email
Rachel Pollock	2220 Central	kckfarmersmarket@gmail.com
Kayla Bowers	"	"

Neighborhood meeting sign-in sheet

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now Rachel Pollock, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # 2018-51
2. That I conducted a neighborhood meeting on 4/24/18.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Rachel Pollock
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 4th day of MAY, 2018

My commission expires 23rd of AUGUST, 2018

Teresa E. Falke
Notary Public



Neighborhood meeting affidavit



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: **Petition #SP-2018-53**

GENERAL INFORMATION

Applicant:
Maria Leal

Status of Applicant:
Applicant
M&M's Auto Sales & Detail,
LLC.
402 Osage Avenue
Kansas City, Kansas 66105

Requested Action:
Approve Special Use Permit

Date of Application:
April 2, 2018

Purpose:
To open an auto detailing
shop.

Property Location:
402 Osage Avenue

Existing Zoning: M-3 Heavy Industrial District and M-2 General Industrial District



Existing Surrounding Zoning: **North:** M-2 General Industrial District
South: M-3 Heavy Industrial District
East: M-2 General Industrial District
West: M-2 General Industrial District

Existing Uses: **North:** Tire Distribution
South: Industrial Manufacturing
East: Auto Parts Store/Warehouse
West: Tire Warehouse/Distribution Center

Total Tract Size: 1.02 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Industrial/ Employment

Major Street Plan: The City-Wide Master Plan classifies Osage Avenue as a Class C thoroughfare.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Maria Leal wants to utilize the space at 402 Osage Avenue for an auto detailing business with limited auto sales of 1-2 sales per month.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is industrial in nature with other auto related uses nearby.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and uses of nearby properties are set out above. The proposed use of this property would be in keeping with the general nature of uses in the area. There are several automotive related uses, and a detailing shop would fit with these as well as with industrial uses.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The removal of the restrictions will not detrimentally affect nearby property. Other tenants in the building will still be able to operate.

4. *The length of time the property has remained vacant as zoned.*

The tenant space has been vacant approximately one year and two months. The last occupant was an auto sales business.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

This proposed application will not increase traffic more than previous uses.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is not necessary for the convenience and welfare of the public; however, it will not substantially or permanently injure the appropriate use, visual quality or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

This is not anticipated to be a problem due to the surrounding industrial and automotive related uses. The applicant will only be detailing cars, no mechanical work is proposed. Some auto sales are also proposed.

9. *Whether the proposed use will pollute the air, land or water.*

As no mechanical work will be done, the proposed use would have minimal impact on air, land or water pollution. If not properly disposed of, cleaning solution and other chemicals used for the detailing could contribute to non-point source pollution.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

This is not an issue

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health safety and welfare is minimal. If the application is denied the applicant will have to find a different location to operate.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

Selling vehicles on the site could create a problem with parking availability. The applicant has stated they will only sell one to two cars per month, however with the additional vehicles on site for detailing as well as parking occupied by neighboring tenant spaces the area will be crowded.

PREVIOUS ACTIONS

#SP-2016-47

NEIGHBORHOOD MEETING

No information was received in regard to a neighborhood meeting being held.

KEY ISSUES

Site Improvements
Parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-53, subject to:

1. **Less than five (5) cars for sale.**
2. **The detailing being by appointment with pick up and drop off by the applicant.**
3. **Compliance with the previous stipulations by July 31, 2018.**
4. **Approval for two (2) years.**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends

APPROVAL of Petition #**SP-2018-53** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Aerial View
Zoning View
Site Plan
Updated Site Plan
Applicant Photos
Applicant Responses
Email Correspondence
Staff Photos
Neighborhood Meeting Information
Photos Submitted by Applicant

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: **Kimberly Portillo**
 kportillo@wcyokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-53** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2017-53**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 2:07:10:

SPECIAL USE PERMIT APPLICATION #SP-2018-53 – MARIA E. LEAL WITH M&M'S AUTO SALES AND DETAIL LLC – SYNOPSIS: Special Use Permit for an automotive business that includes detailing of new and used automobiles and possible sale of one or two vehicles per month at 402 Osage Avenue. Detailed Outline of Requested Action: The applicant, Maria Leal wants to utilize the space at 402 Osage Avenue for an auto detailing business with limited auto sales of 1-2 sales per month.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Maria Leal, applicant, 4352 Garfield Avenue, Kansas City, Kansas
- ❖ Ben Bortnick, owner of the property

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:13: Director Richardson stated that the pictures that Mr. Bortnick referenced may have gotten caught up in file size; it appears that most of the improvements previously approved have been made. The staff is going to change its recommendation and recommends approval subject to:

1. Less than five (5) cars for sale.
2. The detailing being by appointment with pick up and drop off by the applicant.
3. Compliance with the previous stipulations by July 31, 2018.
4. Approval for two (2) years.

He asked Mr. Bortnick to call him tomorrow about getting the pictures that were not received via email.

Motion and Vote starts at 2:14:06:

On motion by Mr. Mose, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-53:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

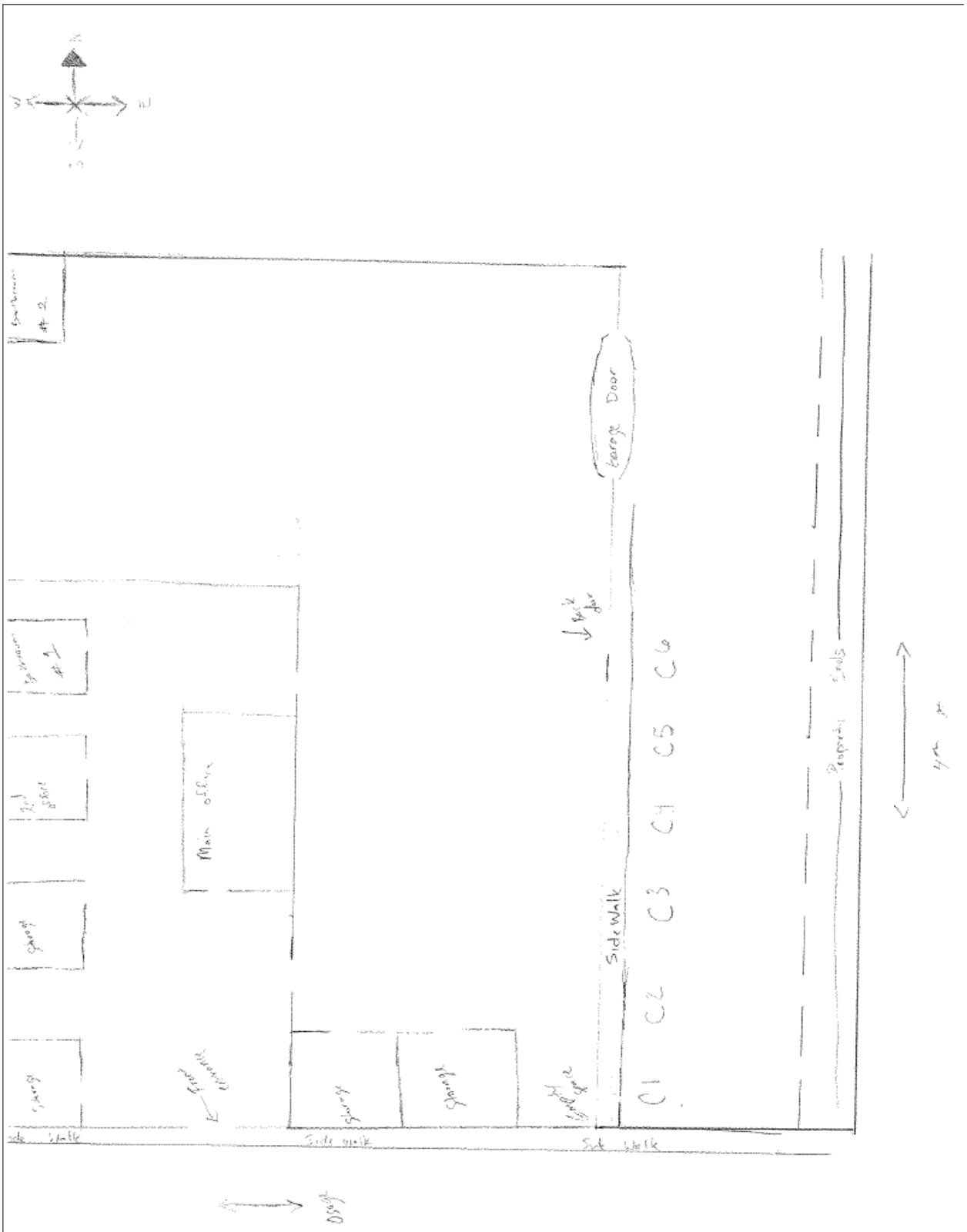
Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

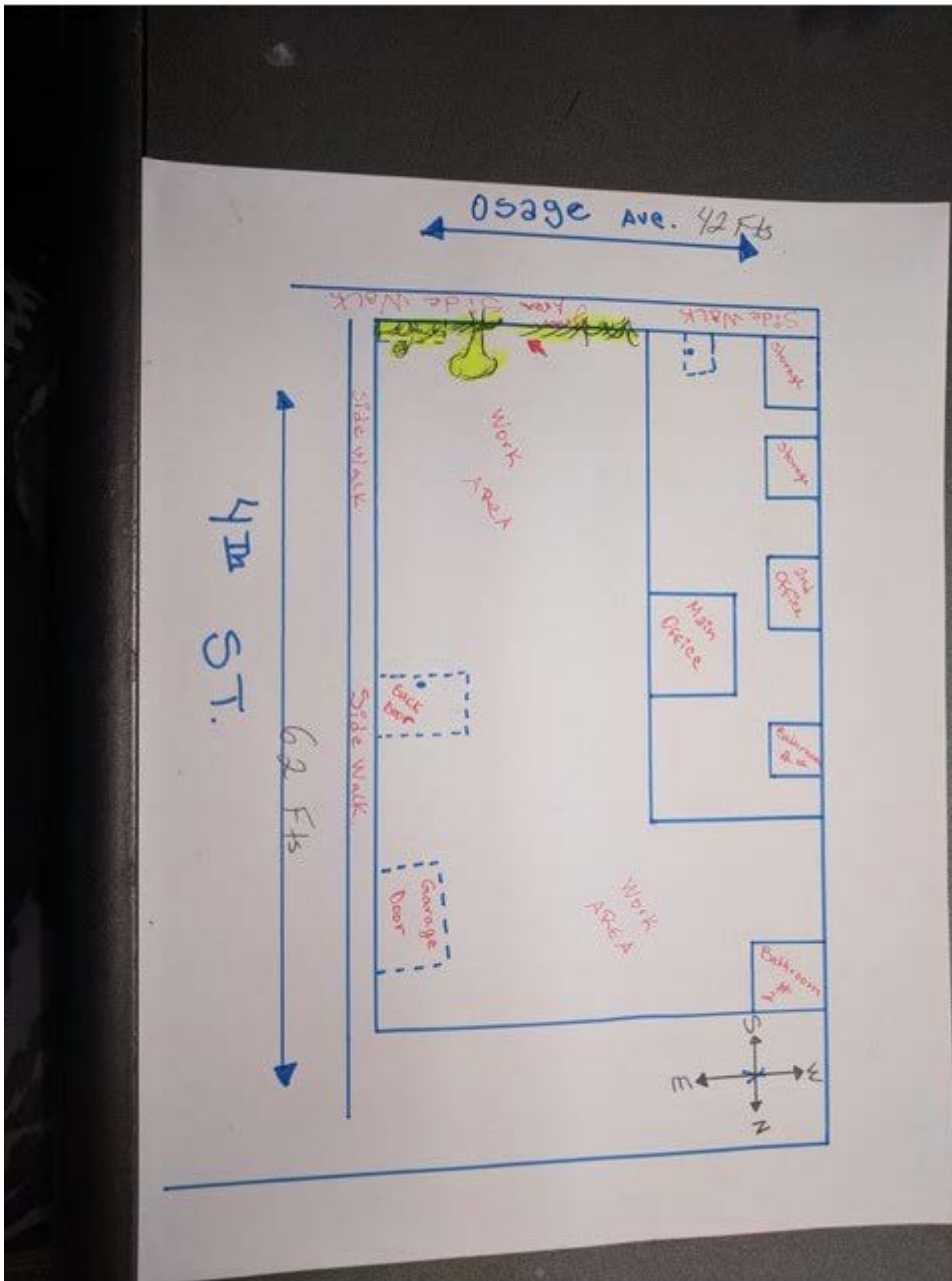
- 1. Less than five (5) cars for sale.**
- 2. The detailing being by appointment with pick up and drop off by the applicant.**
- 3. Compliance with the previous stipulations by July 31, 2018.**
- 4. Approval for two (2) years.**







1 Site Plan



2 Attachment: Updated Site Plan



3 Applicant Photo



4 Applicant Photo



5 Applicant Photo

M&M AUTO SALES & DETAIL, LLC.

402 Osage Ave.
Kansas City, Kansas 66105

April 20, 2018

VIA ELECTRONIC MAIL

City Planning Commission
701 North 7th Street, 9th Floor
Kansas City, Kansas 66101

Re: Response to Draft Report
Petition Number: #SP-2018-53

Dear Sir/Madam:

In response to the Urban Planning and Land Use Committee's comments, I respectfully offer the following:

3. There will be three total employees on site.
4. 9:00AM – 6:00PM.
5. Provided previously.
6. 80/90% of the work will be completed inside the building.
7. There will not be more than 2 cars for sale at any time. I anticipate having no more than 10 cars total on site at any given time.
8. Prior to the start date for the business, the parking lot will be re-stripped.
9. /10. The only hazardous product that will be used at the location is "Tire Magic". The remainder of the products are VOC compliant and can go "down the drain". The Tire Magic product is dispensed with a spray bottle and does not go "down the drain".

In response to the Public Works Committee's comments, I respectfully offer the following:

1. The business has no plans to change oil.
2. We do not plan to work on wrecked cars. Except in rare circumstances.
3. No structural changes are being made to the property.

In response to the Conservation District Committee's comments, I respectfully offer the following:

1. The business has no intention to damage the soil on the property.

Thank you in advance for your prompt and professional attention to this most serious matter. Should you have any additional questions or concerns, please do not hesitate to contact me.

Respectfully,

Maria Leal

Maria Leal

6 Applicant Responses



Mon 4/30/2018 2:36 PM

Ben Bortnick <benbortnick@yahoo.com>

Re: SP-2018-53 Draft Staff Report

To wcurtiss@legalservicesgroup.net

Cc Portillo, Kimberly

According to Ms. Leal, the cars for sale will be resold at the auto auction.

There is no retail car sales from the 402 location.

Sincerely,
Ben

7 Email Correspondence



Tue 5/1/2018 12:09 PM

Portillo, Kimberly

RE: SP-2018-53 Draft Staff Report

To wcurtiss@legalservicesgroup.net; Ben Bortnick; Maria Leal

All,

Please elaborate on the following as provided in your response letter:

Urban Planning Comments

2. **RESPONSE NOT PROVIDED. Please provide a response**

The previous Special Use Permit (SP-2016-47) at the same location required upgrades to the building, including

- a. Applicant must comply with Section 27-593(b)(19) to include, but not limited to:
 - i. Conducting any necessary repair to the façade
 - ii. Adding new doors or windows if existing fixtures are in disrepair
 - iii. Painting and any other cosmetic work that needs to be done
- b. All parking spaces will need to be repainted. At least one will need to be accessible for individuals with disabilities according to ADA standards.
- c. To comply with Commercial Design Guidelines: Fresh paint, as well as a wainscot around the applicant's portion of the building.
- d. Applicant is responsible for planting at least one tree, per Commercial Design Guideline standards.
 - i. The concrete pavement will need to be saw cut out in order to plant tree(s).

Have all the required improvements listed above been completed?

Public Works Comments

- 1) It appears that an auto detailing shop may include work on wrecked vehicles. Will wrecked vehicles that potentially leak fluids be worked on or stored on-site? Provide an analysis of MARC BMP Hotspots as it may apply to this site and indicate any necessary improvements on the plans. Further discussion with staff may be needed.

Answer provided by applicant: We do not plan to work on wrecked cars. Except in rare circumstances

Staff Follow-up Question: What sort of rare circumstances would you be doing work on cars? What sort of work will be done?

Thank you,



Kimberly Portillo, CFM

Development Review Coordinator/ Floodplain Administrator | Department of Urban Planning and Land Use

Neighborhood Resource Center | 4953 State Ave, Kansas City, KS 66102

913 573-8664 | kportillo@wycokck.org

8 Email Correspondence



Thu 5/3/2018 10:49 AM

Ben Bortnick <benbortnick@yahoo.com>

402 Osage parking lot

To: Portillo, Kimberly

Cc: Flanders, Zachary; Parker, Janet; Curtis W. Shain; Maria Leal; Lyndse Elle Bortnick

Kim,

The parking lot is now striped and one handicap stall next to the driveway) per code is dedicated.

I anticipate the landscaping will be complete today as well and we will forward photos for your file.

Thanks

Sincerely,

Ben

9 Email Correspondence



10 Staff Photo 5/4/2018



11 Staff Photo 5/4/2018



12 Staff Photo 5/4/2018

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte

Comes now Maria E. Leal, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # SP-18402-00034
2. That I conducted a neighborhood meeting on April 30, 2017.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Maria E. Leal
Affiant

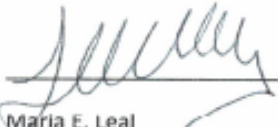
SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 3 day of May, 2018.

My commission expires 7 of November 2018



[Signature]
Notary Public

I had a neighborhood meeting on April 30, 2017 at 12:00 P.M. at 402 Osage Ave to discuss the proposal filed with the Department of Urban Planning and Land Use and no one came to oppose the idea.


Maria E. Leal











Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-54

GENERAL INFORMATION

Applicant:
R. Scott Beeler

Status of Applicant:
Representative
Lathrop Gage LLP
10851 Mastin Boulevard
Suite 1000
Overland Park, KS 66210

Requested Action:
Approval of Special Use Permit
for the Temporary Use of Land
for industrial purposes

Date of Application:
April 2, 2018

Purpose:
To park motor vehicles, SUV's,
pick-up trucks, and semi-truck
trailers in the parking lot

Property Location: 9700 Leavenworth Road



Commission Districts: Commissioner At-Large: Melissa Bynum
District Commissioner: Mike Kane

Existing Zoning: A-G Agriculture District

Existing Surrounding Zoning: **North:** A-G Agriculture District
South: CP-2 Planned General Business and A-G Agriculture Districts
East: R-1 Single Family and CP-2 Planned General Business Districts
West: A-G Agriculture and R-1 Single Family Districts

Existing Uses: **North:** Single family residences on large lots
South: Vacant commercial land north of Leavenworth Road and single-family residences on large lots
East: Event Center and Wyandotte County Lake Park
West: Single family residences

Total Tract Size: 56.27 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Entertainment.

Major Street Plan: Leavenworth Road and 99th Street are classified as Class A and B Thoroughfares, respectively.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 22, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The representative, R. Scott Beeler on behalf of the property owner, Ruffin Woodlands, LLC wants to store motor vehicles, SUV's, pick-up trucks and semi-trailer and/or vehicles to help companies in the area that need the space on a temporary basis on 56.27 acres at 9700 Leavenworth Road.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area is dominated by the vacant Woodlands facility. Other prominent features include the surrounding large lot residential development and Wyandotte County Lake Park.

2. The zoning and uses of properties nearby and the proposed use's expected compatibility with them.

The zoning and their uses are set out above. The facility currently exists, though the previous use ceased many years ago. While the site has a large parking lot, the industrial nature of keeping trailers and other vehicles is not compatible with the adjoining neighborhoods that trucks are required to pass on the way to the parking lot.

3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?

The removal of restrictions may impact nearby properties.

4. The length of time the property has remained vacant as zoned.

The property is not vacant, although the buildings on the property are not currently in use.

5. The degree of conformance of the proposed use to the Master Plan.

Special use permits are not addressed in the Master Plan; however, this type of use is routinely located in industrial areas.

6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

The proposed use will result in increasing the amount of vehicular traffic because the site should be vacant. This site was not designed for the proposed amount of truck traffic.

7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

The use is not necessary. The use could impact the visual quality and marketability of nearby residences in a negative way.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The noise that is normally associated with the keeping of vehicles and trailers may cause problems for nearby property as UPS has 24/7 operations.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application is denied, the vehicles and trailers will need to find an industrial zoned property to operate the desired use.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use will not result in overcrowding of land.

PREVIOUS ACTIONS

- #SP-2018-8 was withdrawn by the applicant at the Board of Commissioners meeting on January 25, 2018 to keep semi-truck trailers on the property.
- #SP-2016-32 was approved by the City Planning Commission on April 11, 2016 to operate a pari-mutuel racing facility.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 27, 2018. According to the applicant, those that attended the meeting expressed opposition to the petition.

KEY ISSUES

KCKFD access and vehicle layout
Operational hours
Noise

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-54, with the comments in the staff report subject to:

1. **Appropriate directed lighting**
2. **No use of jack brakes**
3. **Vehicles will only use Leavenworth Road**
4. **Vehicles will not use 99th Street**
5. **Withdrawal of the UPS truck/tractor-trailer storage**
6. **This special use permit is for passenger cars and pick-ups**
7. **A 30-day minimum stay for a vehicle**
8. **Maximum number of trucks per day is 60 (17 trucks per hour maximum)**
9. **Approval is for two (2) years**

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-54 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
KCKFD Comment Letter
Applicant Narrative
Applicant Response Letter
Neighborhood Meeting Minutes
Aerial Photographs
Site Photographs

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: **Byron Toy, AICP**
btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-54** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-54**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 2:14:45:

SPECIAL USE PERMIT APPLICATION #SP-2018-54 – R. SCOTT BEELER WITH LATHROP GAGE LLP FOR RUFFIN WOODLANDS LLC - SYNOPSIS: Special Use Permit for the Temporary Use of Land for storage of motor vehicles, including cars, SUVs, pick-up trucks and semi-truck trailers at 9700 Leavenworth Road. Detailed Outline of Requested Action: The representative, R. Scott Beeler on behalf of the property owner, Ruffin Woodlands, LLC wants to store motor vehicles, SUV's, pick-up trucks and semi-trailer and/or vehicles to help companies in the area that need the space on a temporary basis on 56.27 acres at 9700 Leavenworth Road.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ R. Scott Beeler, Lathrop Gage, attorney representing Ruffin Woodlands LLC, 10851 Mastin Boulevard, Suite 1000, Overland Park, Kansas 66210
(NOTE: They withdrew the truck trailers portion of the application.)

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:31:25: Director Richardson stated that the staff recommends approval subject to:

1. Appropriate directed lighting
2. No use of Jake brakes
3. Vehicles will only use Leavenworth Road
4. Vehicles will not use 99th Street
5. Withdrawal of the UPS truck/tractor-trailer storage
6. This special use permit is for passenger cars and pick-ups
7. A 30-day minimum stay for a vehicle
8. Maximum number of trucks per day is 60 (17 trucks per hour maximum)
9. Approval is for two (2) years

A question was asked by the Commission concerning the upkeep of the properties in that area and Director Richardson stated there are multiple ownerships and the ones up front belong to the Unified Government and will be included in the new mowing program this summer. If anyone see any issues, let him know and he will contact the Parks and Recreation Department.

Motion and Vote starts at 2:34:28:

On motion by Dr. Serda, seconded by Mr. Carson, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-54 with the comments in the staff report:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

1. Appropriate directed lighting

2. No use of jack brakes
3. Vehicles will only use Leavenworth Road
4. Vehicles will not use 99th Street
5. Withdrawal of the UPS truck/tractor-trailer storage
6. This special use permit is for passenger cars and pick-ups
7. A 30-day minimum stay for a vehicle
8. Maximum number of trucks per day is 60 (17 trucks per hour maximum)
9. Approval is for two (2) years



Kevin Shirley
Fire Chief

KANSAS CITY KANSAS FIRE DEPARTMENT
Division of Fire Prevention

John Droppelmann, Fire Marshal
Fire Headquarters Building
815 North 6th Street
Kansas City, Kansas 66101



Phone: 573-5550
Fax: 551-0490

PLANNING COMMISSION AGENDA REMARKS

April 16, 2018

Mrs. Janet Parker,

In reference to the BOZA and CPC agenda items for the May 14, 2018, City Planning Commission Agenda the Kansas City, Kansas, Fire Marshal's office has only one comment for the items submitted:

- **#SP-2018-54 R. SCOTT BEELER FOR RUFFIN WOODLANDS, LLC**
Special Use Permit for the Temporary Use of Land for storage of motor vehicles.

COMMENT: The Fire Department request that the storage of vehicles is not such that access to any row of vehicles is not restrictive to the point where suppression efforts would be limited. The Fire Department would like to see a proposed parking plans showing drive lane dimensions, parking areas, and turn radii.

Respectfully,

John Droppelmann
Fire Marshal
Kansas City Kansas Fire Department
Office: 913-573-5938
Fax: 913-551-0490
Email: jdroppelmann@kckfd.org

The Woodlands property has the infrastructure already in place to accommodate this SUP use. The property is accessed by a currently designated multi-lane arterial street (Leavenworth Road) and the existing ingress/egress to the property is also multi-lane. It has been determined that available improved surface parking for storage of cars and trucks is at a minimum. Significant local employers such as Ford, UPS and railroads transporting vehicles, are in immediate need of temporary vehicle storage areas. The currently not operating Woodlands property, given its existing hard surface parking areas, existing storm drainage system, arterial street access and close proximity to I-435 is an ideal fit for the current need in the community.



R. SCOTT BEELER
PARTNER
DIRECT: 913.451.5158

MAIN: 913.451.5100
FAX: 913.451.0875
RSBEELER@LATHROPGAGE.COM
LATHROPGAGE.COM

BUILDING 82, SUITE 1000
10851 MASTIN BOULEVARD
OVERLAND PARK, KANSAS 66210-1669

April 24, 2018

Rob Richardson, Director of Planning and Development (richardson@wycokck.org)
Byron Toy, Principal Planner (btoy@wycokck.org)
Kim Ingham, Chief Engineer (kingham@wycokck.org)
Martin Ntonjira, Project Engineer (mntonjira@wycokck.org)
Janet Parker, CSC/ APC, Administrative Assistant (jparker@wycokck.org)
Kim Portillo, DRC Coordinator (kportillo@wycokck.org)
John Droppelmann, Fire Marshall (jdroppelmann@kckfd.org)
Unified Government of Wyandotte County
701 N. 7th Street
Kansas City, KS 66101

Re: Special Use Permit for The Woodlands, Petition Number SP-2018-54

Good Afternoon,

This letter is to address Planning, Engineering and Fire Department comments with regard to the above-referenced Special Use Application.

The proposed staff report contains various comments and suggestions on Page 5 of the draft document.

With respect to the Urban Planning and Land Use comments, the Applicant responds as follows:

1. To the extent there is any required business licensing associated with the use of this property as intended in the application, such licensing will be obtained.
2. The November 27, 2017 application was for the storage of truck trailers on the subject property. Further, the prior proposal planned for access to the site through The Woodlands entry road off of 99th Street. The prior application contained no operational time limitations.

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The current application proposes a two-year Special Use Permit to allow temporary storage of motor vehicles, including, cars, pick-up trucks and truck trailers. A principal difference is that applicant anticipates the vast majority of stored vehicles will be of a passenger car or pick-up truck variety. Applicant does still anticipate truck trailers, but believes that number will not exceed 500 at a time. The Woodlands existing finished parking lots can accommodate some 10,000 vehicles. The Applicant does not anticipate more than 4,000 passenger cars and/or pick-up trucks at one time.

The Applicant is prepared to stipulate that all access to The Woodlands property for the proposed storage use shall be from the multi-lane thoroughfare, Leavenworth Road. The access point from Leavenworth Road north to The Woodlands parking lots is also multi-lane and easily accommodates this use.

The Applicant is willing to stipulate to an access availability for ingress and egress for the storage purpose of a 7:30 a.m. to 7:30 p.m.

Further, Applicant is willing to stipulate to a condition that they are to instruct those with whom they contract for vehicle storage that any delivery vehicles be prohibited from using what are commonly referred to as "jake brakes" over the course of delivery from I-435 to the facility.

3. The comments from KCKFD regarding aisle spacing and turn radius information are discussed hereafter in response to similar comments from Public Works and Engineering.

4. The Applicant currently is in negotiation with UPS and Ford Motor and has been in touch with General Motors with regard to temporary storage of vehicles.

There have been other inquiries from similar businesses in the area but at this date, no other contracts are in direct discussion.

5. The application for this Special Use Permit is for two years.

6. The Applicant does not believe that allowing for temporary storage of operating motor vehicles in transit to a final location, constitutes what is intended by the term "industrial storage." The Woodlands property is nearly 400 acres and the parking lots are only a small fraction of that amount (approximately one-eighth). The parking lots are set back from any perimeter property line by hundreds of feet. In almost all cases, the parking lots themselves are barely visible from any public thoroughfare. Given the close proximity to I-435 and the multi-lane thoroughfare of Leavenworth Road, this well-defined and set back property is ideal for this short term usage.

With respect to the **Public Works** comments, the Applicant responds as follows:

A. The improved entryways and parking lots at The Woodlands are currently in existence. As such, there is no plan revision, architectural or additional documentation anticipated.

B. The Applicant is willing to make the stipulations noted in response to Urban Planning and Land Use comments above.

C. Not Applicable.

With respect to the **Engineering** comments, the Applicant responds as follows:

1. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

2. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

3. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

4. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

5. The parking lots are all hard finished surface parking lots which comply with UG requirements. To the extent Applicant finds that any intermittent maintenance or repair is required to conduct this use, that maintenance and/or repair will be conducted, as needed. There is no large area resurfacing anticipated or required to perform this temporary use.

6. This information was provided in response to Urban Planning and Land Use comments above.

7. Applicant confirms that only operable vehicles/trailers will be stored on-site.

8. The contracts contemplated by the Applicant with companies requesting temporary storage do not require specific line markings for individual parking spots. The intention is to park the vehicles in a uniform fashion allowing for necessary ingress and egress through access lanes within the parking lot and via the Leavenworth Road main

29426231v2

entry. Applicant is aware of the inquiry of the KCKFD and is willing to work on-site with KCKFD representatives to accommodate fire suppression and good practice access.

9. The current anticipation is for the provision of 24/7 security on-site. It is anticipated that security personnel will likely locate at or near the main entry off of Leavenworth Road and then a schedule of periodic patrol will also be implemented. There is no new security building construction anticipated. Applicant anticipates the use of portable toilets as with any temporary use site, along with cleaning and emptying on a standard schedule.

10. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

11. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

12. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

13. No additional construction is planned or necessary for the proposed Special Use Permit. As such, there are no additional architectural and/or engineering plans anticipated.

With respect to the Erosion Control comments, the Applicant responds as follows:

Please see Paragraphs 1 through 11. No additional construction is planned.

29426231v2

April 24, 2018
Page 6

Applicant General Comment:

There were several references to an aerial view of the subject property within the various comments received by the Applicant. A aerial view and an outline of the subject parking lots was included with the Application from September/2017 and is incorporated again herein. Further, aeriels showing and highlighting the parking lot and entry way are attached hereto.

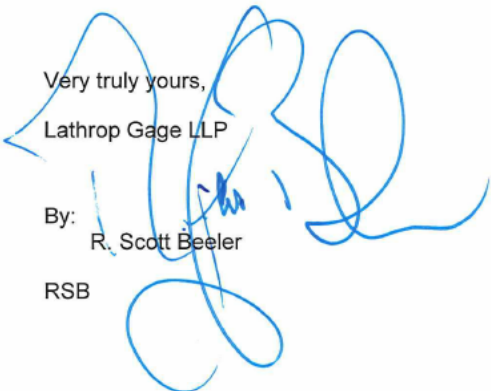
It is our hope and belief that this response letter answers any questions or concerns raised by any of the departments noted above. To the extent you have further questions or concerns, please feel free to contact me. We are proceeding with our Neighborhood Meeting this Friday, April 27, 2018 at 2 p.m. and will submit our summary report from that meeting at its conclusion.

We look forward to a favorable recommendation from staff on this application.

Thank you for your attention.

Very truly yours,

Lathrop Gage LLP

By: 
R. Scott Beeler

RSB

29426231v2

MINUTES

Neighborhood Meeting

SP-2018-54

April 27, 2018 | 2:00PM | Comfort Suites, 3000 N. 103rd Terr., Kansas City, KS 66109

Meeting Called: R. Scott Beeler (Lathrop Gage) & Ruffin Woodlands, LLC

Type of Meeting: Explain the Special Use Permit proposal and answer questions or concerns

Facilitator: R. Scott Beeler

Note Taker: Jayme LaRocca (Ruffin Woodlands, LLC)

Attendees: (See attached Sign-In Sheet)

David Stinebaugh, Jean Langkop, Pat Brune, Karen Lamber, Greg Lamber, Joe Vaught, Deborah Sprague, Mr. & Mrs. Hene, Roberta Laird

Mr. Beeler introduced himself and informed the attendees he represented Ruffin Woodlands, LLC, Owner of the Woodlands, on an application for a Special Use Permit (SUP) to store vehicles/trailers on the roughly 56 acres of available asphalt parking. He gave a general description of the SUP application, explained the process and gave the date, May 14, 2018, for the Planning Commission public hearing. He noted the previous SUP to store vehicles/trailers at the Woodlands was withdrawn by Ruffin Woodlands, LLC prior to presentation at the Board of Commissioner's Meeting on January 25, 2018.

Mr. Beeler explained the need by companies in the area to store vehicles/trailers due to issues with railcar and other transportation problems.

Mr. Beeler informed the attendees the main use plan continues to be to open the Woodlands as a racing, gaming and entertainment facility, but there has been resistance by legislators in Topeka to make that happen. Right now, slot machines at state-owned and operated casinos are taxed 22% while slot machines at racetracks are taxed 40%, for the same voter approved machines. That differential has meant the Woodlands has remained shuttered due to an inability to profitably compete. In this interim, while focusing on legislative change to level the competitive playing field, the Woodlands has the space, for local companies who need it, to temporarily store vehicles/trailers on the property.

Mr. Beeler explained that the current application was modified from the prior application to address the previous concerns of neighbors and staff. The previous SUP proposed the use of the 99th Street gate. This SUP proposes utilization of the Leavenworth Road entrance only, which was

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built to handle vehicle and truck traffic. There will be 24/7 Security at the main gate along with periodic patrols through the parking lot areas. Companies that contract with Ruffin Woodlands, LLC to store vehicles will be instructed that the use of "Jake Brakes" is prohibited from I-435 to the entrance of the Woodlands. The hours of operation, meaning delivery or removal of the vehicles to be stored, will be limited to 7:30am to 7:30pm, essentially a "daylight" timeframe. Vehicles/trailers will be parked in lanes sufficient so the Fire Department can get in or out efficiently. The Woodlands will work with the Fire Department to make sure they are comfortable with the placement. Mr. Beeler explained that they anticipate approximately 3,000-4,000 vehicles cars/pick-up truck(s) to be parked at the Woodlands and approximately 500-750 trailers. He noted the Woodlands parking lots are set back far enough from the main roads that you can barely see vehicles/trailers on the property. He also noted that having security on the Woodlands property is a benefit to the neighborhood.

Question: How many semis will be going down Leavenworth Road at any given time?

Response: Leavenworth Road is a four-lane thoroughfare and is built to handle large volumes of passenger and truck traffic.

Question: Neighbor Joe Vaught noted he owns three homes near the Leavenworth Road entrance. He is concerned about the noise from the brakes. Even if you eliminate the "Jake Brakes", all semis have air brakes that make noise. His fear is if the Woodlands does not get legislative help, the property would be turned into an industrial park. He continued that this SUP doesn't benefit the neighbors and there is no tax benefit.

Response: Mr. Beeler explained Leavenworth Road is designed to handle thousands of vehicles per day. He also explained that if there is no legislative help, the property could be redeveloped by either the current owner or possibly by some other owner. At present, the current owner's goal is to reinvigorate the Woodlands racing, gaming and entertainment facility. No other redevelopment, industrial or other is currently contemplated. But the Woodlands is well located and a prime KCK location for redevelopment in the event it cannot be profitably operated as presently contemplated.

Question: Attendee states concern that if the Woodlands gets a SUP for two years, they will continue to get it extended. Attendee also noted they complained about the portable lights and it wasn't corrected.

Response: Mr. Beeler responded that this is a very temporary situation. Mr. LaRocca noted that the complaints about the lights last time were addressed and apologized if they were not turned correctly. While permit extensions are possible under the regulations, any such extension would be reviewed by staff for appropriateness. Issuance of a two year permit is not a pre-validation of applications for extensions.

Question: Attendee said they thought this issue to get a SUP was over with. Why are we addressing this again?

Response: Mr. Beeler explained the Woodlands withdrew their prior application at the Board of Commissioner's Meeting in order to review and make changes to address the prior voiced concerns.

Question: Attendee asked who will enforce if the companies violate the stipulations?

Response: Mr. Beeler explained that any complaints would go through the UG. That is how the process works. He noted that the applicant could be fined or even that the SUP could be pulled for continued violations.

Question: Attendee stated they disagreed that the area is safer with having the vehicles/trailers watched with 24/7 Security on site.

Response: No response required.

Question: Attendee said they never got the opportunity to complain in the past, the vehicles and trailers just showed up on the Woodlands property.

Response: Mr. Beeler acknowledged there had been vehicle storage under prior ownership and even some storage under current ownership, but the intent of the current owner is to follow appropriate regulation and protocol and have an SUP reviewed and issued.

Question: Attendee asked how we would know what number of vehicles/trailers are on the Woodlands property.

Response: Mr. Beeler explained the Woodlands would restrict the number of vehicles/trailers on the property to the numbers permitted by the SUP.

Question: Attendee asked if there were any plans to upgrade the property and the lights.

Response: Mr. Beeler explained that the SUP vehicle storage use was to be temporary. There are no plans to make significant improvements to the property for this use.

Question: Joe Vaught asked questions about the current gaming bill.

Response: Mr. Beeler explained the initial pari-mutuel bill and the current gaming bill.

Question: Attendee asked why the owner doesn't just redevelop the property now.

Response: Mr. Beeler explained how the owner is committed to reopening the Woodlands as a racing, gaming and entertainment destination. There could well be redevelopment in the future if the current plan remains economically unfeasible.

Question: Joe Vaught explained he is worried that if the Woodlands doesn't get legislative help, the property would be turned into an industrial park.

Response: Mr. Beeler responded that the Woodlands property consists of nearly 400 acres. During the time since acquisition of the property, a number of potential suitors and developers have approached the owner with redevelopment ideas. To date, those inquiries have been tabled pending hope and optimism for the Woodlands project.

Question: Attendee explained she has lived in the area for 45 years. Why would people complain about lights at the Woodlands? It's not any different than at the ball fields. She would like to see the Woodlands come back. She noted it would be good to have activity to keep the thieves away from the area. The security at the Woodlands would be a benefit. She's afraid the property would be turned into low income housing.

Response: No response required.

Question: Neighbor David Stinebaugh expressed concerns about vehicle delivery drivers going down 99th Street.

Response: Mr. Beeler explained that the SUP will specify that only Leavenworth Road will be utilized. If any of the drivers use 99th Street, they will be reprimanded.

Question: Attendee asked how many trailers can fit on 56 acres.

Response: Mr. Beeler explained that the number that would "fit" has not been calculated, except to say that a "total" number would be far more than the number anticipated for this application.

Question: Attendee asked what racing was anticipated.

Response: Mr. Beeler responded and advised that the Woodlands contemplates live horse racing and simulcast of other forms of racing.

Question: Attendee stated he will keep voting "No" to have the Woodlands get a SUP due to concerns over payment for the roads being damaged by the semi traffic.

Response: No response required.

Question: Neighbor Joe Vaught stated he doesn't believe that it's better to have vehicles/trailers with Security at the Woodlands. He sees a lot of theft at other lots with vehicles/trailers.

Response: No response required.

Question: Attendee stated it seems illegal to have a monopoly on state-owned casinos. She asked how the State of Kansas can allow that.

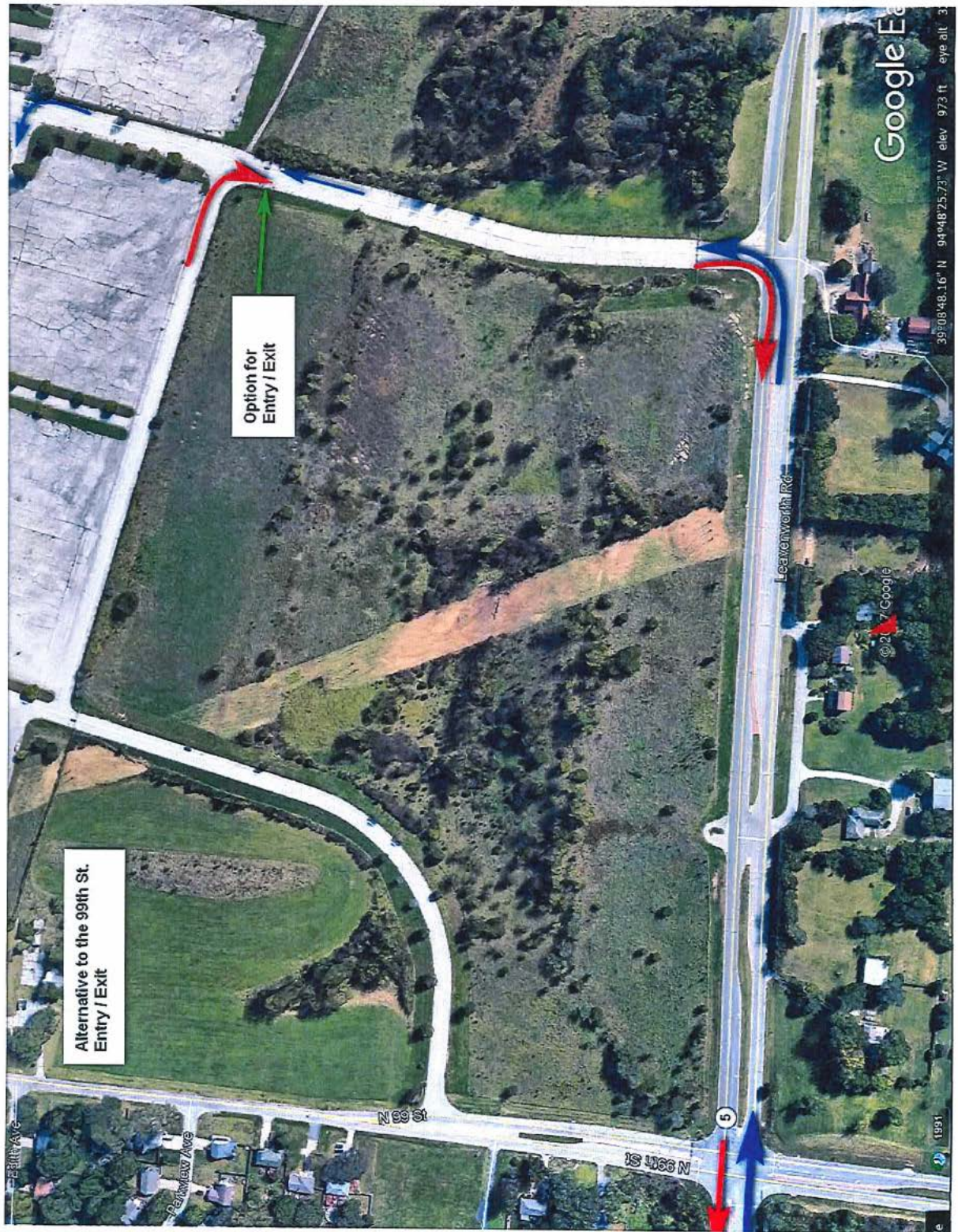
Response: No response required.

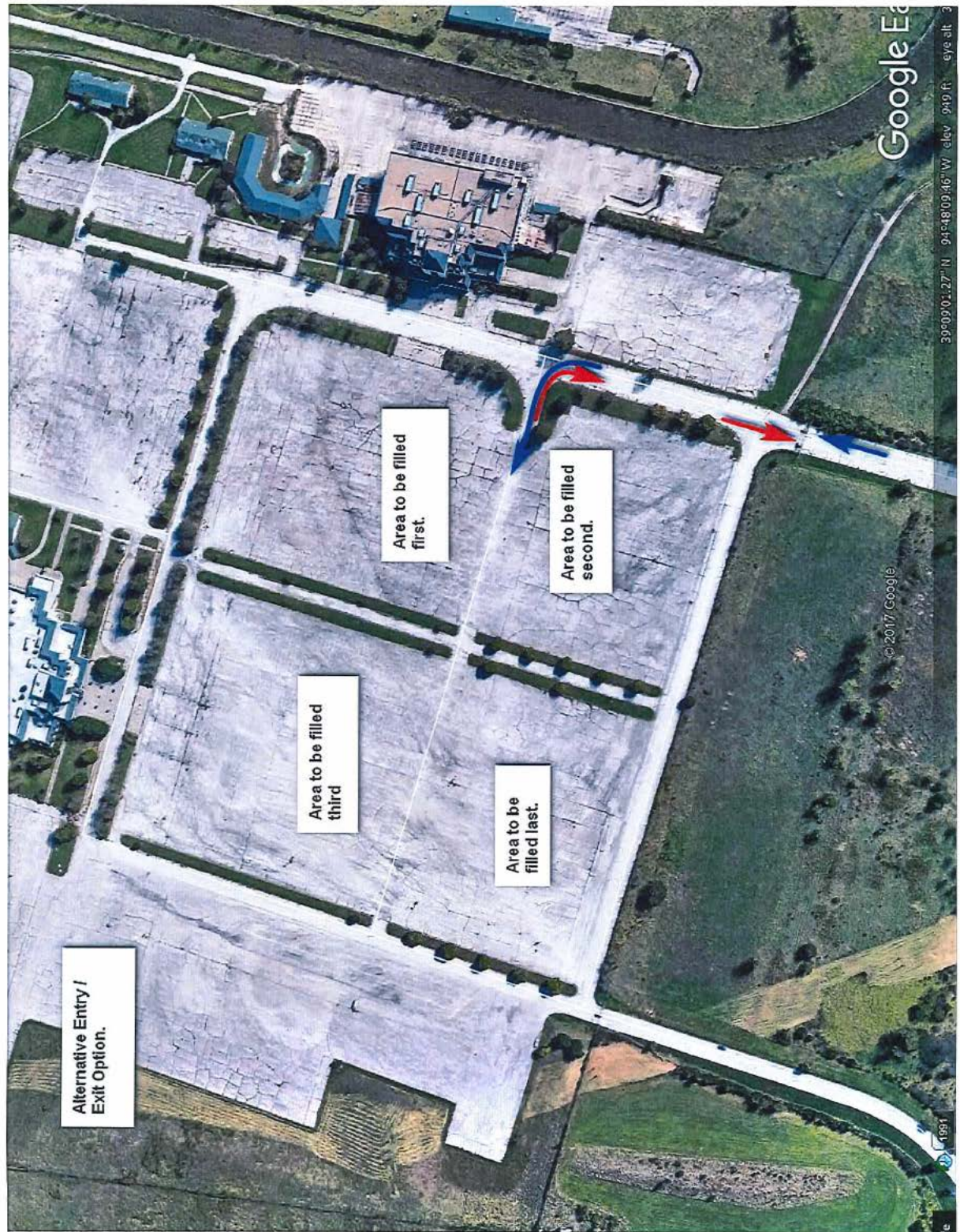
Conclusion:

Mr. Beeler concluded the meeting by stating that if anyone here knows of any neighbor who couldn't make this meeting for any reason, and they have additional questions, to please contact him or Jayme LaRocca. Business cards were made available.

The meeting concluded at 3:15pm.

[illegible]





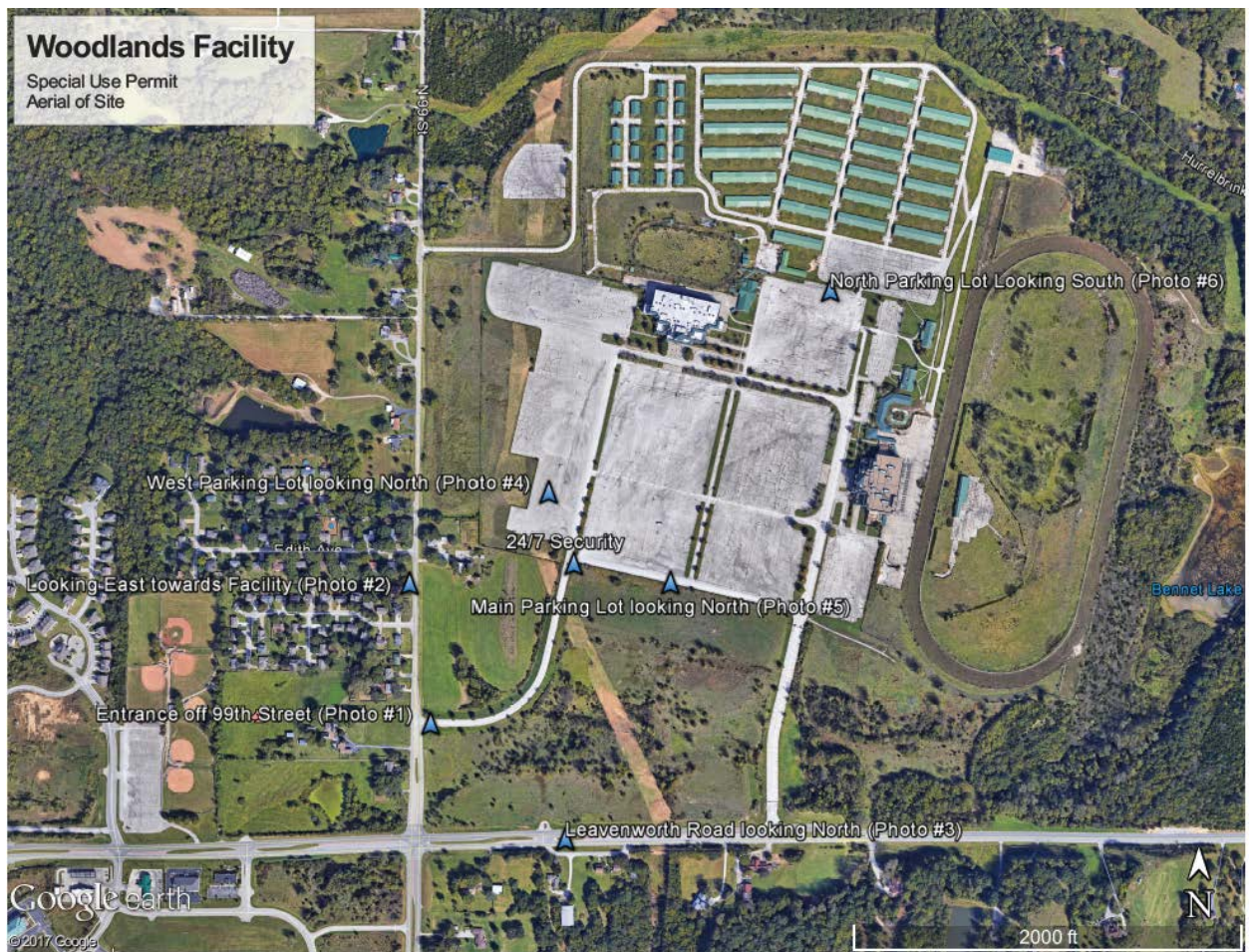


Figure 1. Aerial photograph of 9700 Leavenworth Road (provided by the applicant).



#1) Main entrance to Woodlands Site from 99th Street.



#2) Looking East from 99th Street towards Woodlands site.



#3) Looking North from Leavenworth Road towards Woodlands site.



#4) Looking North from South end of West Parking Lot.



#5) Looking North from South end of Main Parking Lot South of Dog Track Building.



#6) Looking South from North End of Parking Lot East of Dog Track Building.



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-55

GENERAL INFORMATION

Applicant:
Ashley Walters

Status of Applicant:
Representative
Connie and Curt Nichols
3301 North 73rd Place
Kansas City, Kansas 66109

Requested Action:
Approval of a Home Occupation
Special Use Permit

Date of Application:
April 2, 2018

Purpose:
To operate an in-home daycare
(Home Occupation)

Property Location:
3001 North 73rd Place



Commission Districts: Commissioner At Large: Melissa Bynum
District Commissioner: Jane Philbrook

Existing Zoning: R-1 Single-Family Residential District

Existing Surrounding Zoning: **North:** R-1 Single Family District
South: R-1 Single Family District
East: R-1 Single Family District
West: R-1 Single Family District

Existing Uses: **North:** Single Family Home
South: Single Family Home
East: Single Family Home
West: Single Family Home

Total Tract Size: .21 acre

Master Plan Designation: The City Wide Master Plan designates this property as Low-Density Residential.

Major Street Plan: The Major Street Plan designates this section of N. 73rd Place as a Local/Neighborhood Street.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 23, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ashley Walters, is applying for a Home Occupation Special Use Permit to operate an in-home daycare on this property.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This neighborhood is comprised primarily of single-family residential homes. The applicant's property is within close-proximity to a major thoroughfare in Leavenworth Road, as well as Washington High School.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The proposed use is compatible with the zoning and uses of nearby properties.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The removal of restrictions should not detrimentally affect nearby property.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

Vehicular traffic will increase to the home, particularly during pick-up and drop-off times. However, it will not exceed the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is not reasonably necessary for the convenience and welfare of the public. Rather, it is only convenient for those who will use the day care. The proposed use will not permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The noise that would normally be associated with an in-home day care will not be of such duration and intensity so as to create problems for near-by property. If there is any noise at all, it will only happen during typical working hours in the day.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land, or water.

10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use will not damage or destroy an irreplaceable natural resource.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners is minimal. If this application is denied, then the applicant will have to find a new location to run their business.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use would not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None.

NEIGHBORHOOD MEETING

The applicant was not required to hold a neighborhood meeting.

KEY ISSUES

Drop-offs/Pickups

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-55, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, the special use permit shall be valid for two (2) years.
2. How many children do you intend to serve? How many children are you licensed to have by the State?

Applicant Response: 7-10. I am licensed to have up to 10 children depending on the age.

3. Where will drop-offs/pickups occur? Where will they be able to park if this area becomes full?

Applicant Response: We have a main driveway that can accommodate 2 vehicles and a side gravel driveway that can accommodate 3 vehicles. And we have room for 2-3 vehicles alongside the road. We have permission from neighbor directly across the street from our house, and next door to the south to use their driveway if needed for additional parking.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Business License Comments:

1. If approved, applicant will need to file the occupation tax application with our office and obtain state license through the Health Department.

Staff Conclusion:

The applicant has worked with staff to answer questions regarding comments and State regulations.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-55 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Aerial Image
Zoning Map
Photographs of property

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: mherrman@wycokck.org
Mason Herrman

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-55** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-55**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 2:35:10:

SPECIAL USE PERMIT APPLICATION #SP-2018-55 – ASHLEY WALTERS WITH ASHLEY’S HOME DAYCARE – SYNOPSIS: Home Occupation Special Use Permit for a day care at 3001 North 73rd Place. Detailed Outline of Requested Action: The applicant, Ashley Walters, is applying for a Home Occupation Special Use Permit to operate an in-home daycare on this property.

The following items were included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;

6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Ashley Walters, applicant, 3301 North 73rd Place, Kansas City, Kansas 66109

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:37:10: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 2:37:25:

On motion by Mr. Miller, seconded by Mr. Mose, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-55:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, the special use permit shall be valid for two (2) years.
2. How many children do you intend to serve? How many children are you licensed to have by the State?

Applicant Response: 7-10. I am licensed to have up to 10 children depending on the age.

3. Where will drop-offs/pickups occur? Where will they be able to park if this area becomes full?

Applicant Response: We have a main driveway that can accommodate 2 vehicles and a side gravel driveway that can accommodate 3 vehicles. And we have room for 2-3 vehicles alongside the road. We have permission from neighbor directly across the street from our house, and next door to the south to use their driveway if needed for additional parking.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Business License Comments:

- 1. If approved, applicant will need to file the occupation tax application with our office and obtain state license through the Health Department.

Staff Conclusion:

The applicant has worked with staff to answer questions regarding comments and State regulations.















Urban Planning and Land Use

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Phone: (913) 573-5750
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www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #SP-2018-56

GENERAL INFORMATION

Applicant:
Laura Miller

Status of Applicant:
Owner
827 North 54th Street
Kansas City, Kansas 66102

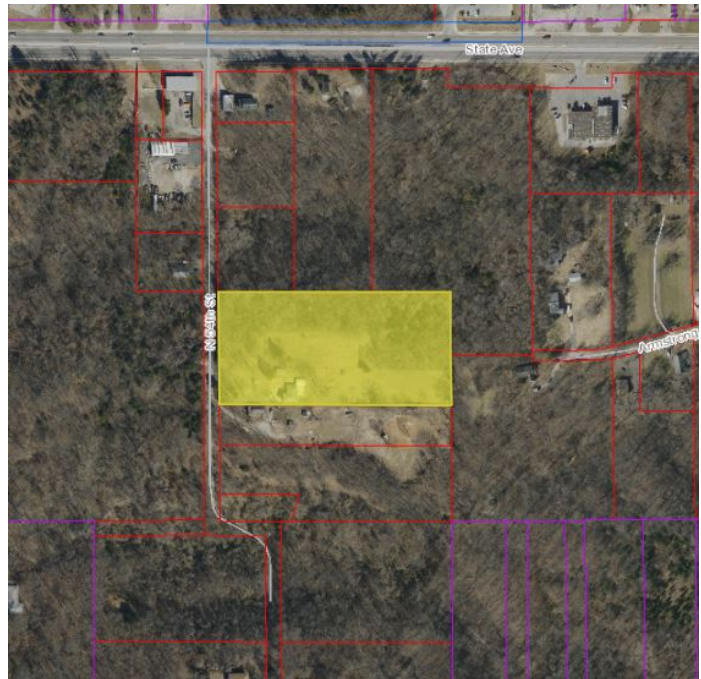
Requested Action:
Approval of a Special Use Permit

Date of Application:
April 2, 2018

Purpose:
Special Use Permit for the keeping of two (2) horses on the applicant's property.

Property Location:
827 North 54th Street

Commission Districts: Commissioner At Large: Melissa Bynum
District Commissioner: Gayle E. Townsend



Existing Zoning: R-1 Single Family Residential

Existing Surrounding Zoning: **North:** R-1 Single Family District
South: R-1 Single Family District
East: R-1 Single Family District
West: R-1 Single Family District

Existing Uses: **North:** Vacant lots/Wooded area
South: Vacant lots/Wooded area
East: Single-Family home and vacant lot
West: Vacant lots/Wooded area

Total Tract Size: 4.5 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Low-Density Residential.

Major Street Plan: The Major Street Plan designates this section of N. 54th Street as a Local/Neighborhood Street.

Advertisement: The Wyandotte Echo – April 19, 2018
Letters to Property Owner – April 17, 2018 and May 23, 2018

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Laura Miller, is requesting approval of a Special Use Permit for the purpose of keeping two (2) horses on her property.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This neighborhood is comprised primarily of large, single-family residential lots, covered heavily with trees. There are single family homes to the south and east, however they are spread out from one another due to the size of the lots. Along State Avenue to the north, there is sporadic commercial development. The property in question is heavily secluded from other properties, as well as State Avenue, by a dense wooded area and steep topography.

2. *The zoning and uses of properties nearby and the proposed use's expected compatibility with them.*

The zoning of properties nearby are residential, with commercial zoning not far north of the property. Many of the properties nearby are large lots, with little to no development. State Avenue is lined with sporadic commercial development near this property. The proposed use is not entirely incompatible with the surrounding properties, as the size of the lots, as well as the secluded nature of the property, lends to keeping horses isolated from other homes.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property?*

The property is very secluded from other homes and properties. Removing these restrictions will not detrimentally affect nearby property.

4. *The length of time the property has remained vacant as zoned.*

The property is not vacant.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special Use Permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is not reasonably necessary for the convenience and welfare of the public, rather it is only a convenience for the applicant. There is not an issue with this proposed use substantially or permanently injuring the appropriate use, visual quality, or marketability of adjoining property due to the secluded nature of the property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The proposed use will not create excessive noise, vibration, dust, or illumination of such duration or intensity as to create problems for near-by property.

9. *Whether the proposed use will pollute the air, land or water.*

There is potential for the proposed use to pollute the air, land, or water if waste is not disposed of properly. Issues from keeping these horses would include downstream pollution from waste, if waste is allowed to seep into the land or water supply.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource.

11. *The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.*

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner is minimal. If this application is denied, then the applicant will have to find a new place to keep their horses, which would be a difficult financial burden upon the applicant.

12. *Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.*

The proposed use will not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None.

NEIGHBORHOOD MEETING

A neighborhood meeting was not required, however the applicant held one on April 29, 2018. There were no attendees of the meeting.

KEY ISSUES

Public Health Department requirements
Cleanliness
Waste disposal
Fencing in wooded areas
Erosion

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-56, subject to:

Urban Planning and Land Use Comments:

1. The horses must be kept in accordance with the requirements of the Public Health Department.
2. What is the size of the stable you are keeping the horses in? Per R-1 Single-Family District regulations, it must be smaller than 1,000 sq. ft.

Applicant Response: The size of the barn is 24' x 10', 240 sq. ft.

3. How often will you clean the stable? Keeping the stable cleaned regularly will ensure that adjacent property owners will not be affected by this use.

Applicant Response: Barn will be cleaned once a week or when needed.

4. How often will waste be disposed of, and in what way?

Applicant Response: To dispose of waste, we drag the pasture once a month or so, or when needed. If this is not adequate, we can load in truck or trailer and have friend spread on to his fields, with manure spreader.

Conservation District Comments:

1. There are three major soil types identified: Ladoga silt loam, 3 to 8 percent slopes, Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 18 to 30 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. This site needs to have the tree areas fenced so that the horses can't destroy the natural cover of the forest floor.
3. A waste management plan is needed to prevent animal waste from washing off the area. This is a somewhat isolated area, but water can still become contaminated with animal waste.
4. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None

B) Items that are conditions of approval (stipulations):

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

Staff Conclusion: Applicant has worked with staff to answer questions regarding stipulations related to keeping horses. Subject to approval, staff stipulates the following:

- 1) This special use permit shall be valid for two (2) years.
- 2) Compliance with Public Health Department regulations.
- 3) Following a Waste Management Plan, per Conservation District comments.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2018-56 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Aerial Image
Zoning Map
Photos of property
Response to Staff Comments
Neighborhood Meeting Minutes
Neighborhood Meeting Affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	May 14, 2018	May 31, 2018
Special Use	Approval	

STAFF CONTACT: mherrman@wycokck.org
Mason Herrman

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-56** as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-56**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 2:38:08:

SPECIAL USE PERMIT APPLICATION #SP-2018-56 – LAURA D. MILLER –

SYNOPSIS: Special Use Permit for two (2) horses at 827 North 54th Street. Detailed Outline of Requested Action: The applicant, Laura Miller, is requesting approval of a Special Use Permit for the purpose of keeping two (2) horses on her property.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated April 19, 2018; and
7. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Laura D. Miller, applicant, 827 North 54th Street, Kansas City, Kansas 66102

Present in Opposition:

❖ No one appeared

Staff Recommendation starts at 2:41:30: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 2:41:40:

On motion by Mr. Carson, seconded by Dr. Serda, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit Application #SP-2018-56:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. The horses must be kept in accordance with the requirements of the Public Health Department.
2. What is the size of the stable you are keeping the horses in? Per R-1 Single-Family District regulations, it must be smaller than 1,000 sq. ft.

Applicant Response: The size of the barn is 24' x 10', 240 sq. ft.

3. How often will you clean the stable? Keeping the stable cleaned regularly will ensure that adjacent property owners will not be affected by this use.

Applicant Response: Barn will be cleaned once a week or when needed.

4. How often will waste be disposed of, and in what way?

Applicant Response: To dispose of waste, we drag the pasture once a month or so, or when needed. If this is not adequate, we can load in truck or trailer and have friend spread on to his fields, with manure spreader.

Conservation District Comments:

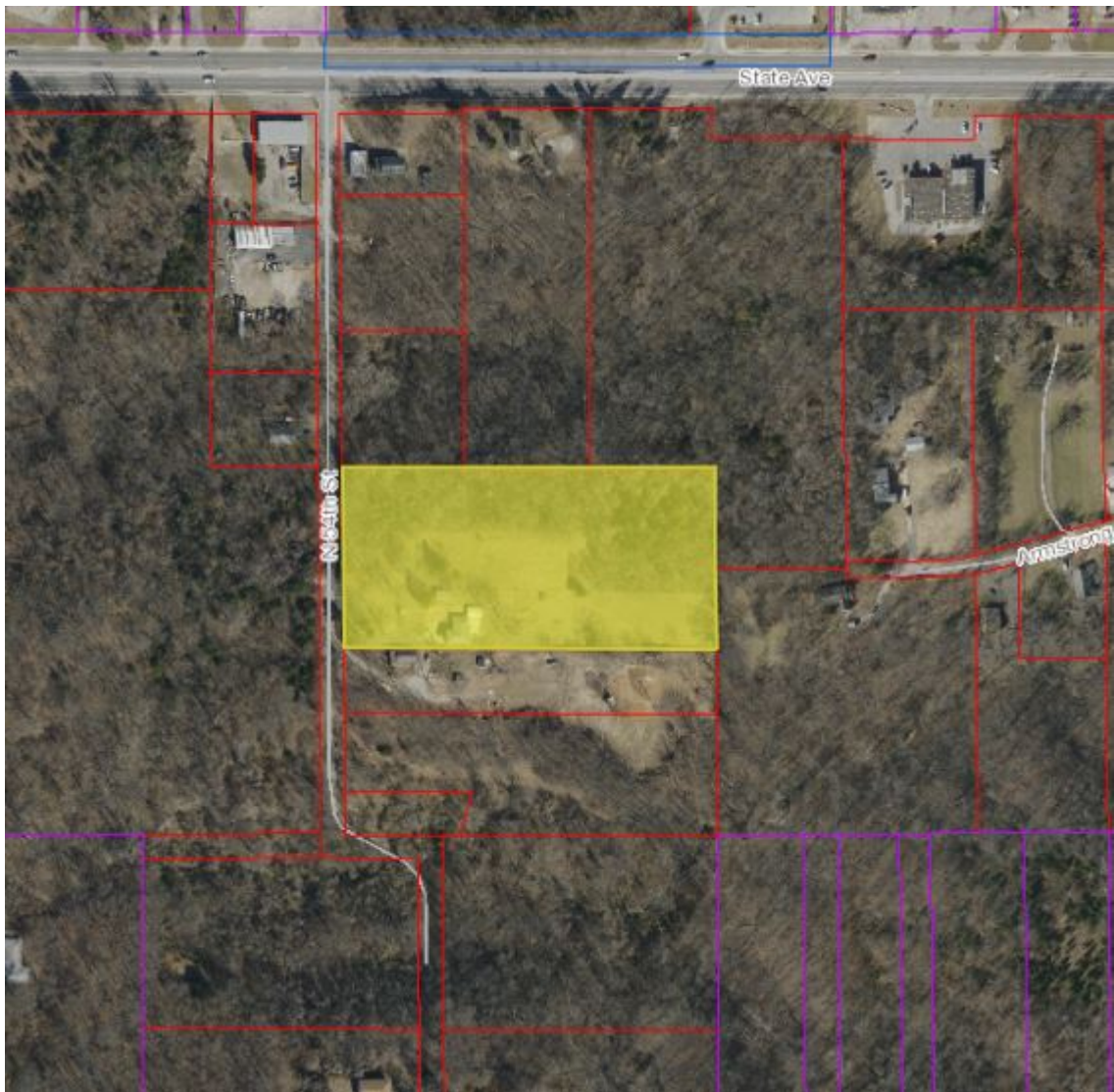
1. There are three major soil types identified: Ladoga silt loam, 3 to 8 percent slopes, Knox silt loam, 7 to 12 percent slopes and Knox silt loam, 18 to 30 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
2. This site needs to have the tree areas fenced so that the horses can't destroy the natural cover of the forest floor.
3. A waste management plan is needed to prevent animal waste from washing off the area. This is a somewhat isolated area, but water can still become contaminated with animal waste.
4. Shrink Swell potential has been identified as a limiting factor for the development of dwellings. Shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

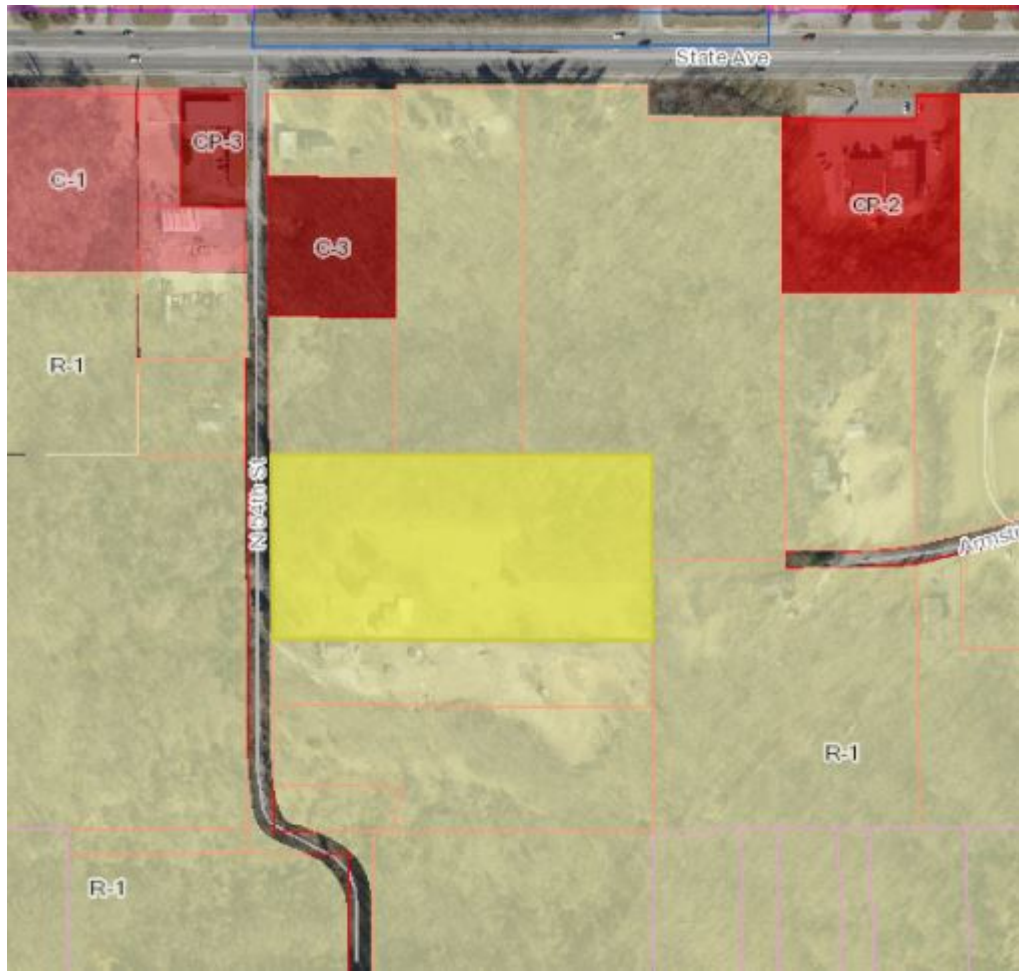
Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Staff Conclusion: Applicant has worked with staff to answer questions regarding stipulations related to keeping horses. Subject to approval, staff stipulates the following:

- 1) This special use permit shall be valid for two (2) years.
- 2) Compliance with Public Health Department regulations.
- 3) Following a Waste Management Plan, per Conservation District comments.







4-30-18

Laura Miller S.P.-2018-56

Size of the barn is 24' x 10', 240 sqft.

Barn will be cleaned once a week or when needed.

to Dispose of waste, we drag the pasture once a month or so, or when needed. If this is not adequate, we can load in truck or trailer and have friend spread on to his fields, with manure spreader.

Horse are fenced out of wooded area.

SAMPLE MINUTES:

Application Number #SP-2018-56

Date and Location: 4-29-18

Meeting called to order at: 1:00 PM

Names of people in attendance: Laura Miller
Albert Miller

Introductions: By Laura Miller

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):

- Who asked question or gave comment *NONE*
- What was the question or comment
- Who answered the question/comment *NONE*
- What was the answer given

Meeting adjourned at: 1:02 PM

Minutes taken by: _____

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Wyandotte) SS:

Comes now Laura Miller, of lawful age, sound mind and upon his/her oath states as follows:

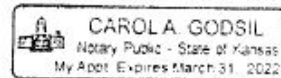
1. That I am the petitioner for Petition # SP-2018-56
2. That I conducted a neighborhood meeting on 4-29-18.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Laura Miller
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 2 day of May, ~~200~~
2018

My commission expires _____ of _____, 200__.



Carol A. Godsil
Notary Public



Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #PR-2018-12

GENERAL INFORMATION

Applicant:
Jose Escarsega

Status of Applicant:
Representative
George Niewrzzel with George Niewrzzel,
Architect, P.C.
4227 Bell Street
Kansas City, MO 64111

Requested Action:
Approval of Preliminary and Final Plan Review

Date of Application:
March 29, 2018

Purpose:
To convert a retail storefront to a church

Property Location:
4835 State Avenue



Commission Districts:

Commissioner At-Large: Melissa Bynum
District Commissioner: Jane Philbrook

Existing Zoning: C-1 Limited Business District

Surrounding Zoning:

North:	C-1 Limited Business District
South:	R-1 Single Family District
East:	CP-2 Planned General Business District
West:	C-1 Limited Business and CP-2 Planned General Business Districts

Existing Uses:

North:	Restaurant
South:	Earthen fill site
East:	Grocery store
West:	Neighborhood Resource Center and retail businesses

Total Tract Size: 9.36 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Mixed Use.

Major Street Plan: The Major Street Plan classifies State Avenue as a Class A Thoroughfare.

Advertisement: Property Owner Letters – April 17, 2018 and May 23, 2018
Wyandotte Echo – Not Required

Public Hearings: May 14, 2018 and May 31, 2018

Public Opposition: No one appeared in opposition at the May 14, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jose Escarsega with Templo de Alabanza wants to convert a 4,671 square feet vacant retail storefront to a church, as a change of occupancy at 4835 State Avenue.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

State Avenue is a major commercial corridor in the city. There are a mixture of commercial businesses and vacant pad sites along State Avenue and the

building is within a commercial strip center that includes the Neighborhood Resource Center, Family Dollar and GenX.

2. *The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.*

The proposed use will increase parking demand during evenings and weekends, but most of the business conducted at the Neighborhood Resource Center occurs during the weekday, 8:00 AM to 5:00 PM, but not in ways that would adversely affect road capacity, safety, or create parking problems.

3. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use is permitted within any land use designation in the Master Plan.

4. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available

c. *Storm water control*

Designed to meet City Code

d. *Police*

Police service is provided by the Midtown Patrol, District #441

e. *Fire*

Fire service is provided by Station #11

f. *Transit*

Kansas City ATA provides transit service along State Avenue, Route #101.

g. *Schools*

Kansas City Kansas USD 500

5. *The capability of the proposed use to meet applicable ordinance and other requirements.*

The proposed use is capable of meeting applicable ordinance and other requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 26, 2018. According to the applicant, no one attended the meeting.

KEY ISSUES

Parking Agreement

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2018-12, subject to:

Urban Planning and Land Use Comments:

1. **Because the Neighborhood Resource Center (NRC) closes at 5:00 PM, Monday through Friday, there is a significant amount of parking that is not being utilized. On occasion, there are meetings held at the NRC after 5:00 PM and on weekends.**

A parking agreement between the applicant, Jose Swarfega of Templo de Alabanza and the owner, Kwon-State Avenue LLC has been recorded with the Register of Deeds, however it must be approved by the City Planning Commission for the total number of parking spaces needed for its congregation that are not allocated specifically for 4835 State Avenue.

If the Templo de Alabanza is still operating after February 28, 2020, the parking agreement shall be renewed prior its expiration with the Register of Deeds.

Public Works Comments:

- A) **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) **None**
- B) **Items that are conditions of approval (stipulations):**
 - 1) **None**

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

Staff Conclusion:

The applicant has submitted a recorded parking agreement with the property owner of the strip center development, KWON State Ave, LLC. This parking agreement allows parishioners to park in spaces not allocated specifically for 4835 State Avenue. There will not be a parking conflict between the church and the users of the Neighborhood Resource Center, GenX or Family Dollar.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2018-12 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Neighborhood Meeting Minutes
Parking Analysis
Parking Agreement
Site Plan
Floor Plan

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	May 14, 2018	May 31, 2018
Preliminary and	Approval	
Final Plan		

STAFF CONTACT: **Byron Toy, AICP**
 btoy@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2018-12 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to

resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**PR-2018-12**, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 2:57:

PLAN REVIEW APPLICATION #PR-2018-12 – JOSE ESCARSEGA – SYNOPSIS:

Preliminary and Final Plan Review for a church at 4835 State Avenue. Detailed Outline of Requested Action: The applicant, Jose Escarsega with Templo de Alabanza wants to convert a 4,671 square feet vacant retail storefront to a church, as a change of occupancy at 4835 State Avenue.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ George Niewrzal, architect, 4227 Bell Street, Kansas City, Missouri 64111
- ❖ Jose Escarsega, applicant, 201 North 38th Street, Kansas City, Kansas 66102, Pastor of Templo de Alabanza

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 3:01:50: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 3:02:

On motion by Mr. Miller, seconded by Mr. Mose, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2018-12:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye
Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Because the Neighborhood Resource Center (NRC) closes at 5:00 PM, Monday through Friday, there is a significant amount of parking that is not being utilized. On occasion, there are meetings held at the NRC after 5:00 PM and on weekends.

A parking agreement between the applicant, Jose Swarfega of Templo de Alabanza and the owner, Kwon-State Avenue LLC has been recorded with the Register of Deeds, however it must be approved by the City Planning Commission for the total number of parking spaces needed for its congregation that are not allocated specifically for 4835 State Avenue.

If the Templo de Alabanza is still operating after February 28, 2020, the parking agreement shall be renewed prior its expiration with the Register of Deeds.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
 - 1) None
- B) Items that are conditions of approval (stipulations):
 - 1) None
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Staff Conclusion:

The applicant has submitted a recorded parking agreement with the property owner of the strip center development, KWON State Ave, LLC. This parking agreement allows parishioners to park in spaces not allocated specifically for 4835 State Avenue. There will not be a parking conflict between the church and the users of the Neighborhood Resource Center, GenX or Family Dollar.

Neighborhood Meeting Minutes

Application number: 2273, #PR-2018-12 - 4835 State Avenue

Date and Location: April 26, 2018

KCKPL- Main, 625 Minnesota Ave, KCKS 66101, 2nd Floor Auditorium

Meeting called to order at: 4:30 p.m.

Names of people in attendance:

1) Jose Escarsega, 2) Sandra Escarsega 3) George Niewrzal, 4) Leland Hawley, 5) Rodrigo Chaparro, 6) Nancy Chaparro 7) Adianez Gutierrez

Introductions:

Handouts of the floor plan, survey and parking analysis were available for all.

Those who were in attendance were members from our church that came in favor and support of the church. The architect that made the floor plan, George Niewrzal was also present in favor and support. Leland Hawley, KWON State Ave Manager was also present and in favor and support to answer any questions or disputes.

Since no one present at the Neighborhood Meeting was opposed, nor had questions the meeting was adjourned at 5:01 p.m.

Minutes taken by: Sandra Escarsega



4/26/2018

<u>(BEFORE A-3 IS ADDED)</u>		<u>(AFTER A-3 IS ADDED)</u>	
WEST BUILDING	94,417 GROSS SF	250	378
EAST BUILDING	10,996 GROSS SF	250	25
TOTAL REQUIRED SPACES		422	39
TOTAL PROVIDED (COUNT PROVIDED ON SURVEY PLUS 33 ADDITIONAL STRIPED BEHIND U.G. OFFICE)		386	386
EXIST. PARKING SHORTFALL PER ORDINANCE		36	56
PARKING SHORTFALL AFTER A-3 IS ADDED			

96923



2018R-05903
NANCY BURNS
REGISTER OF DEEDS
WYANDOTTE COUNTY, KS
RECORDED ON
05/04/2018 04:27:05 PM
REC FEE 17.00
TECH FEE 3.00
HERITAGE FEE 1.00
PAGES: 1

Type of document: Parking Agreement

Landlord: Kwon -State Ave, LLC

Lessee: Templo de Alabanza

Legal Description: NE ¼ of S-12, T-11, R-24
(103-2, 104 BEG 874.42FT E & 98.39FT S of NW Cor NE ¼; SO4E - 708.42FT, E 410.35FT, N 10FT, E 250.03 FT, NO3E-685)

Shared Parking Agreement

This agreement is to be effective for a period of 20 months (July 1, 2018 - February 28, 2020) by and between Jose Escarsega for Templo de Alabanza and KWON State Ave, LLC.

- Both parties agree that 19 parking spaces is to be shared amongst all tenants at State 50 Shopping Center, owned by KWON State Ave, LLC.
- Both parties agree that the church will maintain the parking spaces being used by the church clean, whenever the church is in operation.
- Both parties agree that neither is responsible for damages, theft or vandalism incurred while on the parking lot.

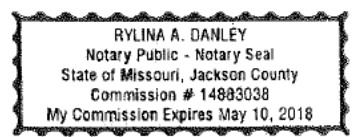
5/4/18
Date

Jose Escarsega
Jose Escarsega
Pastor, Templo de Alabanza

5/4/18
Date

Leland Hawley Property Manager
Leland Hawley, Property Manager
Kessinger-Hunter & Agent KWON State Ave, LLC
Hawley & Agent for KWON STATE AVE, LLC

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 4 day of May, 2018. My commission expires 10 of May, 2018



Ryline A. Danley
Ryline A. Danley
Notary Public





Urban Planning and Land Use

701 North 7th Street, Room 423
Kansas City, Kansas 66101
Email: planninginfo@wycokck.org

Phone: (913) 573-5750
Fax: (913) 573-5796
www.wycokck.org/planning

To: Unified Government Board of Commissioners
From: City Staff
Date: May 31, 2018
Re: Petition #PR-2018-16

GENERAL INFORMATION

Applicant:
Brian Hill, P.E.

Status of Applicant:
Representative
MKEC Engineering, Inc.
11827 West 112th Street, Suite 200
Overland Park, KS 66210

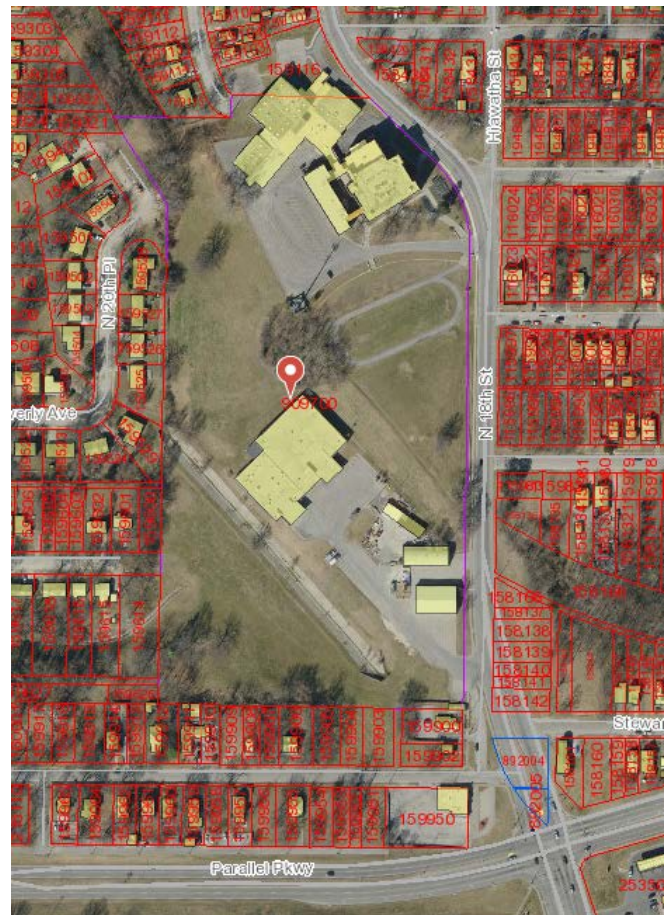
Requested Action:
Approval of Preliminary Development
Plan

Date of Application:
April 2, 2018

Purpose:
To construct a new middle school.

Property Location:
2116 North 18th Street

Existing Zoning:
R-1(B) Single Family District



The proposed use will not increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. It is replacing the existing middle school.

3. *The degree of conformance of the proposed use to the Master Plan.*

The proposed use conforms to the Master Plan

4. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Existing

b. *Sanitary sewer service*

Existing

c. *Storm water control*

To be designed to code

d. *Police*

Police service is provided by the East Patrol, District #113

e. *Fire*

Fire service is provided by Station #14

f. *Transit*

KCATA route 107 provides transit service on Parallel Parkway and
KCATA route 106 provides transit service on Quindaro Boulevard

g. *Schools*

USD 500 Kansas City, Kansas

5. *The capability of the proposed use to meet applicable ordinance and other requirements.*

The proposed use is capable of meeting applicable ordinance and other requirements.

PREVIOUS ACTIONS

SP-2006-26 was approved on October 26, 2006 for a cell tower for Cricket Mobile

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on April 30, 2018. The meeting minutes and sign in sheet are attached to this report.

KEY ISSUES

Sidewalk Connections

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2018-16, subject to:

Urban Planning and Land Use Comments:

1. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

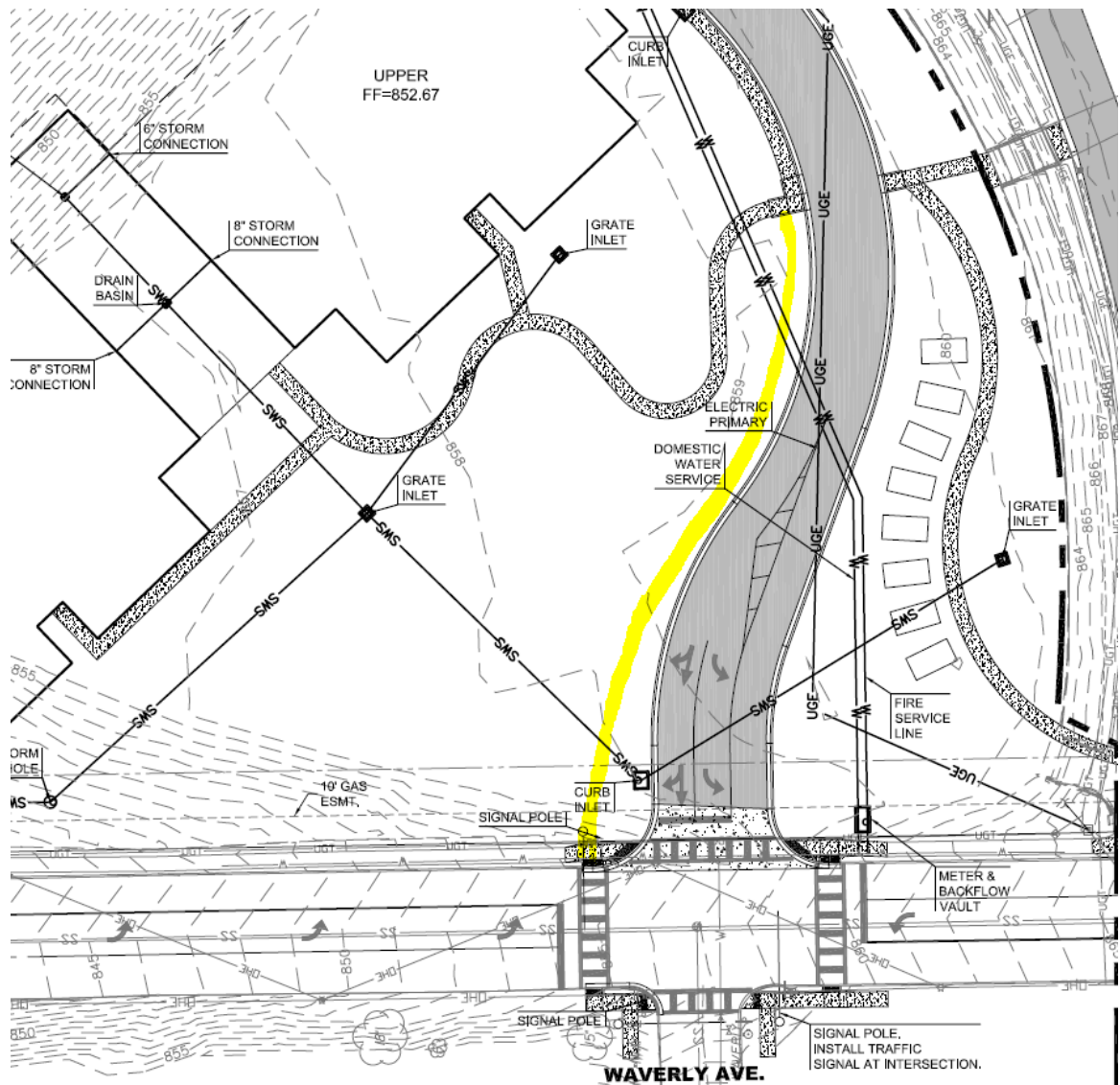
Applicant Response: Comment acknowledged; all utility connections will be screened with landscaping or an architecturally designed wall. Any utilities that are mounted on the building wall will be painted to match the building color.

2. All downspouts shall be internalized.

Applicant Response: All downspouts will be internalized with the exception of two downspout/scuppers at the exterior wall of the gym. The gym will be utilized as a storm shelter, internal drains will not exit through foundation/walls at gym. Exterior downspouts will be back of house, and not located near the main school entrance.

3. Sidewalk Connections
Please provide a sidewalk connection along the drive that connects to Waverly Ave. (See Diagram)

Applicant Response: Per discussion with UG Planning, the suggested sidewalk will not be installed in order to direct pedestrian traffic south to the main building entry. Primary access to the school building will be at south main entrance. North doors to the school building will only be used for access to the courtyard and grass play areas during school hours.



Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) None

B) Items that are conditions of approval (stipulations):

1) All final engineering studies and final engineering plans shall be included in a final development plan submittal and shall be reviewed and approved by UG staff and the Planning Commission.

2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2018-16 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

May 14, 2018 City Planning Commission Minutes
Architectural Elevations
Preliminary Plans
Neighborhood Meeting Materials
Response to Staff Comments

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing	May 14, 2018	May 31, 2018
Pre Plan	Approval	

STAFF CONTACT: Zach Flanders
zflanders@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2018-16 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _____;
2. _____; And
3. _____.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #PR-2018-16, as it is not in compliance with the City Ordinances and as it will not promote the health,

safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

May 14, 2018 City Planning Commission Minutes:

Hearing Starts at 3:02:43:

PLAN REVIEW APPLICATION #PR-2018-16 – BRIAN HILL WITH MKEC ENGINEERING, INC. – SYNOPSIS: Preliminary Plan Review for a new school at 2116 North 18th Street. **Detailed Outline of Requested Action:** The applicant, Brian Hill with MKEC Engineering, Inc, has applied for a preliminary development plan for the demolition of the existing Northwest Middle School and the reconstruction of a new middle school building.

The following items were included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated May 14, 2018;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; and
6. The Notices to property owners dated April 17, 2018.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. (No one responded in the affirmative.)

Present in Support:

- ❖ Brian Hill, MKEC, applicant, 11827 West 112th, Overland Park, Kansas
- ❖ Greg Schiller, Hollis Miller Architects, 1828 Walnut, Kansas City, Missouri
- ❖ Mark Stielow, USD 500, 2220 North 59th Street, Kansas City, Kansas 66104

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 3:12:06: Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 3:12:15:

On motion by Dr. Serda, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of Plan Review Application #PR-2018-16:**

Carson	Aye
Childress	Aye
Ernst	Aye
Miller	Aye
Mose	Aye

Reasons	Aye
Serda	Aye
Huey	Chairman
Connelly	Not Present
Jones	Not Present
Pauley	Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

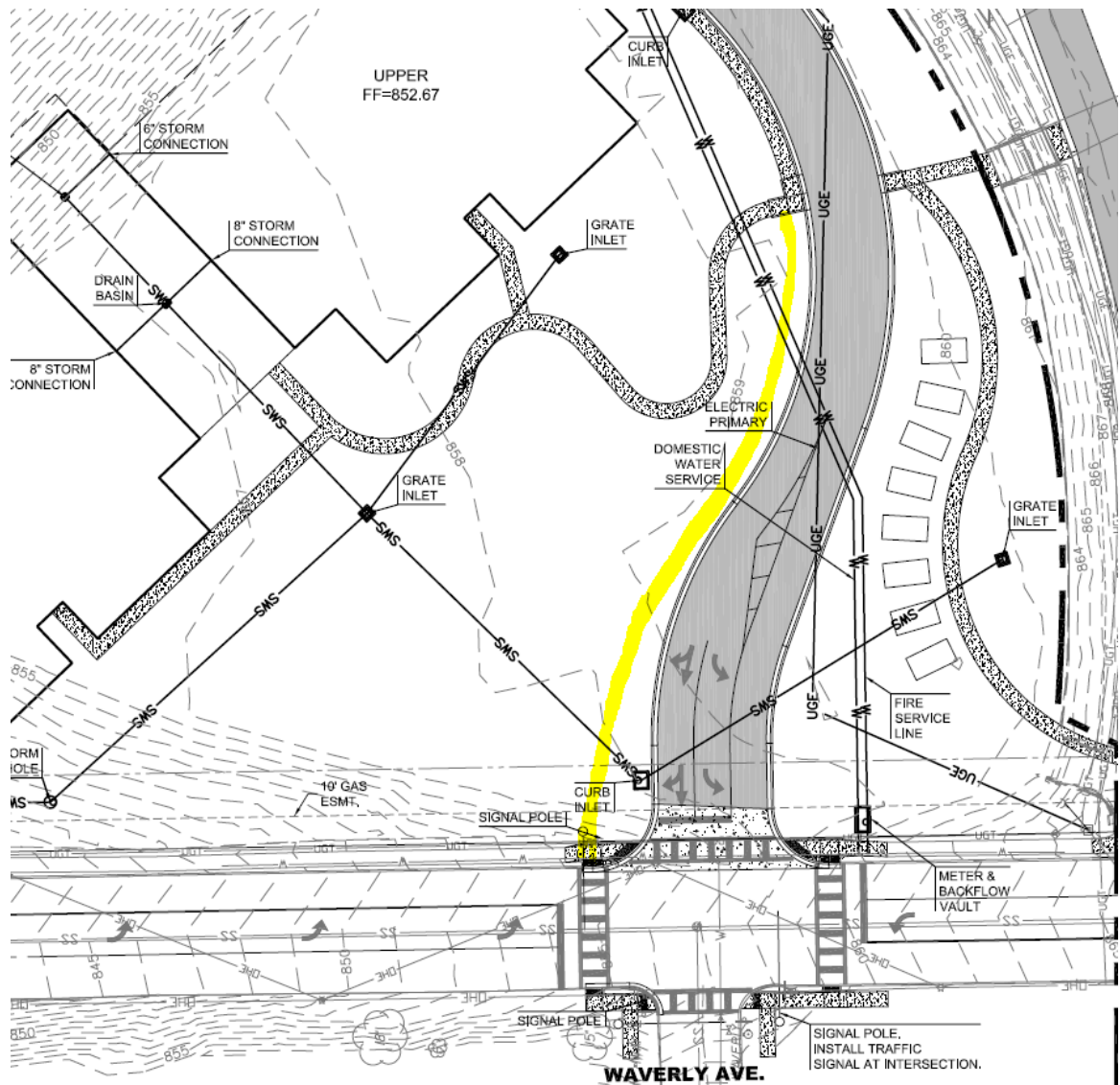
Applicant Response: Comment acknowledged; all utility connections will be screened with landscaping or an architecturally designed wall. Any utilities that are mounted on the building wall will be painted to match the building color.

2. All downspouts shall be internalized.

Applicant Response: All downspouts will be internalized with the exception of two downspout/scuppers at the exterior wall of the gym. The gym will be utilized as a storm shelter, internal drains will not exit through foundation/walls at gym. Exterior downspouts will be back of house, and not located near the main school entrance.

3. Sidewalk Connections
Please provide a sidewalk connection along the drive that connects to Waverly Ave. (See Diagram)

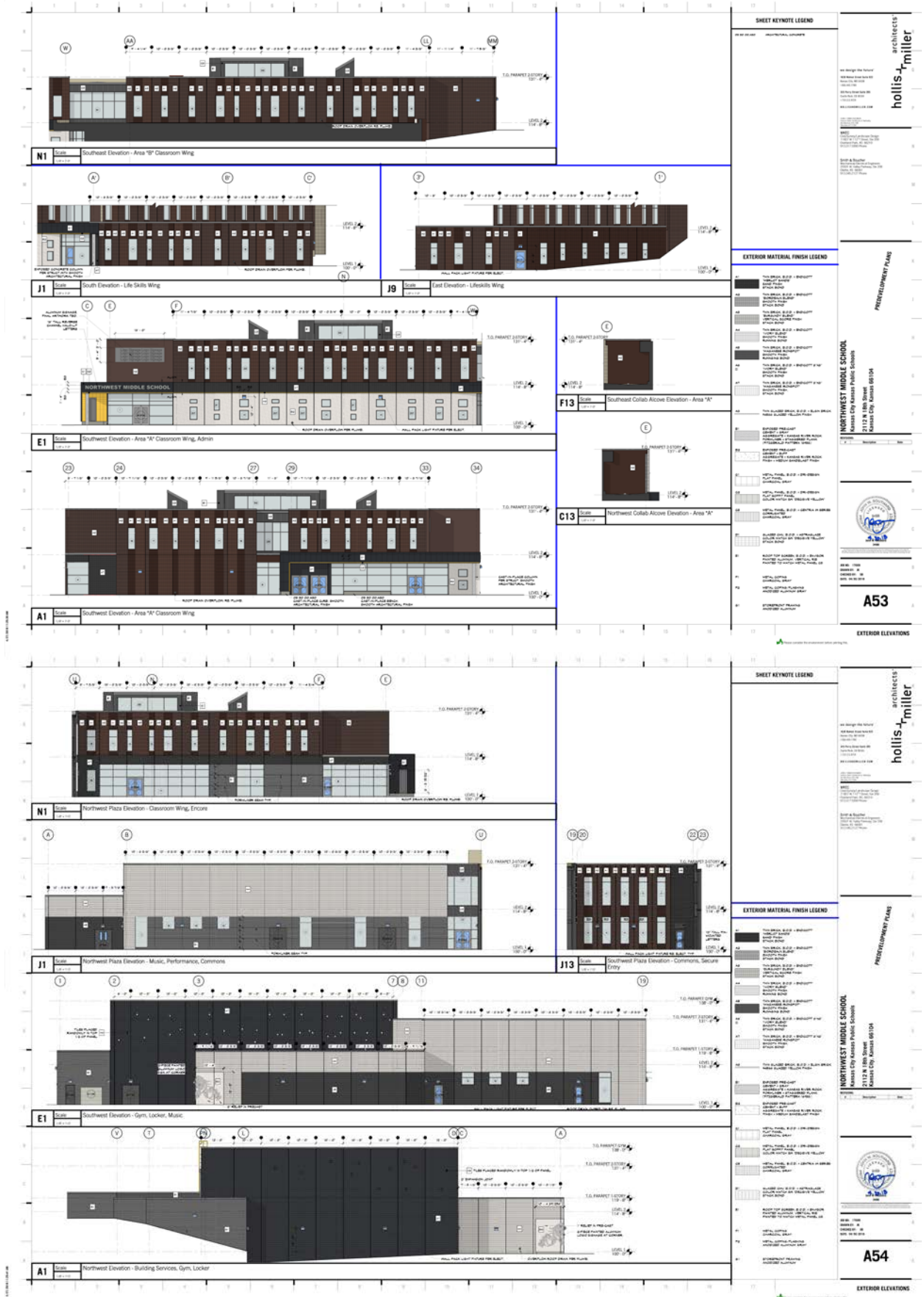
Applicant Response: Per discussion with UG Planning, the suggested sidewalk will not be installed in order to direct pedestrian traffic south to the main building entry. Primary access to the school building will be at south main entrance. North doors to the school building will only be used for access to the courtyard and grass play areas during school hours.

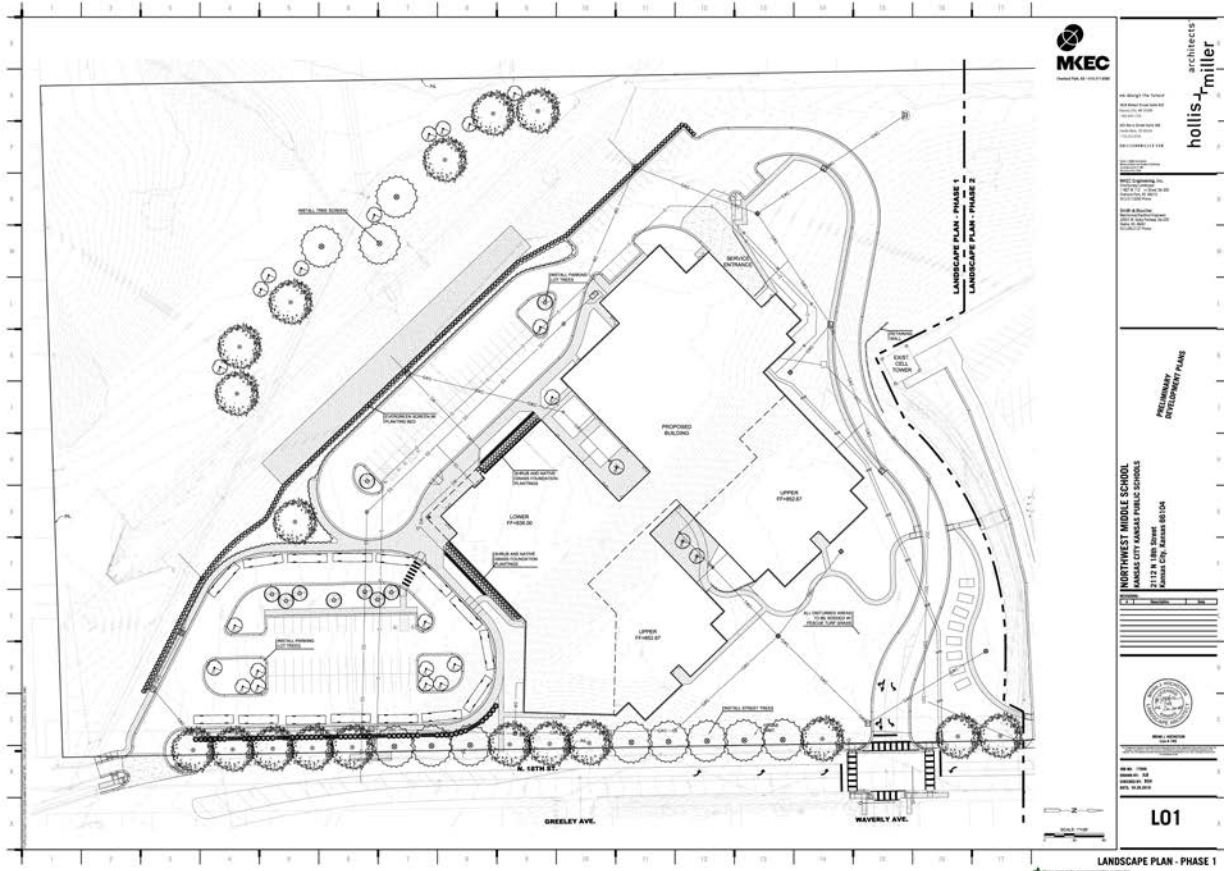
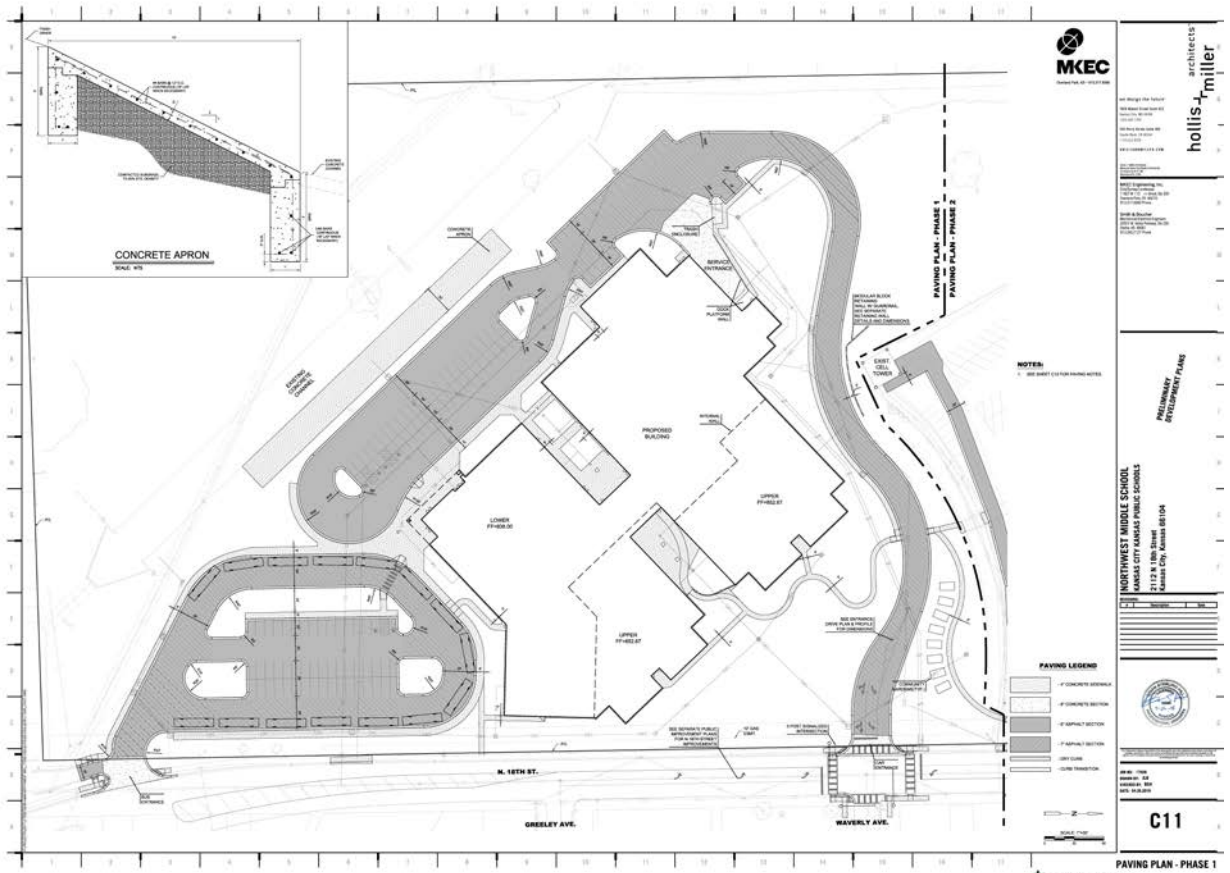


Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:**
 - 1) None
- B) Items that are conditions of approval (stipulations):**
 - 1) All final engineering studies and final engineering plans shall be included in a final development plan submittal and shall be reviewed and approved by UG staff and the Planning Commission.
 - 2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - 1) None









Northwest Middle School Neighborhood Meeting Minutes

EVENT:	Neighborhood Meeting
LOCATION:	Northwest Middle School – Library
PROJECT:	Construction of New Middle School
DATE:	04-30-2018

Meeting Attendees: See Attached Sign in List

Meeting Summary:

- A Public neighborhood meeting was held on April 30th, 2018 in the Northwest Middle School Library. The meeting began at 6:30pm and concluded at 7:00pm. The meeting was led by representatives of USD 500 including Dr. Kelli Mather, CFO and Doug Clements, Director of Physical Properties. Conducting the presentation was Greg Schiller, Project Manager for Hollis+Miller Architects and Brian Hochstein, Project Manager for MKEC Engineering, Inc.

Meeting Minutes:

- Question: Pat Garland – What will the new heating system be like? The current one makes a lot of noise. Answer: Doug Clements – The new system will not be like the current boiler system. The new system will be much quieter and located farther away from adjacent homes.
- Question: John Irons – How much of 18th Street are you improving? Are you doing anything at the intersection of Parallel and 18th? Answer: Brian Hochstein & Greg Schiller – We are restriping using the existing lanes and installing a crosswalk. We did a traffic study to determine what is warranted. We are improving some sight lines by regrading the site. We will not be doing any improvements to the intersection of Parallel and 18th.
- Question: Lorean Richmand – Do the adjacent businesses stay? Answer: Dr. Mather – Yes. We are not impacting any adjacent business properties and are not purchasing them.
- Question: Tanya Selectman: What is happening in the northwest part of the property? Answer: Greg Schiller – We are demolishing the existing building and converting it to a open green field. It can be used as a neighborhood amenity for activities.
- Question: Tanya Selectman– What kind of sports field will the open field be? Answer: Brian Hochstein and Greg Schiller - It will be more of an open field. It will be flattend and could be used for soccer or other activities. It will not be lighted.
- Question: Anita Clark – Are you combining schools? Do the kids have to take a test to get into the new school? Answer: Dr. Mather – We are combining West and Coronado into a new school called Gloria Willis. Some of the West students will now be coming to NWMS. There will not be a test to get into the new school. It is just by school boundary. If they attend NWMS now they would attend the new school in the future.
- Question: Lorean Richmand: Will any adjacent homes be bought out? Answer: Dr. Mather – No adjacent properties will be purchased.
- Question: Dr. Mather – Does anyone have any concerns they would like to add? Answer: Crowd – No. All in attendance generally felt the project would be a big improvement for the community.
- This concludes the meeting minutes.



APRIL 30, 2018

HOLLISANDMILLER.COM

1828 Walnut Street Suite 922 | Kansas City, MO 64108 | 816.442.7700
Missouri | Kansas | Colorado





APRIL 30, 2018

HOLLISANDMILLER.COM

1828 Walnut Street Suite 922 | Kansas City, MO 64108 | 816.442.7700
Missouri | Kansas | Colorado



April 30, 2018

Zach Flanders
Unified Government
Planning/Engineering Division
Urban Planning and Land Use Dept.
701 North 7th Street, Room 423
Kansas City, Kansas 66101

Reference: Northwest Middle School – (PR-2018-16)
2116 N 18th Street
Preliminary Development Plan Comment Responses

Dear Mr. Flanders:

This letter is in response to Unified Government Staff Draft Report comments provided on April 23, 2018. The following are our responses:

Urban Planning and Land Use:

- 1) Color Elevations. Please provide color building elevations.

Response: Color exterior elevations are provided in this resubmittal. See included sheet A51 for Exterior Elevations – Overall.

- 2) All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall must be painted to match the building.

Response: Comment acknowledged; all utility connections will be screened with landscaping or an architecturally designed wall. Any utilities that are mounted on the building wall will be painted to match the building color.

- 3) All downspouts shall be internalized.

Response: All downspouts will be internalized with the exception of two downspout/scuppers at the exterior wall of the gym. The gym will be utilized as a storm shelter, internal drains will not exit through foundation/walls at gym. Exterior downspouts will be back of house, and not located near the main school entrance.

- 4) Sidewalk connections. Please provide a sidewalk connection along the drive that connects to Waverly Ave. (See diagram).

Response: Per discussion with UG Planning, the suggested sidewalk will not be installed in order to direct pedestrian traffic south to the main building entry. Primary access to the school building will be at south main entrance. North doors to the school building will only be used for access to the courtyard and grass play areas during school hours.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:

- 1) Detailed engineering comments are made by separate technical review of the plans and submitted directly to the applicant. Provide revised plans and responses in accordance with the engineering comments.

Response: Construction plans have been revised in response to UG engineering comments, and were resubmitted to the UG on April 26, 2018. A separate engineering comment response letter was included with the resubmittal on April 26, 2018.

- 2) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior

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to construction permit acquisition.

Response: Comment acknowledged.

B) Items that are conditions of approval (stipulations):

1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None

All of the comments have been addressed. A revised set of plans has been electronically submitted to the Unified Government on April 26, 2018.

Please let me know if you have any questions,

Sincerely,

MKEC ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "B Hill", is positioned above the printed name of the signatory.

Brian Hill, P.E.

CC: Greg Schiller – Hollis + Miller Architects
Mark Stubbolo – USD 500

(Published _____)

#R/W-2018-2

ORDINANCE NO. _____

AN ORDINANCE vacating a tract of land being a part of a publicly dedicated street, to be vacated, platted as Forest Street, now known as Bethany Street, bounded on the North by the extension of the South Right-of-Way Line of Ray Avenue, bounded on the East by the West Line of Lots 24, 23 and the North 10.00 feet of Lot 22, Block 6, ARMOURDALE HEIGHTS, bounded on the South by the extension of the South Line of the North 10.00 feet of Lot 22, and bounded on the West by the East Line of Lots 1, 2 and the North 10.00 feet of Lot 3, Block 7, ARMOURDALE HEIGHTS, a subdivision in the Southeast Quarter of Section 16, Township 11 South, Range 25 East, in the City of Kansas City, Wyandotte County, Kansas, as surveyed on August 21, 2017 by William C. Anderson, PLS 1527 of BHC RHODES, and being more particularly described by metes and bounds as follows: (Note: For course orientation, the bearings in this description are based on the East Right-of-Way Line of Bethany Street having a bearing of South 02° 32' 42" East, as determined by Global Positioning System observations, and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) **BEGINNING** at the Northwest corner of said Lot 24; Thence South 02° 32' 42" East, 110.00 feet, on the West Line of said Lots 22 through 24, being the existing East Right-of-Way Line of Bethany Street, to a point 10.00 feet South of the Northwest Corner of said Lot 22; Thence South 87° 27' 30" West, 60.00 feet, to a point on the East Line of said Lots 1 through 3, being 10.00 feet South of the Northeast Corner of said Lot 3; Thence North 02° 32' 42" West, 110.00 feet, on said East Lot Line, being the existing West Right-of-Way Line of Bethany Street, to the Northeast Corner of said Lot 1; Thence North 87° 27' 30" East, 60.00 feet, on the extension of the South Right-of-Way Line of Ray Avenue, to the **POINT OF BEGINNING**, said tract containing 6,600 square feet or 0.1515 acres, located at approximately 342 South Bethany Street, Kansas City, Kansas.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described right-of-way in Kansas City, Kansas be and the same is hereby vacated:

A tract of land being a part of a publicly dedicated street, to be vacated, platted as Forest Street, now known as Bethany Street, bounded on the North by the extension of the South Right-of-Way Line of Ray Avenue, bounded on the East by the West Line of Lots 24, 23 and the North 10.00 feet of Lot 22, Block 6, ARMOURDALE HEIGHTS, bounded on the South by the extension of the South Line of the North 10.00 feet of Lot 22, and bounded on the West by the East Line of Lots 1, 2 and the North 10.00 feet of Lot 3, Block 7, ARMOURDALE HEIGHTS, a subdivision in the Southeast Quarter of Section 16, Township 11 South, Range 25 East, in the City of Kansas City, Wyandotte County, Kansas, as surveyed on August 21, 2017 by William C. Anderson, PLS 1527 of BHC RHODES, and being more particularly described by metes and bounds as follows: (Note: For course orientation, the bearings in this description are based on the East Right-of-Way Line of Bethany Street having a bearing of South 02° 32' 42" East, as determined by Global Positioning System observations, and referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.) **BEGINNING** at the Northwest corner of said Lot 24; Thence South 02° 32' 42" East, 110.00 feet, on the West Line of said Lots 22 through 24, being the existing East Right-of-Way Line of Bethany Street, to a point 10.00 feet South of the Northwest Corner of said Lot 22; Thence South 87° 27' 30" West, 60.00 feet, to a point on the East Line of said Lots 1 through 3, being 10.00 feet South of the Northeast Corner of said Lot 3; Thence North 02° 32' 42" West, 110.00 feet, on said East Lot Line, being the existing West Right-of-Way Line of Bethany Street, to the Northeast Corner of said Lot 1; Thence North 87° 27' 30" East, 60.00 feet, on the extension of the South Right-of-Way Line of Ray Avenue, to the **POINT OF BEGINNING**, said tract containing 6,600 square feet or 0.1515 acres, located at approximately 342 South Bethany Street, Kansas City, Kansas.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing, installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF
_____, 2018

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

BY:

DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3160

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 819 Southwest Boulevard in Kansas City, Kansas, by changing the same from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on February 23, 2018, by the owners of property to have the zoning of said property changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

MARTYS 2ND ADDITION, an addition of land in Kansas City, Wyandotte County, Kansas, Sec-Twp-Range: 00-00-00, B2 L1, SW 1/4 L2, located at approximately 819 Southwest Boulevard, Kansas City, Kansas,

be changed from its present zoning of M-2 General Industrial District to R-2(B) Two Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-2(B) Two Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2018.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK



Staff Request for Commission Action

Tracking No. 18254

Full Commission Meeting Date: 5/31/18

Committee: Public Works & Safety

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
05/24/2018	Jeff Fisher	x5415	jfisher@wycokck.org	Public Works

Item Description:

The attached resolution authorizes the Mayor to amend the 1996 agreement with the City of Bonner Springs, Kansas regarding street maintenance and emergency services in Loring, the unincorporated areas of Delaware township south of Bonner Springs. This agreement is for one year and authorizes the Unified Government to pay \$106,651.13 to the City of Bonner Springs for street maintenance, traffic control signs and devices, snow removal, right-of-way mowing, pavement markings and guardrail maintenance in Loring and an additional \$27,329.35 for police, fire, and ambulances services for 2018.

Action Requested:

Approve and forward to the full Commission for consideration

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Loring Reso, UG.BonnerSprings.1Year.Agreement(2018)

RESOLUTION NO. _____

**BE IT RESOLVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**

That the Mayor of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized and directed to execute in the name of the Unified Government and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government as Addendum to the Interlocal Cooperation Agreement among the Unified Government of Wyandotte County/Kansas City, Kansas and Bonner Springs, Kansas for street maintenance and police services to the unincorporated area of Loring being dated _____.

THIS RESOLUTION IS ADOPTED by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, this ____ of _____ 2018.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By:

David Alvey
Mayor/Chief Executive

(SEAL)
ATTEST

Unified Government Clerk

Approved as To Form:

Misty S. Brown, Deputy Chief Counsel

ADDENDUM TO INTERLOCAL COOPERATION AGREEMENT

THIS ADDENDUM is made and entered into this ____ day of _____, 2018, by and between the Unified Government County/Kansas City, Kansas, the City of Bonner Springs, Kansas, adding additional terms to the Interlocal Cooperation Agreement entered into by and among the parties and the City of Edwardsville and dated May 16, 1996, and to the 1997, 1998, 1999, 2001, 2002, 2003, 2007, and 2013 Addenda to the Agreement.

WHEREAS, the parties wish to amend certain provision of the Agreement and addenda.

NOW THEREFORE, the parties agree as follows:

1. Paragraph 8 of the Agreement is amended to read as follows:

8. Street Maintenance. Bonner Springs will provide for a one (1) year period street maintenance, traffic control signs and devices, snow removal, right-of-way mowing, pavement markings and guardrail maintenance for the Loring area, the unincorporated areas of Delaware township south of Bonner Springs. The Unified Government agrees to pay in each fiscal year \$106,651.13 beginning in fiscal year 2018. Bonner Springs shall perform, pursuant to its ordinances and state laws, noxious and general weed control within the Loring area, as well as within Bonner Springs. The Unified Government agrees to provide storage and sale of weed control chemicals. The Unified Government does further agree to use whatever authority is has under Kansas law to assist Bonner Springs in the above noted responsibilities. The Unified Government will be responsible for property maintenance of Unified Government owned properties in Bonner Springs and the Loring Area.

2. Paragraph 10 of the Agreement is amended to read as follows:

10. Emergency Services. Bonner Springs will provide police, fire, and ambulance services to the Loring area for a one (1) year period, beginning January 1, 2018 for the annual sum of \$27,329.35.

3. Paragraph 11 of the Agreement is amended to read as follows:

11. Payments. All annual payments to be made pursuant to this agreement shall be made no later than July 1, 2018.

4. The Interlocal Cooperation Agreement dated 1996, subsequent addenda and their terms re incorporated herein.
5. All other provisions of the Interlocal Cooperation Agreement and the 1998 addendum shall remain as previously agreed to, consistent with this addendum.

IN WITNESS WHEREOF, the parties hereto have executed the above and foregoing Addendum the day and year and written above.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

David Alvey
Mayor/CEO

Attest:

Unified Government Clerk

Date: _____

(Seal)

CITY OF BONNER SPRINGS, KANSAS

By: _____
Jeff Harrington
Mayor

Attest:

Amber McCullough, City Clerk

Date: _____

(Seal)



Staff Request for Commission Action

Tracking No. 18255

Full Commission Meeting Date: 5/31/18

Committee: Public Works & Safety

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/24/2018	Terry Zeigler	x6009	tzeigler@kckpd.org	Police Department

Item Description:

The Police Department is seeking a Strategies for Policing Innovation Program/Project Safe Neighborhoods Grant in the amount of \$700,000. This grant is awarding funds under two main purpose areas: (1) developing innovative, data-driven approaches to challenges confronting law enforcement, and (2) confronting precipitous and extraordinary increases in type(s) of crime in our jurisdiction. The length of the grant is 48 months. No matching funds required.

Synopsis of Crime Initiative:

- Operation ICON zones are established based on current data from the past 30 days. Resources are deployed into those zones to conduct proactive patrol. Some of the funding would be used to pay overtime to officers to work solely in the Operation ICON zones. The BJA is pushing a theory based on data known as the "Koper Curve Principle." In this theory, officers are in a micro hot spot for 15 minutes and perform high visibility patrol work (traffic stops, ped checks, etc...). It's the same things we do in DDACTS, but for only 15 minutes in these micro zones. Then officers leave and move to another micro hot spot. Officers would not return to the same micro hot spot for at least one hour. It's possible that four Operation ICON zones would need to be established to operate within this theory. We establish the zones based on the increase in drive-by shootings and other violent crime that we have experienced from 2013-2017. Over that 5-year period we have seen the number of drive-bys rise from 149 to 344. Agg. Batteries are up from 151 to 301. Agg. Assaults are up from 229 to 381. Homicides are up from 29 to 41, peaking at 47 in 2016. This certainly fits purpose area #2. Funding can be used for equipment that we can justify as supporting our efforts to reduce violent crime.
- Operation Triple Beam had an aspect to it that included looking for known offenders with warrants. Funding again would cover overtime for officers to develop prolific offender lists and execute warrant roundups. The BJA noted that they are fond of task forces and federal prosecution, so this is in our wheelhouse I believe. Equipment can again be purchased with the funds.
- Child and Youth Engagement is being pushed as well by the BJA. I believe we can tie in the new PAL being established and our efforts to reach out to the youth that are susceptible to ending up in gangs. The data on the number of juveniles arrested for violent crimes in our city would be the data-driven approach we would use. We are obviously trying to reach kids at a young age and prevent them from going that same route. The PAL will provide the kids with good role models and alternatives to associating with older gang members. This meets criteria #1. Equipment can be purchased as well.

Action Requested:

Approve Grant

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 18253

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
05/24/2018	Robin H. Richardson	x5774	rrichardson@wycokck.org	Urban Planning & Land Use

Item Description:

Proposed Planning Sustainable Places Grant application proposals to the Mid-America Regional Council. Staff would propose 3 potential grant Applications. The first is the study of autonomous vehicle transit for downtown, Village West, and KU Med Area. The second is a study of urban bike linkages to create a viable bike network in the urban core. The final study would be a complete street study for the area near 47th and Georgia near West Middle School and William Allen White grade School

Action Requested:

Approve the grant applications to MARC and potential future match of up to \$65,000 if we were to be successful on all three grants.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

47th and Georgia Complete Street _Description, KCK Greenway Urban Trail System Description, Autonomous Vehicle Transit Study

47th Street/Georgia Avenue From Parallel Parkway to I-635

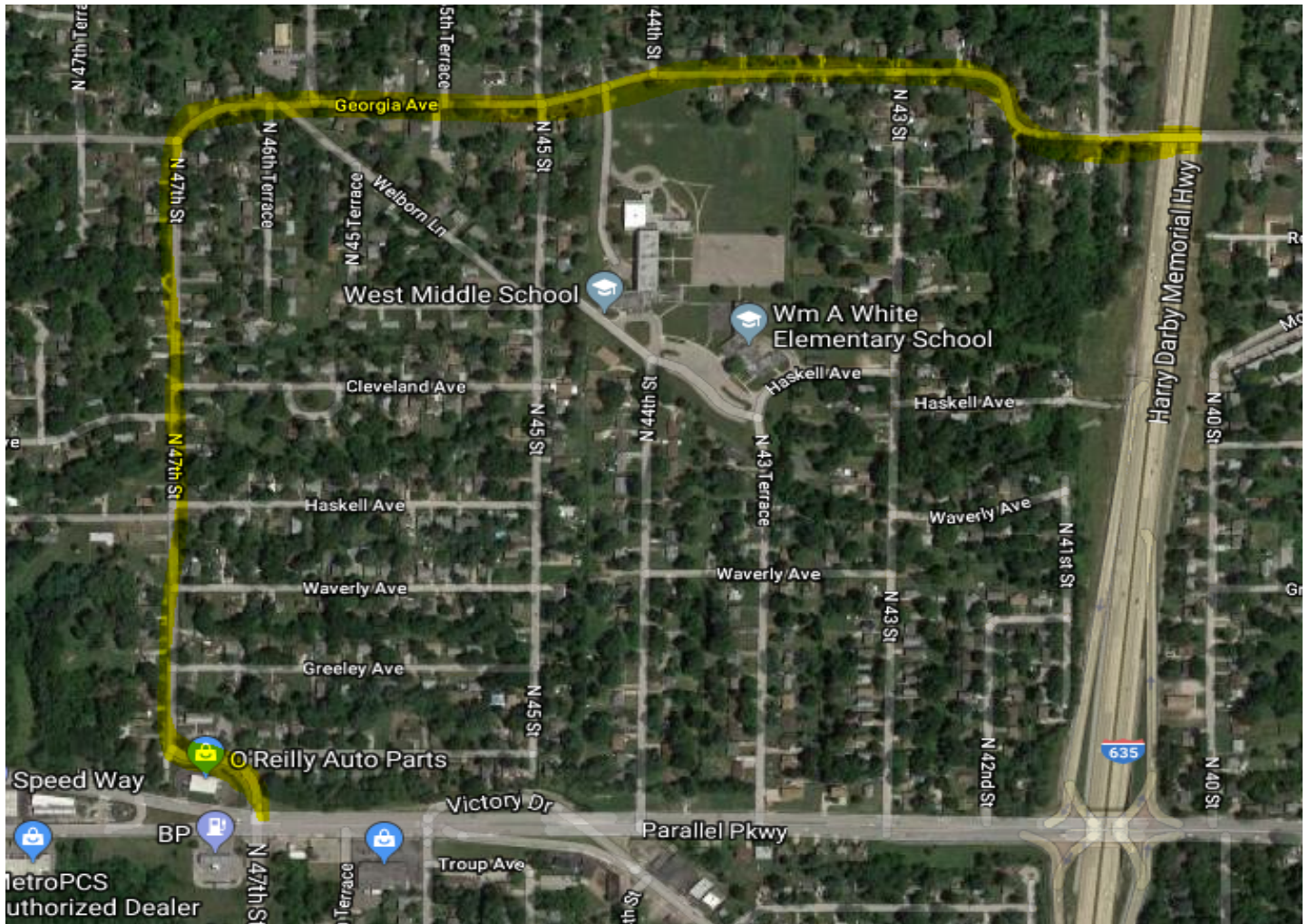
Complete Street Concept Study

Project Limits: Parallel Parkway to I-635

Need: In 2007, when the first round of Safe Route to School evaluation started, the residents of the area along this corridor brought concerns about the unsafe condition for pedestrians. At that time, there had been at least two fatal pedestrian accidents on this corridor. Since then, the neighborhood association Neighbors Who Cares, has advocated for sidewalk and safety improvements along the corridor. Along the corridor, there are limited sight lines at intersections and no sidewalk for pedestrians. Transit route 107 runs along this corridor, however there is not adequate space for pedestrians to access the bus. In addition, this corridor is adjacent to two schools William Allen White and West Middle, however students need to walk on the street to access the schools.

Purpose of the Project: The purpose of the project is to develop preliminary plans for the reconstruction of the corridor. The reconstruction will change the section of the road from a rural roadway with open ditch road to a full complete street corridor with sidewalk, bus stops, and bicycle space. The project will include intersection improvements to improve safety for both vehicles and pedestrians. This project will provide create a new livable space for all users and encourage healthy living and improve safety. The project will include a large public involved to identify the needs of the people, engagement of the community, and education about healthy living. The cost estimate will be developed along with the plan to help incorporate into the CMIP budget.

Estimated Cost of Conceptual Study: \$150,000

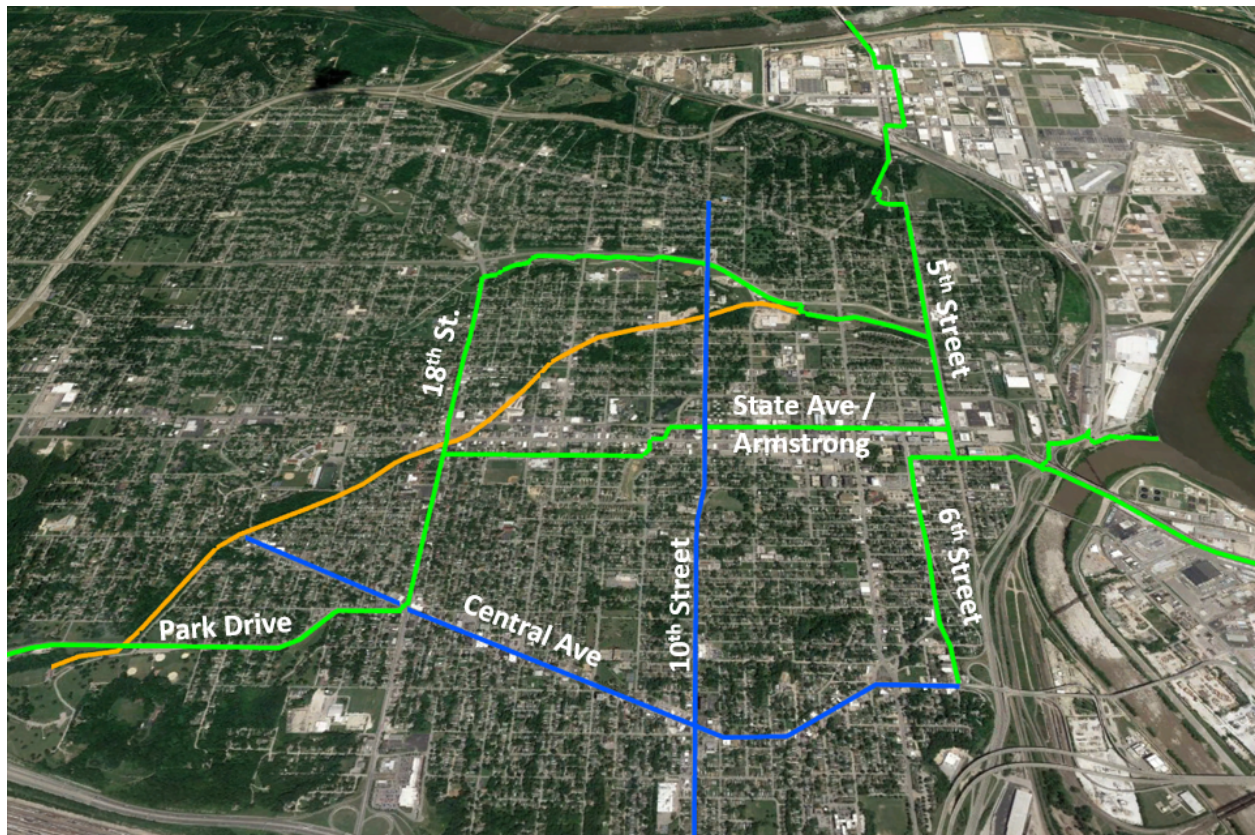


KCK Greenway Urban Trail System

Project Description:

This project would create a detailed plan for a complete urban trail network serving the urban core of Kansas City, Kansas. The network would connect neighborhoods, parks, schools, retail areas, office areas, and the Fairfax district. The trail would connect to the new US 169 bridge, which includes a trail connection to Riverside, Missouri. It also includes the Lewis and Clark viaduct trail, which connects to Kansas City, Missouri. Much of this network is already complete: The Lewis and Clark viaduct trail, the Jersey Creek trails, off street trails on 5th Street, the 10th Street bike lanes, and the Central Avenue sharrows are all completed. This plan would create a consistent signage and wayfinding system, identify and link gaps in the existing network, and propose new connections to complete the network. The goals of the project are to:

- Provide a new recreational amenity for neighborhoods in the urban core
- Increase safety for all road users by reducing speeding and providing space for pedestrian and cyclists
- Increase access to parks
- Increase access to jobs in Fairfax, Downtown KCK, Riverside, MO, and Downtown KCMO
- Attract residents and new businesses, promote new development
- Improving equity by providing transportation options for those without vehicles



Green = Two way Trail, Blue = On street bike lane/sharrow, Orange = Off Street Trail



Consistent signage, wayfinding, intersection treatments, and striping will make the trail more intuitive and encourage use.



Autonomous Vehicle Transit Study

Small scale Autonomous Transit is currently being tested in limited markets in the United States. It has significant potential in small areas that need better headways and more flexible service than a standard transit system could provide. The proposal would be to study three areas to determine if this new technology is viable for KCK. The three areas to study would be:

1. Downtown
2. Village West; and
3. The University of Kansas Medical Center.

Staff feels the three areas are compact enough and have enough population and visitor traffic that the autonomous vehicles could be of significant benefit to the areas. We will study the scope of the area, flexible routes based on time of day or special events, cost comparison to standard transit service, cost savings over our current service if any, how well they services can meet our community goals including serving mobility challenged populations and potential funding sources. We will also complete a public engagement process in the 3 study areas to determine potential usage and utilization.

The cost for a first-year pilot program for 5 autonomous vehicles is \$600,000 to \$750,000 with a lower ongoing cost. This includes a turn key operation with vehicles, garage facilities and 100 percent of necessary staffing.

The autonomous vehicle concepts have the potential to provide intrigue and attraction to the community. We are not aware of any similar proposals in any metro city.

The cost of the study should be \$75,000 with a city match of \$15,000.



Staff Request for Commission Action

Tracking No. 18257

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
05/24/2018	Robin H. Richardson, Melissa Sieben, Wilba Miller	x5774, x5017, x5112	rrichardson@wycokck.org, msieben@wycokck.org, wmiller@wycokck.org	Urban Planning & Land Use

Item Description:

In 2016, the Unified Government (UG) submitted for a Planning and Action Grant through the Choice Neighborhoods program of HUD. At that time, the UG had not completed intensive community engagement in the area around Wyandotte Towers. Today, staff has been working with the community and Commissioners on an intensive community engagement process as part of the Northeast Master Plan. Due to this work over the last two years and selection of the planning partner Camiros, the UG is in a place to apply again. This time detail engagement will be able to be shared with HUD as well as in depth planning work. This grant, if awarded, will help develop a plan for the resident of Juniper Gardens. The UG is fortunate to have partnered with Camiros, who has been successful in receiving six of these grants in other communities in the US.

The Kansas City Kansas Housing Authority is in full support of the work to look intensely at the future of Juniper Gardens, which has been a source of concern for their board as well as HUD.

Action Requested:

Approve entering into a Memorandum of Understanding with the Kansas City Kansas Housing Authority for submission of a Choice Neighborhoods Planning and Action Grant for Juniper Gardens. Approve use of existing budget for grant preparation fees with Camiros.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 18244

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/2018

(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2018	<u>Contact Name:</u> Robin H. Richardson	<u>Contact Phone:</u> x5774	<u>Contact Email:</u> rrichardson@wycokck.org	<u>Department/Division:</u> Urban Planning & Land Use
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Item Description:

Steve Wood is working to redevelop the west side of College Parkway/Turner Diagonal south of State Avenue. The site includes the Redwood Gardens Townhomes. The attached map and legal descriptions indicate the areas intended for redevelopment. The northern portion is proposed to be rezoned CP-2 Planned General Business District. The southern portion is proposed to be RP-5 Planned Apartment District. Mr. Wood is requesting that the Unified Government Board of Commissioners initiate the rezoning process as they are still in the process of acquiring a few of the parcels. The State of Kansas authorizes a land owner, city planning commission or a governing body to initiate a zoning request. Because there are some unacquired properties, the applicant has requested this action to help move the project forward. This is obviously a huge property acquisition process and the developer is still in the process of acquiring the last few parcels.

Action Requested:

Budget Impact: (if applicable)

Amount:

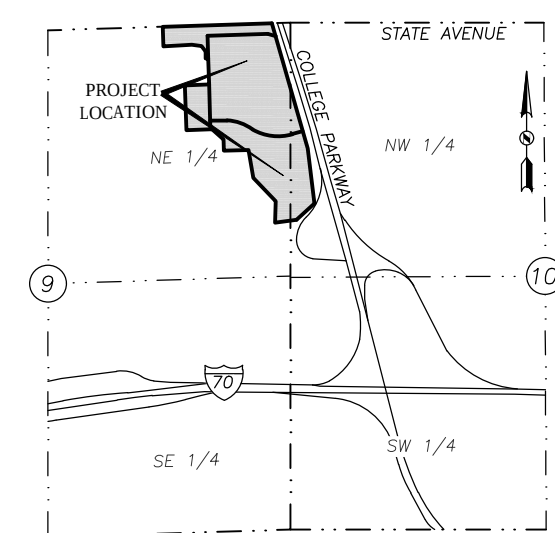
Source:

Included In Budget:

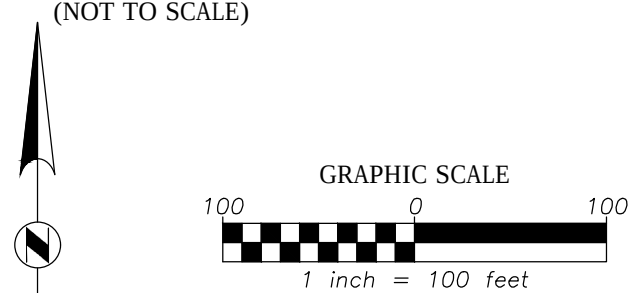
Other (explain):

Attachments List:

Proposed-Site-Plan, TURNER BUSINESS WEST RESOLUTION APRIL 4TH, TmrVsta_Prop-CP2_Description, TmrVsta_Prop-RP5_Description

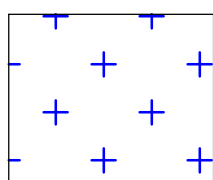


SECTION MAP
EAST-HALF SECTION 9
& WEST-HALF SECTION 10,
T11S-R24E
(NOT TO SCALE)



LEGEND

Denotes Proposed Commercial Zoning



Denotes Proposed RP-5 (Residential) Zoning

SURVEYOR'S DESCRIPTION (PROPOSED COMMERCIAL ZONE)

A Tract of land being a part of the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northeast Quarter of Section 9 having an assumed bearing of North 88° 06' 10" East.)

Commencing at the Northeast corner of said Northeast Quarter of Section 9;

Thence South 88° 06' 10" West, 192.10 feet, on the North line of said Northeast Quarter, to its intersection with the prolongation of the West Right-of-Way line of College Parkway;

Thence South 16° 00' 53" East, 137.29 feet, on said prolongation, to its intersection with the South Right-of-Way line of State Avenue, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing South 16° 00' 53" East, 1030.86 feet, on said West Right-of-Way line of College Parkway;

Thence departing said West Right-of-Way line South 73° 44' 50" West, 114.16 feet, to the beginning of a tangent curve concave to the North-Northeast, having a radius of 500.00 feet;

Thence West-Northwesterly on said curve an arc length of 425.68 feet, a chord bearing of North 82° 38' 45" West and a chord distance of 412.94 feet, to the beginning of a reverse curve concave to the Southwest, having a radius 609.60 feet;

Thence Northwesterly on said curve an arc length of 285.37 feet, a chord bearing of North 71° 40' 01" West, and a chord distance of 282.77 feet;

Thence South 88° 57' 42" West, 176.03 feet;

Thence North 88° 06' 10" East, 629.78 feet, on said South Right-of-Way line:

Thence South 75° 41' 11" East, 82.92 feet, on said South Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 811,216 square feet or 18.6230 acres.

Subject to survey.

SURVEYOR'S DESCRIPTION (PROPOSED RESIDENTIAL ZONE)

A Tract of land being a part of the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northeast Quarter of Section 9 having an assumed bearing of North 88° 06' 10" East.)

Commencing at the Northeast corner of said Northeast Quarter of Section 9;

Thence South 88° 06' 10" West, 192.10 feet, on the North line of said Northeast Quarter, to its intersection with the prolongation of the West Right-of-Way line of College Parkway;

Thence South 16° 00' 53" East, 137.29 feet, on said prolongation, to its intersection with the South Right-of-Way line of State Avenue;

Thence continuing South 16° 00' 53" East, 1030.86 feet, on said West Right-of-Way line of College Parkway,
to the POINT OF BEGINNING of said Tract herein described:

Thence continuing South 16° 00' 53" East, 187.48 feet, on said West Right-of-Way line;

Thence South 07° 12' 00" East, 576.80 feet, on said West Right-of-Way line;

Thence South 47° 30' 30" West, 251.51 feet, on said West Right-of-Way line,

Thence departing said West Right-of-Way line South 81° 56' 30" West, 227.39 feet;

Thence North 02° 08' 58" East, 224.87 feet;

Thence North 44° 11' 04" West, 337.82 feet;

Thence North 09° 58' 45" West, 293.21 feet;

Thence South 88° 29' 16" West, 257.88 feet;

Thence North 01° 30' 44" West, 117.92 feet;

Thence North 48° 33' 24" West, 158.42 feet;

Thence South 88° 13' 13" West, 16.39 feet;

Thence North 01° 59' 02" West, 89.78 feet;

Thence North 88° 57' 42" East, 176.03 feet, to the beginning of a non-tangent curve concave to the Southwest, having a radius of 609.60 feet;

Thence Southeast on said curve an arc length of 285.31 feet, said curve having a chord bearing of South 71° 40' 01" East, and a chord distance of 282.77 feet, to the beginning of a reverse curve concave to the North-Northeast, having a radius of 500.00 feet;

Thence Southeasterly and East on said curve an arc length of 425.68 feet, said curve having a chord bearing of South 82° 38' 45" East, and a chord distance of 412.94 feet, to a point of tangency;

Thence North 73° 44' 50" East, 114.16 feet, to the POINT OF BEGINNING, said Tract containing 561,255 square feet or 12.8846 acres.

Subject to survey.



Sheet: 1 OF 1	Issue Date: 3/26/2018	Project: TURNER VISTA DEVELOPMENT PROPOSED SITE PLAN NE 1/4, SEC. 9-T11S-R24E SW QUAD, STATE & COLLEGE PKWY KANSAS CITY, WYANDOTTE COUNTY, KANSAS	Client: WOOD DEVELOPMENT GROUP 9270 GLENWOOD STREET, SUITE C OVERLAND PARK, KS 66219	 Civil Engineering • Surveying • Utilities 712 State Avenue Kansas City, Kansas 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brueggeler Horowitz & Company, P.A.							
	Drawn By: JDS										
	Field Date: N/A										
	Field Crew: N/A										
	Project No.: N/A										
						Rev.	Date	Description		Drawn	Checked



Business West, Inc.

PO Box 12905
Kansas City, KS 66112
Phone (913) 766-4300
Mobile (913) 406-6266
Email: murrel@mcbconsultinginc.com

Mayor David Alvey
City Hall
Kansas City, KS 66101

Mayor Alvey,

The following is a resolution that the Business West Board of Directors approved. Thank you for your attention to this matter.

Resolution for Turner Vista Development

Whereas Business West Inc., is a voluntary organization with more than 80 members. Mostly small businesses;

And whereas quality residential development has and continues to be an objective that Business West supports;

And whereas the investors of the Turner Vista development near the intersection of 72nd Street and State Avenue will provide a market-rate apartment complex that will help meet a growing demand for quality housing;

Therefore, the Board of Directors of Business West encourages the Unified Government of Wyandotte County and Kansas City, Kansas, to move promptly to assure that the Turner Vista project comes about.

Please note that two members of the Business West Board of Directors, Dr. Jane Winkler Philbrook and Melissa Brune Bynum, abstained from voting on this resolution.

Approved March 21, 2018

Chuck Stites
President, Business West

C: Doug Bach

Turner Vista Development
Southwest Corner of
State Avenue & College Parkway
Kansas City, KS 66112

Description – Proposed Commercial Zone (CP-2)

A Tract of land being a part of the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northeast Quarter of Section 9 having an assumed bearing of North 88° 06' 10" East.)

Commencing at the Northeast corner of said Northeast Quarter of Section 9;

Thence South 88° 06' 10" West, 192.10 feet, on the North line of said Northeast Quarter, to its intersection with the prolongation of the West Right-of-Way line of College Parkway;

Thence South 16° 00' 53" East, 137.29 feet, on said prolongation, to its intersection with the South Right-of-Way line of State Avenue, and the POINT OF BEGINNING of said Tract herein described;

Thence continuing South 16° 00' 53" East, 1030.86 feet, on said West Right-of-Way line of College Parkway;

Thence departing said West Right-of-Way line South 73° 44' 50" West, 114.16 feet, to the beginning of a tangent curve concave to the North-Northeast, having a radius of 500.00 feet;

Thence West-Northwesterly on said curve an arc length of 425.68 feet, a chord bearing of North 82° 38' 45" West and a chord distance of 412.94 feet, to the beginning of a reverse curve concave to the Southwest, having a radius 609.60 feet;

Thence Northwesterly on said curve an arc length of 285.37 feet, a chord bearing of North 71° 40' 01" West, and a chord distance of 282.77 feet;

Thence South 88° 57' 42" West, 176.03 feet;

Thence North 01° 59' 02" West, 884.37 feet, to the South Right-of-Way line of State Avenue;

Thence North 88° 06' 10" East, 629.78 feet, on said South Right-of-Way line;

Thence South 75° 41' 11" East, 82.92 feet, on said South Right-of-Way line, to the POINT OF BEGINNING, said Tract containing 811,216 square feet or 18.6230 acres.

Subject to survey.

Turner Vista Development
Southwest Corner of
State Avenue & College Parkway
Kansas City, KS 66112

Description – Proposed Residential Zone (RP-5)

A Tract of land being a part of the Northeast Quarter of Section 9 and the Northwest Quarter of Section 10, all in Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, said Tract being more particularly described as follows:

(Note: For course orientation the bearings in this description are based on the North line of said Northeast Quarter of Section 9 having an assumed bearing of North 88° 06' 10" East.)

Commencing at the Northeast corner of said Northeast Quarter of Section 9;

Thence South 88° 06' 10" West, 192.10 feet, on the North line of said Northeast Quarter, to its intersection with the prolongation of the West Right-of-Way line of College Parkway;

Thence South 16° 00' 53" East, 137.29 feet, on said prolongation, to its intersection with the South Right-of-Way line of State Avenue;

Thence continuing South 16° 00' 53" East, 1030.86 feet, on said West Right-of-Way line of College Parkway, to the POINT OF BEGINNING of said Tract herein described;

Thence continuing South 16° 00' 53" East, 187.48 feet, on said West Right-of-Way line;

Thence South 07° 12' 00" East, 576.80 feet, on said West Right-of-Way line;

Thence South 47° 30' 30" West, 251.51 feet, on said West Right-of-Way line;

Thence departing said West Right-of-Way line South 81° 56' 30" West, 227.39 feet;

Thence North 02° 08' 58" East, 224.87 feet;

Thence North 44° 11' 04" West, 337.82 feet;

Thence North 09° 58' 45" West, 293.21 feet;

Thence South 88° 29' 16" West, 257.88 feet;

Thence North 01° 30' 44" West, 117.92 feet;

Thence North 48° 33' 24" West, 158.42 feet;

Thence South $88^{\circ} 13' 13''$ West, 16.39 feet;

Thence North $01^{\circ} 59' 02''$ West, 89.78 feet;

Thence North $88^{\circ} 57' 42''$ East, 176.03 feet, to the beginning of a non-tangent curve concave to the Southwest, having a radius of 609.60 feet;

Thence Southeast on said curve an arc length of 285.31 feet, said curve having a chord bearing of South $71^{\circ} 40' 01''$ East, and a chord distance of 282.77 feet, to the beginning of a reverse curve concave to the North-Northeast, having a radius of 500.00 feet;

Thence Southeasterly and East on said curve an arc length of 425.68 feet, said curve having a chord bearing of South $82^{\circ} 38' 45''$ East, and a chord distance of 412.94 feet, to a point of tangency;

Thence North $73^{\circ} 44' 50''$ East, 114.16 feet, to the POINT OF BEGINNING, said Tract containing 561,255 square feet or 12.8846 acres.

Subject to survey.



Staff Request for Commission Action

Tracking No. 18220

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2018	<u>Contact Name:</u> Ryan Haga	<u>Contact Phone:</u> x5075	<u>Contact Email:</u> rhaga@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> An ordinance amending the Unified Government's anti-discrimination ordinances, relating to practices in employment, housing, and public accommodations to add gender identity and sexual orientation to the protected categories designated therein.				
<u>Action Requested:</u> To approve the ordinance.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> UG Anti-DISCRIMINATION Ord (amended 4-18-18 final)				

Published _____

ORDINANCE NO. _____

An ordinance relating to the updating of the Unified Government's prohibition of discriminatory practices in employment, housing, and public accommodations, amending Sections 18-84, 18-114, 18-115, 18-117, 18-118, 18-137, 18-138, and repealing the original section.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That the following Section is hereby amended to read as follows:

Sec. 18-84. - Prohibited.

Discriminatory practices in places of public accommodation are hereby prohibited and declared unlawful. For the purpose of this section, it shall be a discriminatory practice:

- (1) For any person being the owner, operator, lessee, manager, agent or employee of any place of public accommodation to refuse, deny or make a distinction, directly or indirectly, in offering its goods, services, facilities, and accommodations to any person, as covered by this article, because of race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry, except where a distinction because of sex is necessary because of the intrinsic nature of such accommodation.
- (2) For any person, whether or not specifically enjoined from discriminating under any provisions of law, to aid, abet, incite, compel or coerce the doing of any of the acts forbidden under this section or to attempt to do so.
- (3) For any person to refuse, deny, make a distinction, directly or indirectly, or discriminate in any way against persons because of the race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry of such persons in the full and equal use and enjoyment of the services, facilities, privileges and advantages of any institution, department or agency of the state or any political subdivision or municipality thereof.

Sec. 18-114. - Powers, functions and duties of director of human resources.

With respect to his duties under division 2 of this article, the director of human services shall have the following powers, functions and duties:

- (1) To receive, initiate, investigate and pass upon complaints alleging discrimination in housing or real estate transactions because of race, religion, color, sex, disability handicap, national origin, sexual orientation, gender identity or ancestry and complaints alleging discrimination in housing because of familial status.
- (2) To subpoena witnesses, compel their appearance, to take and record the testimony or statements of such persons, to require the production of records, documents and other possible sources of evidence, and to examine, record and copy such materials. The director may issue subpoenas to compel access to such materials or the production of such materials, or the appearance of such persons. The director may serve interrogatories and requests for admission to a respondent. The director shall exercise the powers set out in this subsection to the same extent and subject to the same limitations as would apply if the subpoenas, interrogatories, requests for production, requests for admission or notices to take deposition were issued or served in aid of a chapter 60 civil action in the district courts of the state.
- (3) To hold public hearings, maintain formal records, and administer oaths.
- (4) In case of the refusal of any person to comply with any subpoena, interrogatory, notice to take deposition or request for production issued by the director, the director may make application to the district court to compel compliance pursuant to state law.
- (5) To act in concert with other parties in interest in order to eliminate and prevent discrimination and segregation, prohibited by this division, by including any term in a conciliation agreement as could be included in a final order under this division.
- (6) Apply to any court of competent jurisdiction through the unified government chief counsel after a complaint has been filed to enjoin any violation of this division.
- (7) To apply to any court of competent jurisdiction for enforcement of any conciliation agreement by seeking specific performance of such agreement.
- (8) To issue such final orders after a public hearing as may remedy any existing situation found to violate this division and prevent its recurrence, and, if necessary, to apply to any court of competent jurisdiction for enforcement of any final orders.
- (9) To endeavor to eliminate prejudice among the various ethnic groups and people with disabilities in the city and to further good will among such groups.
- (10) To accept contributions from any person to assist in the effectuation of this chapter and to seek and enlist the cooperation of private, charitable, religious, labor, civic and benevolent organizations for the purposes of this chapter.
- (11) To issue such publications and such results of investigation and research as, in his judgment, will tend to promote good will and minimize or eliminate discrimination because of race, religion, color, sex, disability handicap, national origin, sexual orientation, gender identity, familial status, national origin or ancestry.
- (12) To render each year to the council administrator and to the unified government board of commissioners a full written report of all activities and of recommendations.
- (13) To receive and accept federal funds to effectuate the purposes of this chapter and to enter into agreements with any federal agency for such purpose.
- (14) To delegate the exercise of the powers granted by this section to the presiding officer of a formal administrative hearing held pursuant to this chapter.

Sec. 18-115. - Definitions.

The following words, terms and phrases, when used in this Article division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Business means any person or entity, with four or more employees, conducting business within the City which is required to obtain a license or permit pursuant to the provisions of this Code, and all departments, boards and agencies of the Unified Government. For purposes of this article, no religious organization, private fraternal and benevolent association or society, non-profit private club, agency or department of the Unified Government, or school district, as defined in K.S.A. 72-8201 et seq., and amendments thereto, shall be considered to be a business (notwithstanding licensure by the Unified Government).

Chairperson means the person chairing the human relations commission created by this chapter.

Complainant means the person (including the chairman of the commission) who files a complaint under section 18-119(a).

Conciliation means the attempted resolution of issues by a complaint or by the investigation of such complaint through informal negotiations involving the aggrieved person, the respondent and the director.

Conciliation agreement means a written agreement setting forth the resolution of the issues in conciliation.

Director means the director of the human resources department.

Disability means, with respect to a person:

- (1) A physical or mental impairment that substantially limits one or more of such person's major life activities;
- (2) A record of having such an impairment; or
- (3) Being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance as defined in 21 USC 802.

Discriminatory housing practice means any act that is unlawful under this division or any state or federal statute or regulation, including, but not limited to, the following: K.S.A. 44-1015a, 44-1016, 44-1017, title VII of the Civil Rights Act of 1968 as amended, title VIII of the Civil Rights Act of 1968, as amended, title VI of the Civil Rights Act of 1968, as amended, Executive Order 11063; and the Civil Rights Act of 1866.

Dwelling means any building, structure, or portion thereof which is occupied as or designed or intended for occupancy as a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

Employee means any person authorized to perform services for any business within Wyandotte County, and includes an officer, employee or elected official of the United States, a state, territory, or any political subdivision thereof or any agency or instrumentality thereof, and

an officer of a corporation. Employee does not include any individual employed by such individual's parents, spouse or child or in the domestic service of any person.

Familial status means one or more individuals (who have not attained the age of 18 years) being domiciled with:

- (1) A parent or another person having legal custody of such individual or individuals; or
- (2) The designee of such parent or other person having such custody, with the written permission of such parent or other person.

Housing for older persons means housing:

- (1) Provided under any governmental program that the Secretary of Housing and Urban Development determines, in his sole discretion, is specifically designed and operated to assist elderly persons (as defined by the governmental program).
- (2) Intended for and solely occupied by persons 62 years of age or older; or
- (3) Intended and operated for occupancy by at least one person 55 years of age or older per unit. In determining whether housing qualifies as housing for older persons under this division, the director shall follow applicable regulations developed by the United States Secretary of Housing and Urban Development and 42 USC 3607(b), as amended.

Gender identity means consistently having and/or expressing a self-image or identity not traditionally associated with their biological sex.

Military status means a person who is serving or has served in the uniformed services, and who, if discharged or released under conditions other than dishonorable, as specified in 38 U.S.C. 101(2), or amendments thereto. Uniformed services is defined as set forth in 20 C.F.R. 1002.5(o), or amendments thereto.

Person aggrieved means any person claiming to have been injured by a discriminatory housing practice or who anticipates being injured by a discriminatory housing practice that is about to occur.

Real property means and includes:

- (1) All vacant or unimproved land.
- (2) Any building or structure which is occupied or designed or intended for occupancy, or any building or structure having a portion thereof which is occupied or designed or intended for occupancy.

Rent, when used as a verb, means to lease, sublease, let and otherwise grant for a consideration the right to occupy premises not owned by the occupant.

Rental housing means any real property, consisting of more than four dwelling units, which is required to obtain a license or permit pursuant to the provisions of this Code.

Respondent means:

- (1) The person or other entity accused in a complaint of an unfair housing practice; and
- (2) Any other person identified in the course of investigation and notified as required with respect to respondents so identified under section 18-119(b).

Sexual orientation means an individual's real orientation or orientation perceived by another as heterosexual, homosexual, bisexual or asexual.

Sec. 18-117. - Exemptions.

- (a) Nothing in this division shall prohibit a religious organization, association or society, or any nonprofit institution or organization operated, supervised or controlled by or in conjunction with a religious organization, association or society, from limiting the sale, rental or occupancy of a dwelling which it owns or operates for other than a commercial purpose to persons of the same religion, or from giving preference to such persons, unless membership in such religion is restricted on account of race, color, national origin, disability, sexual orientation, gender identity or ancestry. Nothing in this division prohibits a nonprofit private club in fact not open to the public, which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose, from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.
- (b) Section 18-118(a)(1), (a)(2), (a)(4) and (a)(5) shall not apply to rooms or units in a dwelling containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as such owner's residence.
- (c) Nothing in this division limits the applicability of any reasonable, local, state or federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling. No provisions of this division regarding familial status apply with respect to housing for older persons.
- (d) Nothing in this division prohibits conduct against a person because such person has been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance, as defined in 21 USC 802.

Sec. 18-118. - Discrimination in sale, rental, etc.

- (a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Covered multifamily dwellings means:

- (1) Buildings consisting of four or more units if such buildings have one or more elevators; and
- (2) Ground floor units in other buildings consisting of four or more units.

Real estate related transaction means any of the following:

- (1) The making or purchasing of loans or providing other financial assistance:
 - a. For purchasing, constructing, improving, repairing or maintaining a dwelling; or
 - b. Secured by residential real estate.
- (2) The selling, brokering or appraising of residential dwellings.

(b) It shall be unlawful for any person:

- (1) To refuse to sell or rent, after the making of a bona fide offer, to fail to transmit a bona fide offer or to refuse to negotiate in good faith for the sale or rental of or otherwise make unavailable or deny a dwelling to any person because of race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status.
- (2) To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling or in the provision of services or facilities in connection therewith because of race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status.
- (3) To make, print, publish, disseminate, use, or cause to be made, printed, published, disseminated or used any notice, statement, advertisement or application, with respect to the sale or rental of a dwelling, that indicates any preference, limitation, specification or discrimination based on race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity or familial status, or an intention to make any such preference, limitation, specification or discrimination.
- (4) To represent to any person, because of race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status, that any dwelling is not available for inspection, sale or rental when such dwelling is, in fact, available.
- (5) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representation regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status.
- (6) To deny any person access to or membership or participation in any multi-listing service, real estate broker's organization or other service, organization or facility relating to the business of selling or renting a dwelling, or to discriminate against a person in the terms of conditions of such access, membership or participation because of race, religion, color, sex, disability, national origin or ancestry, sexual orientation, gender identity, or familial status.
- (7) To discriminate against any person in such person's use or occupancy of a dwelling because of the race, religion, color, sex, disability, familial status, sexual orientation, gender identity, national origin or ancestry of the people with whom such person associates.
- (8) To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a disability of:
 - a. That buyer or renter;
 - b. A person residing in or intending to reside in that dwelling after it is sold, rented or made available; or
 - c. Any person associated with that buyer or renter.
- (9) To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling or in the provision of services or facilities in connection with such dwelling because of a disability of:
 - a. That person;

- b. A person residing in or intending to reside in that dwelling after it is so sold, rented or made available; or
 - c. Any person associated with that person.
 - (10) Whose business includes engaging in real estate related transactions to discriminate against any person making available such a transaction or in the terms or conditions of such a transaction because of the race, religion, color, sex, disability, familial status, sexual orientation, gender identity, national origin or ancestry of such person or of any person associated with such person in connection with any real estate related transaction.
 - (11) Whose business includes engaging in real estate related transactions to discriminate against any person in making available such a transaction or in the terms or conditions of such a transaction because of the race, religion, color, sex, disability, familial status, or national origin or ancestry of such person or of any person associated with such person in connection with any real estate related transaction. Nothing in this subsection prohibits a person engaged in the business of furnishing appraisals of real property to take into consideration factors other than race, religion, color, sex, disability, familial status, sexual orientation, gender identity, national origin or ancestry. As used in this subsection, the term "real estate related transaction" means any of the following:
 - a. The making or purchasing of loans or providing other financial assistance for purchasing, constructing, improving, repairing or maintaining a dwelling, or secured by real property.
 - b. The selling, brokering or appraising of real property.
 - (12) To coerce, intimidate, threaten or interfere with any person in the exercise or enjoyment of, on account of such person's having exercised or enjoyed, or on account of such person's having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected in this chapter.
- (c) For purposes of this section, discrimination includes:
- (1) A refusal to permit, at the expense of the person with a disability, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises, except that, in the case of a rental, the landlord may, where it is reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted;
 - (2) A refusal to make reasonable accommodations in rules, policies, practices or services when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; or
 - (3) In connection with the design and construction of covered multifamily dwellings for first occupancy on and after March 13, 1991, a failure to design and construct such dwelling in such a manner that the dwellings have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site. With respect to dwellings with the building entrance on an accessible route, the following are required:
 - a. The public use and common use portions of such dwellings are readily accessible to and usable by persons with disabilities;

- b. All the doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by disabled persons who are in wheelchairs; and
- c. All premises within such dwellings contain the following features of adaptive design:
 - 1. An accessible route into and through the dwelling;
 - 2. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
 - 3. Reinforcements in bathroom walls to allow later installation of grab bars; and
 - 4. Usable kitchen and bathrooms such that an individual in a wheelchair can maneuver about the space.

Compliance with the appropriate requirements of the American National Standard for buildings and facilities providing accessibility and usability for physically disabled people, commonly cited as "ANSI 117.1," suffices to satisfy the requirements of subsection (b)(3)b. of this section.

- (d) Nothing in this section prohibits a person engaged in the business of furnishing appraisals of dwellings to take into consideration factors other than race, religion, color, sex, disability, sexual orientation, gender identity, familial status, national origin or ancestry.

Sec. 18-137. - Equal opportunity in employment.

It shall be the policy of the unified government to assure equal opportunity and encouragement to every citizen, regardless of race, religion, color, sex, age, ~~physical handicap~~ disability, sexual orientation, gender identity, national origin or ancestry, in securing and holding, without discrimination, employment in any field or work or labor for which the individual is properly qualified. The opportunity to secure and hold employment is the civil right of every citizen.

Sec. 18-138. - Unlawful employment practices.

- (a) It shall be an unlawful employment practice and unlawful:
 - (1) For an employer, because of the race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry of any person to refuse to hire or employ such person, to bar or discharge such person from employment, or to otherwise discriminate against such person in compensation or in terms, conditions or privileges of employment, to limit, segregate, separate, classify or make any distinction in regards to employees, or to follow any employment procedure or practice which, in fact, results in discrimination, segregation or separation without a valid business necessity.
 - (2) For a labor organization, because of the race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry of any person, to exclude or to expel from its membership such person or to discriminate in any way against any of its members or against any employer or any person employed by an employer.

- (3) For any employer, employment agency or labor organization to print or circulate or cause to be printed or circulated any statement, advertisement or publication, to use any form of application for employment or membership, or to make any inquiry in connection with prospective employment or membership which expresses, directly or indirectly, any limitation, specification or discrimination as to race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry, or any intent to make any such limitation, specification or discrimination, unless based on a bona fide occupational qualification.
- (4) For any employer, employment agency or labor organization to discharge, expel or otherwise discriminate against any person because such person has opposed any practices or sections forbidden under this section or because such person has filed a complaint, testified or assisted in any proceeding under this section.
- (5) For an employment agency to refuse to list and properly classify for employment, to refuse to refer any person for employment, or to otherwise discriminate against any person because of such person's race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry, or to comply with a request from an employer for a referral of applicants for employment if the request expresses, either directly or indirectly, any limitation, specification or discrimination as to race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry.
- (6) For an employer, labor organization, employment agency, or school which provides, coordinates or controls apprenticeship, on-the-job or other training, or retraining program to maintain a practice of discrimination, segregation or separation because of race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry in admission, hiring, assignments, upgrading, transfers, promotion, layoff, dismissal, apprenticeship or other training or retraining program, or in any other terms, conditions or privileges of employment, membership, apprenticeship or training, or to follow any policy or procedure which, in fact, results in such practices without a valid business motive.
- (7) For any person, whether an employer, an employee, or neither, to aid, abet, incite, compel or coerce the doing of any of the actions forbidden under this section or to attempt to do so.
- (8) For an employer, labor organization, employment agency or joint labor-management committee to:
 - a. Limit, segregate or classify a job applicant or employee in a way that adversely affects the opportunities or status of such applicant or employee because of the disability of such applicant or employee;
 - b. Participate in a contractual or other arrangement or relationship, including a relationship with an employment or referral agency, labor union, organization providing fringe benefits to an employee, or organization providing training and apprenticeship programs that has the effect of subjecting a qualified applicant or employee with a disability to the discrimination prohibited by this section;
 - c. Utilize standards, criteria, or methods of administration that have the effect of discrimination on the basis of disability or that perpetuate the discrimination of others who are subject to common administrative control;

- d. Exclude or otherwise deny equal jobs or benefits to a qualified individual because of the known disability of an individual with whom the qualified individual is known to have a relationship or association;
 - e. Not make reasonable accommodations to the known physical or mental limitations of an otherwise qualified individual with a disability who is an applicant or employee, unless such employer, labor organization, employment agency or joint labor-management committee can demonstrate that the accommodation would impose an undue hardship on the operation of the business thereof;
 - f. Deny employment opportunities to a job applicant or employee who is an otherwise qualified individual with a disability if such denial is based on the need to make reasonable accommodation to the physical or mental impairments of the employee or applicant;
 - g. Use qualification standards, employment tests or other selection criteria that screen out or tend to screen out an individual with a disability or a class of individuals with disabilities, unless the standard, test or other selection criteria, as used, is shown to be job-related for the position in question and is consistent with business necessity; or
 - h. Fail to select and administer tests concerning employment in the most effective manner to ensure that, when such test is administered to a job applicant or employee who has a disability that impairs sensory, manual or speaking skills, the test results accurately reflect the skills, aptitude or whatever other factor of such applicant or employee that such test purports to measure, rather than reflecting the impaired sensory, manual or speaking skills of such employee or applicant (except where such skills are the factors that the test purports to measure).
- (9) For any employer to:
- a. Seek to obtain, obtain or use genetic screening or testing information of an employee or a prospective employee to distinguish between or discriminate against or restrict any right or benefit otherwise due or available to an employee or a prospective employee;
 - b. Subject, directly or indirectly, any employee or prospective employee to any genetic screening or test.
- (b) It shall not be an unlawful employment practice to fill vacancies in such way as to eliminate or reduce imbalance with respect to race, religion, color, sex, disability, sexual orientation, gender identity, national origin or ancestry.

Section 2. That said original Sections 18-84, 18-114, 18-115, 18-117, 18-118, 18-137, 18-138 is hereby repealed.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the Wyandotte Echo.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS _____ DAY OF _____, 2018.

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk

Approved As To Form:

Ryan Haga, Assistant Counsel



Staff Request for Commission Action

Tracking No. 18248

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2018	<u>Contact Name:</u> Justus Welker	<u>Contact Phone:</u> x6798	<u>Contact Email:</u> jwelker@wycokck.org	<u>Department/Division:</u> Transportation
<u>Item Description:</u> Creation of a permanent transit route to serve the Amazon fulfillment center.				
<u>Action Requested:</u> Seeking approval of a permanent Amazon Route through the combination of two existing transit routes.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Amazon				



UNIFIED GOVERNMENT TRANSIT

**5033 State Avenue
Kansas City, KS 66102
913-573-8351**

AMAZON TRANSIT ROUTE

- Began service on July 30, 2017
- Was designed as a temporary solution
- 7-day service (limited AM & PM trips)
- Includes KCKCC stop (1 average daily boarding)
- Upgraded route to a higher capacity bus in November 2017
- Current cost - \$279,580

AMAZON TRANSIT SERVICE

- By combining the 106 Quindaro & 114 Amazon, we can save over \$200,000 annually.
- Combined route would include all existing trips to Amazon (no loss in service).
- All service would originate from 10th & Main (Amazon request).
- KCKCC stop would be removed.

CURRENT 106 QUINDARO

- 6 day service
 - 5 AM – 11 PM each weekday
 - 6 AM – 8 PM on Saturday
- Current cost - \$1,329,858
- Route has a disproportionate amount of layover time at 47th Street Transit Center

COMBINED ROUTE



Seeking approval of a permanent Amazon Route. Route would start on Oct. 1st.



UNIFIED GOVERNMENT TRANSIT

Justus Welker, Director

jwelker@wycokck.org

913-573-6798



Staff Request for Commission Action

Tracking No. 18250

Full Commission Meeting Date: 5/31/18

Committee: Administration & Human Services

Date of Standing Committee Action: 5/21/18

(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2018	<u>Contact Name:</u> Justus Welker	<u>Contact Phone:</u> x6798	<u>Contact Email:</u> jwelker@wycokck.org	<u>Department/Division:</u> Transportation
<u>Item Description:</u> 18th Street Fixed Transit Route				
<u>Action Requested:</u> Seeking approval to use the Amazon route savings to fund the 18th Street Transit Route.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> 18th Street				

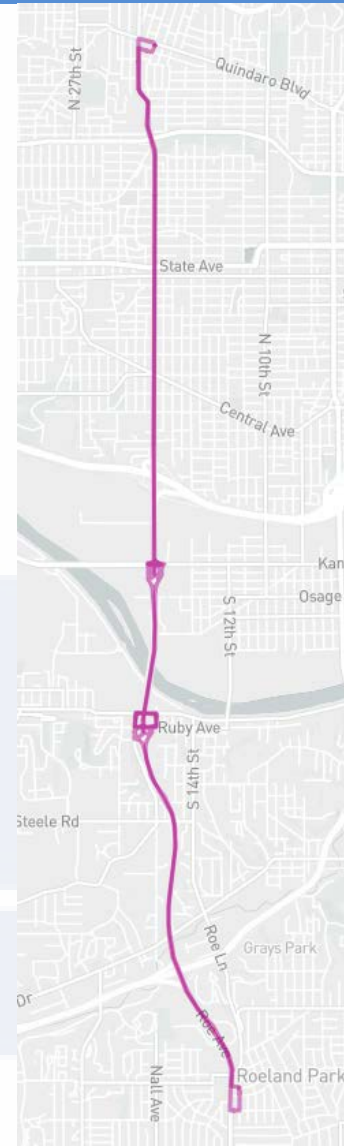


UNIFIED GOVERNMENT TRANSIT

**5033 State Avenue
Kansas City, KS 66102
913-573-8351**

18TH STREET TRANSIT ROUTE

- Weekday Service
- Miles – 275.65/day
 - Kansas Ave. loop
 - Metropolitan loop
- Hours – 13.92/ day
- 60 minute headway
- \$237,800/ yr.



18TH STREET TRANSIT ROUTE

- Over 5K jobs within ¼ mile of proposed route
- Over 14K people reside within ¼ mile of proposed route
- Proposed route would connect to 11 other RideKC fixed transit routes (101, 102, 104, 106, 107, 401, 402, 403, 405, 435, 519)
- 1st all-day connection from KCK to Johnson County
- Access to grocery providers (Fast Fred's Market, Sun Fresh, Price Chopper, Sav-A-Lot, Wal-Mart Neighborhood Market)

18TH STREET TRANSIT ROUTE

- Access to education (NW Middle School, Ward HS, Donnelly College, Argentine Middle School)
- Access to manufacturing jobs (P&G, VVF, PQ Corp)
- Proposed route is comprised of 4 Commission Districts
- Proposed route would serve UG NRSA (census tract 422)
- Proposed route corridor is identified in region's long range transit plan

18TH STREET TRANSIT ROUTE

118 - 18th Street

Southbound

18th & Quindaro	18th & Parallel Pkwy	Donnelly College	18th & Central	18th & Kansas Avenue	18th & Metropolitan	Roe Avenue & W. 48th Terrace	Roe Avenue & W. 52nd Terrace
5:30 AM	5:33 AM	5:37 AM	5:39 AM	5:44 AM	5:49 AM	5:56 AM	5:58 AM
6:30 AM	6:33 AM	6:37 AM	6:39 AM	6:44 AM	6:49 AM	6:56 AM	6:58 AM
7:30 AM	7:33 AM	7:37 AM	7:39 AM	7:44 AM	7:49 AM	7:56 AM	7:58 AM
8:30 AM	8:33 AM	8:37 AM	8:39 AM	8:44 AM	8:49 AM	8:56 AM	8:58 AM
9:30 AM	9:33 AM	9:37 AM	9:39 AM	9:44 AM	9:49 AM	9:56 AM	9:58 AM
10:30 AM	10:33 AM	10:37 AM	10:39 AM	10:44 AM	10:49 AM	10:56 AM	10:58 AM
11:30 AM	11:33 AM	11:37 AM	11:39 AM	11:44 AM	11:49 AM	11:56 AM	11:58 AM
12:30 PM	12:33 PM	12:37 PM	12:39 PM	12:44 PM	12:49 PM	12:56 PM	12:58 PM
1:30 PM	1:33 PM	1:37 PM	1:39 PM	1:44 PM	1:49 PM	1:56 PM	1:58 PM
2:30 PM	2:33 PM	2:37 PM	2:39 PM	2:44 PM	2:49 PM	2:56 PM	2:58 PM
3:30 PM	3:33 PM	3:37 PM	3:39 PM	3:44 PM	3:49 PM	3:56 PM	3:58 PM
4:30 PM	4:33 PM	4:37 PM	4:39 PM	4:44 PM	4:49 PM	4:56 PM	4:58 PM
5:30 PM	5:33 PM	5:37 PM	5:39 PM	5:44 PM	5:49 PM	5:56 PM	5:58 PM
6:30 PM	6:33 PM	6:37 PM	6:39 PM	6:44 PM	6:49 PM	6:56 PM	6:58 PM

Northbound

Roe Avenue & W. 52nd Terrace	Roe Avenue & W. 48th Terrace	18th & Metropolitan	18th & Kansas Avenue	18th & Central	Donnelly College	18th & Parallel Pkwy	18th & Quindaro
6:03 AM	6:05 AM	6:12 AM	6:17 AM	6:21 AM	6:23 AM	6:27 AM	6:30 AM
7:03 AM	7:05 AM	7:12 AM	7:17 AM	7:21 AM	7:23 AM	7:27 AM	7:30 AM
8:03 AM	8:05 AM	8:12 AM	8:17 AM	8:21 AM	8:23 AM	8:27 AM	8:30 AM
9:03 AM	9:05 AM	9:12 AM	9:17 AM	9:21 AM	9:23 AM	9:27 AM	9:30 AM
10:03 AM	10:05 AM	10:12 AM	10:17 AM	10:21 AM	10:23 AM	10:27 AM	10:30 AM
11:03 AM	11:05 AM	11:12 AM	11:17 AM	11:21 AM	11:23 AM	11:27 AM	11:30 AM
12:03 PM	12:05 PM	12:12 PM	12:17 PM	12:21 PM	12:23 PM	12:27 PM	12:30 PM
1:03 PM	1:05 PM	1:12 PM	1:17 PM	1:21 PM	1:23 PM	1:27 PM	1:30 PM
2:03 PM	2:05 PM	2:12 PM	2:17 PM	2:21 PM	2:23 PM	2:27 PM	2:30 PM
3:03 PM	3:05 PM	3:12 PM	3:17 PM	3:21 PM	3:23 PM	3:27 PM	3:30 PM
4:03 PM	4:05 PM	4:12 PM	4:17 PM	4:21 PM	4:23 PM	4:27 PM	4:30 PM
5:03 PM	5:05 PM	5:12 PM	5:17 PM	5:21 PM	5:23 PM	5:27 PM	5:30 PM
6:03 PM	6:05 PM	6:12 PM	6:17 PM	6:21 PM	6:23 PM	6:27 PM	6:30 PM
7:03 PM	7:05 PM	7:12 PM	7:17 PM	7:21 PM	7:23 PM	7:27 PM	7:30 PM

Seeking approval to use the Amazon route savings to fund the 18th Street transit route. Route would start on Jan. 1, 2018.



UNIFIED GOVERNMENT TRANSIT

Justus Welker, Director

jwelker@wycokck.org

913-573-6798



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 16, 2018

Mrs. Bridgette D. Cobbins
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for: MAPLE HILLS CEMETERY CO.

Dear Mrs. Cobbins:

Please be advised that the Engineering Division has reviewed the attached plat of MAPLE HILLS CEMETERY CO., located at 34th Street and Shawnee Drive being developed by Maple Hill Cemetery.

At this time, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, PS., CPM
Director of Engineering
/County Surveyor

Troy Shaw, P.E.
County Engineer

FILED *ccg*
MAY 17 2018
UNIFIED GOVERNMENT CLERK

Attachments



Staff Request for Commission Action

Tracking No. 18262

Full Commission Meeting Date: 5/31/18

Committee:

Date of Standing Committee Action: NA
(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
05/11/2018	Emerick Cross	x6784	ecross@wycokck.org	Commission Liaison

Item Description:

Nominations for Boards & Commissions:

KCATA, Joe Peterson, 5/31/18 to 5/31/22, submitted by Mayor Alvey

UG Board of Parks, Mark Mohler, 5/31/18 to 3/31/22, submitted by Mayor Alvey

Housing Authority Advisory Board, Don Jolley, 5/31/18 to 3/31/22, submitted by Commissioner Murguia

Golf Advisory Board, Bob Runnebaum, 5/31/18 to 3/31/22, submitted by Mayor Alvey

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, APRIL 26, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, April 26, 2018, with eight members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District (arrived at 5:05 p.m.); McKiernan, Commissioner Second District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Alvey, Mayor/CEO, presiding. Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; and Philbrook, Commissioner Eighth District; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators, Tib Laughlin, Director of General Services; Greg Talkin, Neighborhood Resource Director; Wendy Green, Assistant Counsel; Wilba Miller, Director of Community Development; Erin Downing, Demolition Coordinator; Chris Slaughter, Land Bank Manager; Lynn Melton, Assistant to the Mayor; and Officer Doleshal, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: McKiernan, Kane, Markley, Walters, Bynum, Burroughs, Townsend, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, April 26, 2018, at 5:00 p.m. in the 5th floor conference room of the Municipal Office Building, for a SOAR quarterly update.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

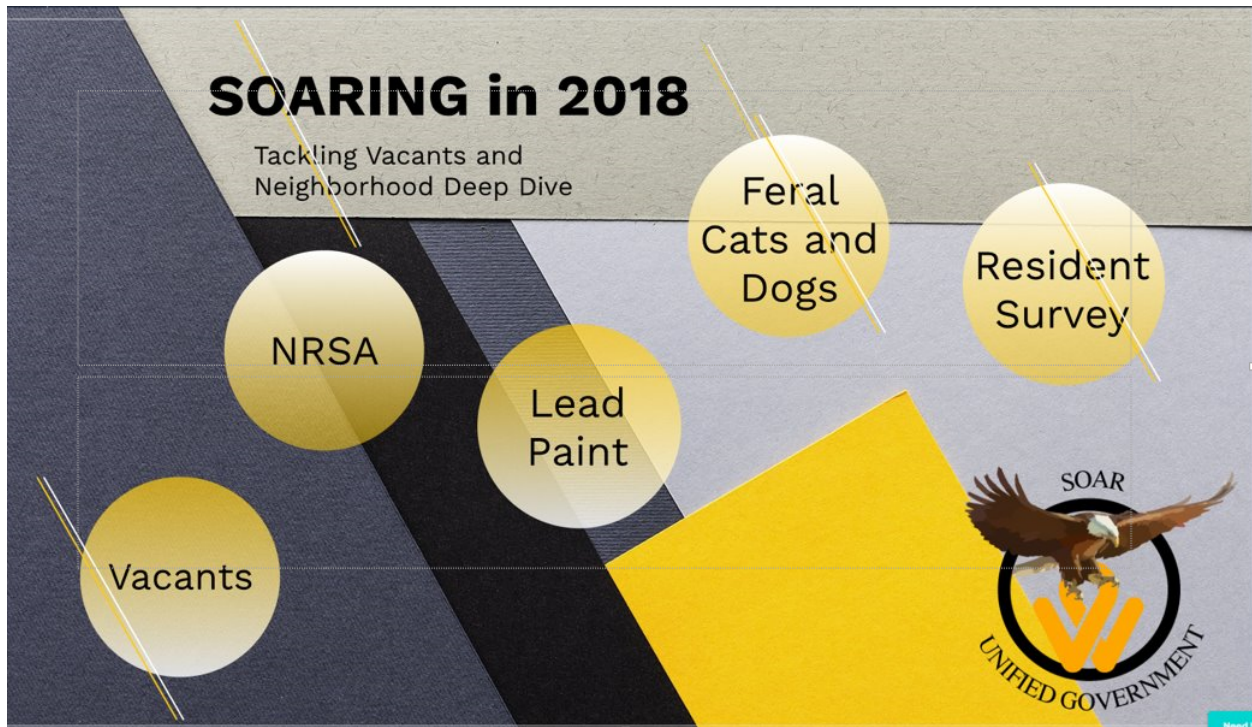
Mayor Alvey said tonight we are here for a quarterly update on the SOAR Program.

Doug Bach, County Administrator, said that is where we're at as we move into 2018. We have all our departments active and working on all the different missions we have set forth that are under the heading of SOAR. We have our team here to give our quarterly update as to what's been going on so far this year and looking ahead to what we're going to be doing. With that, I'm going to turn this over to Assistant County Administrator Melissa Sieben.

Melissa Sieben, Assistant County Administrator, said we have a new format for our presentation tonight, but we did manage to get it printed out for you. We did miss two slides, I noticed, in printing so I do apologize but we will cover those on the screen and the actual full presentation will be uploaded later if you need those two slides for some reason.

Without further ado, I'm going to go ahead and turnover our first quarter update which actually ended March 30th to Tib Laughlin, General Services Director and Tax Sale Extraordinaire today.

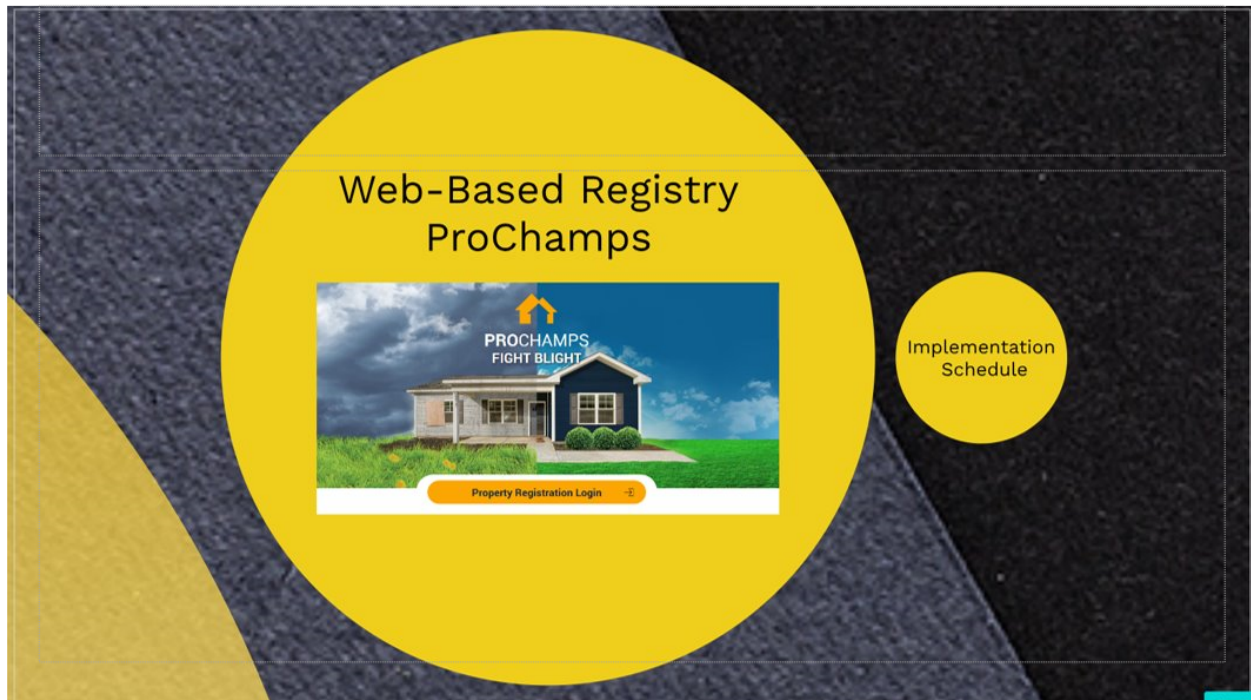
Tib Laughlin, General Services Director, said first I would like to thank all the staff and elected officials who came over to support the tax sale today no matter what the natural necessity that drove you there might have been. We had a successful tax sale day. Last count we had taken in \$1.2M in delinquent revenue before we started the work day this morning and we were at about \$600K in sales while we were waiting on those lists, people to come in and pay for what they bought.



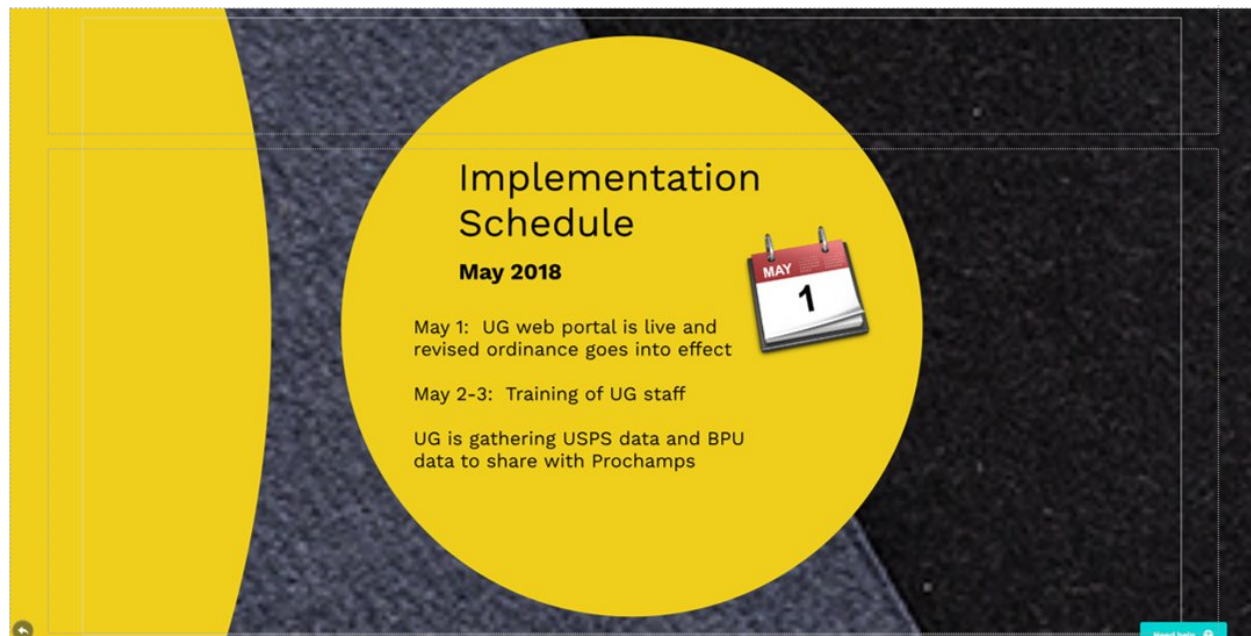
Now, to what you all have been waiting for, our quarterly SOAR review in the new format where we're going to touch on the NRSA District, Lead Paint Abatement, Feral cats and dogs issue, the very popular and well received resident survey, and my personal favorite, vacants.



We have an exciting activity in the area of vacants. As we've touched on before, it's my opinion that blight issues, unmowed grass, weeds; those are annoyance and they are a very valid annoyance, but vacancy is an actual danger. There is a danger posed by fire, there's a danger posed by crime, there is the danger to the value of our neighborhood.



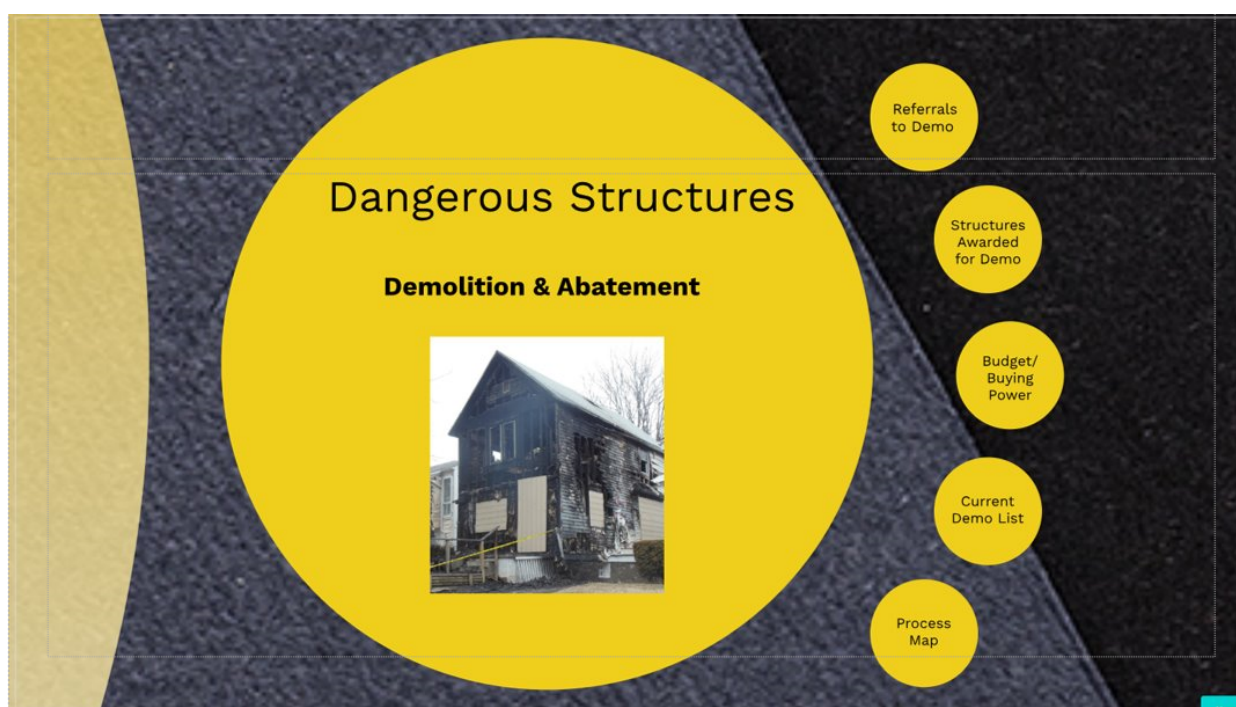
We are moving into an exciting time where our web-based registry comes live next month. We are in position.



We will have that live on May 1st. For everybody that calls in on May 1st we will start registering those vacants on May 2nd after we've trained on how to do that. We have a company that this is all web-based. We do not have to host it. They will be providing us with the big missing link

April 26, 2018

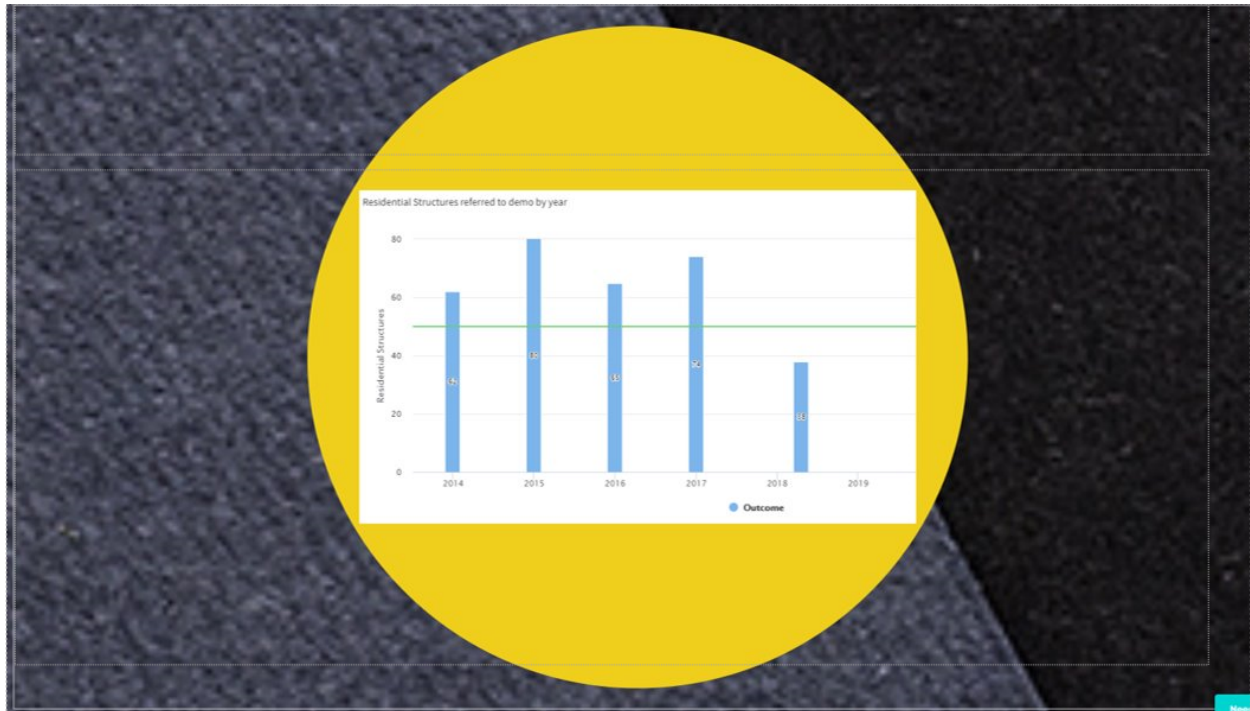
piece that we have not been able to get on our own which is all those mortgage company-own vacants that are sitting out there or as people like to call them those zombie mortgages. These people specialize first and foremost in contacting mortgage companies about their vacant property and there are thousands of those out there we have not been able to find. There's no trace, there is no way to find it. Mortgage company vacants traditionally don't catch our attention because they don't need boarding. There are not rundown, they have somebody mowing the lawn, but they are sitting out there and they're lowering our values and diminishing our neighborhoods and now we have a way to get to them.



Dangerous Structures; we have until now referred to this as simply our demo list. Our demo list does not capture the actual significance of what's on there. We have subdivided our demo list into those dangerous structures. Those are the ones that are imminently going to fall down. They are going to fall on a neighbor's house, they're going to fall on someone; there is no saving those. Those are treated differently than the ones that will fall down in 10-20 years if we leave them alone.

We have worked on shifting some of our—we've got a huge budget for demolition and we have been doing a great job at demoing houses. So great, in fact, some people have asked, should we be knocking all of these down. Further down the list we will be talking about our

process improvements where we are taking a second look at whether we should be knocking all of these down or if they are salvageable.

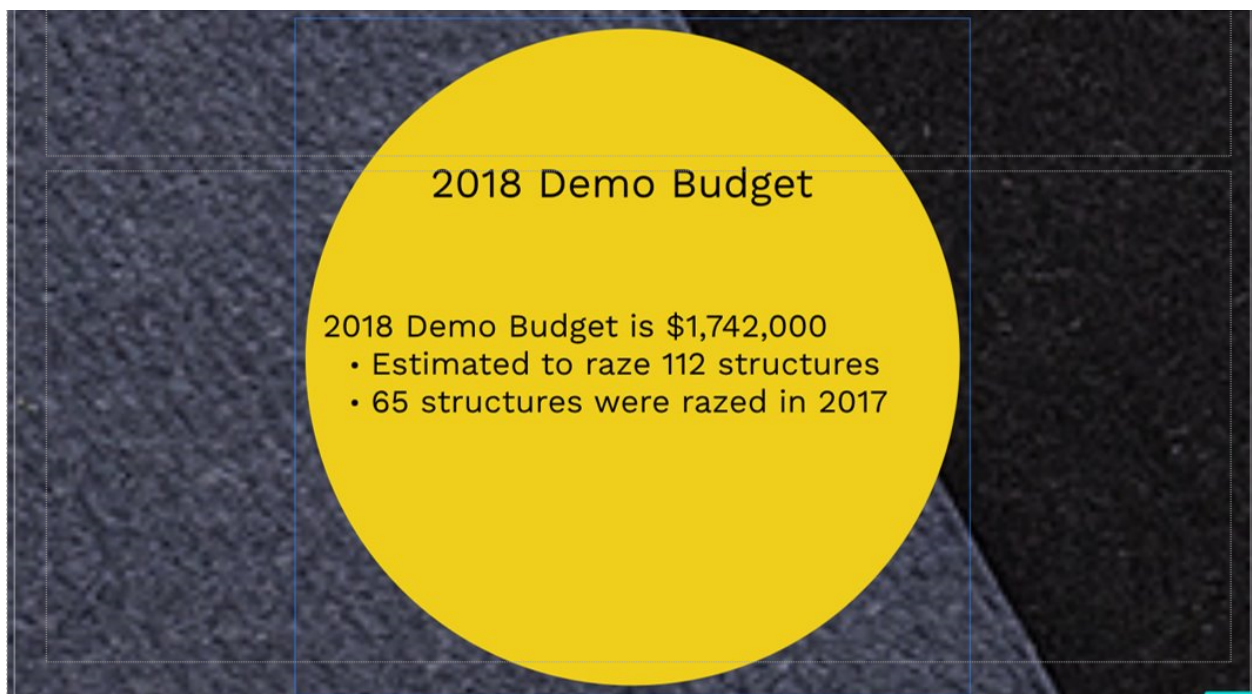


For everybody who can read that, we've had 38 referred this year. You will have to take that on faith until the magnifying glass comes out.

April 26, 2018



We currently have 42 structures that are out for bid and we are ready to go as soon as Erin awards those contracts. They are being looked at and ready to go. Nineteen of those are Land Bank, three are on the dangerous list which are on a shorter timetable.

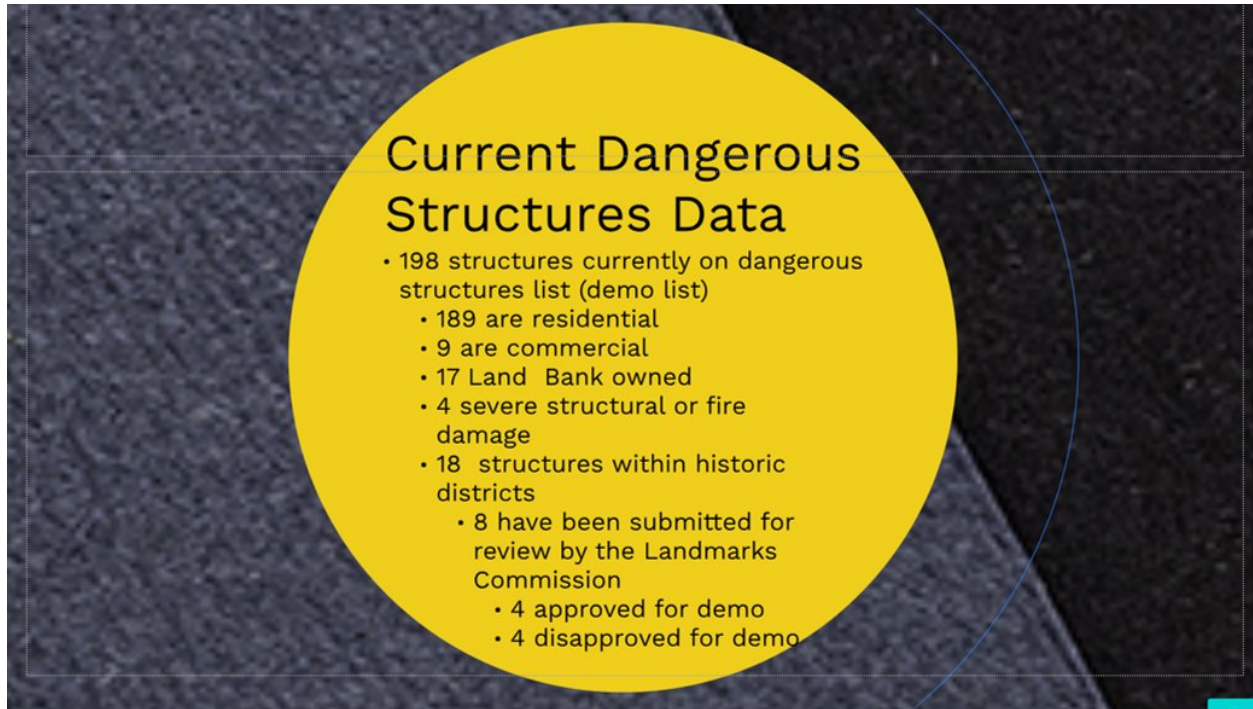


Our very lush demo budget is still healthy. We estimate we can do at least 112 structures with that money and last year we did half that.

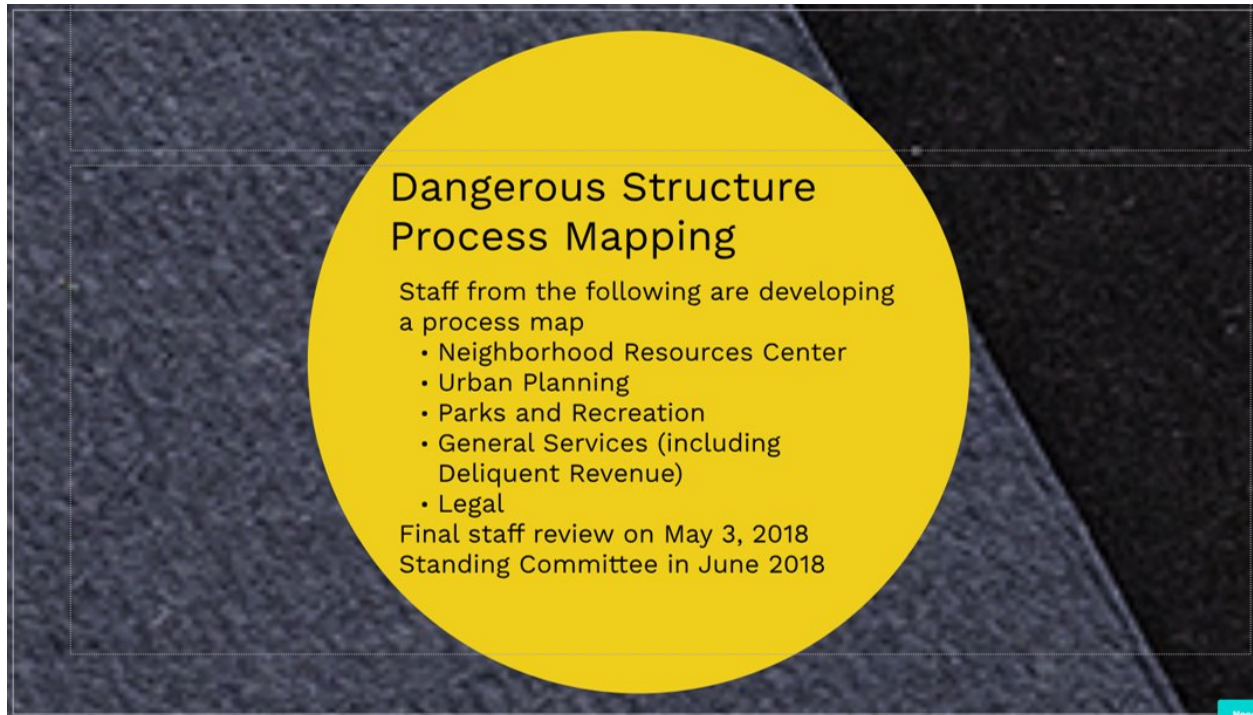
Now we are going to move away from just reading slides to—because I think you all can read.

Commissioner Bynum said can I ask you a question now that relates to demo? Commissioner Townsend and I and Commissioner Johnson was involved to a degree and had brought forward basically a whole list of Brown Avenue addresses and I know some of those have made their way to the demo list. This would be a good time for me to ask if any of those are in the 42 structures ready for bid or awarded. **Mr. Laughlin** said I'm going to go to the phone a friend option. **Erin Downing, Demolition Coordinator**, said of those 42, none of those are structures that are located on Brown. **Commissioner Bynum** said okay. I know that some of the Brown Avenue structures are on the demo list. **Ms. Downing** said yes. **Commissioner Bynum** said not in this group that's going to get taken care of soon. **Ms. Downing** said correct. There are a few commercial structures that are on Brown that I'm looking into that will be coming down soon. **Commissioner Bynum** said I will defer to Commissioner Townsend. We've asked for priority on these, but I'll let you take it from here.

Commissioner Townsend said some of those items, I'm going to go back and check by specific addresses. I think more of them were really needing to be followed-up on other code enforcements so the good thing is I don't think the majority of them were to be demolished, but we will certainly follow-up on which ones we have asked to be demolished and were scheduled to be and we're talking about a year ago. As you say, with a lush budget—**Commissioner Bynum** said I have the whole list and I forward it again and some were definitely demo and that's why I stopped to ask if any of them were in this group. You can proceed. **Mr. Laughlin** said the good news is, none that were only meant for code issues have been demolished or imminently going to be, maybe, maybe.



We started the year with 198 on the Dangerous Buildings list formerly known as the Demo list, 42 of those are posed to go. We are making big progress. We've seen a lot of demolition around town though Erin points out to me that not all of that is ours. Apparently, other people are following our lead and knocking down buildings that have needed it for a long time. Eighteen of those are sitting within the buffer zone of historic districts. We are giving those a much harder look at how we handle those. Erin is taking those in front of the Landmarks Commission. If it truly needs it, it truly needs it, but if there is any other option; that is what we are looking at, is what we can save. For years, because the final stop for codes because they could not get things into the tax sale in a timely manner was to put the things on the demo list as desperation. In our new world, when you request it, it goes in the tax sale if it's eligible so we are reviewing how we move things through this process and making sure that nothing salvageable is being knocked down.



As part of that, you see the departments that have worked together on a process map. Instead of pushing things in desperation to codes, we will first go to the tax sale. The net result of that is going to be either it's salvageable by someone in the public or it ends up in the Land Bank where we then show it to our demo pool. We're taking to our rehab pool when opportunity knocks so we're taking two more bites of the apple of trying to solve this problem. When it comes down to time that it actually has to be demolished, we own the building which makes it a vastly simpler process to demo it. It is not as if when we demoed it while you still owned it, we ever collected those demo fees from you. In fact, it's an impediment to the tax sale process if we have to knock your house down, add that \$15K to your tax bill, we now have to wait an extra year for that to become delinquent before we could move that to the tax sale. So, if you've got somebody who wants to build on that, they can't for at least another year. This process takes a little more time on the frontend, much more affective on the backend. Oh yes, and it saves buildings.

We are working up a list of our Demos to Diamonds houses. Houses that we had given up on either privately or through our Rehab Program people have turned around when we thought they weren't salvageable.



Boarding; one of our most exciting topics. That is one of the things we hear most about from the public that we are getting out there and boarding. Now, we've have consolidated our Boarding Program. Parks and Rec is doing all the boarding now. We used to do that through both Code Enforcement and through the Land Bank. We now have one person managing our boarding contracts, we have previously established one set of standards, you all saw those last summer. We now treat boarding as if we are handling something that is an asset instead of just an albatross.

Now, for those buildings on our Dangerous Buildings list that are an imminent danger, we board to a different standard. We get that boarded up because it's going to be boarded for less than 30 days. When we treat this as an asset, we board it securely in ways that preserve the windows and the frames. We don't screw into the frames anymore and we put a door on that thing so we can open it up and show it to our rehabbers. It's a huge change from how we've done business. It does cost us about twice as much to board.

Abatement Boarding Challenge

Abatement Boarding:

\$28,000 in abatement boarding for 2018

- average structure costs \$500 or around 56 structures under prior boarding process
- new process averages \$1000 or only 28 structures for 2018
- 41 on the list currently for boarding
- 14 have been bid to date
- Funding will run out soon..
- 2017 funding ran out on 9/18/17,

We used to board houses and it would cost us about \$500. We would take a sheet of plywood and a box of screws and we would screw those into whatever frame is available. It's not the most attractive thing, it's not the most secure thing, but it quick. It would cost us about \$500 each.

Land Bank Boarding Challenge

2018 Land Bank Boarding Budget: \$79,786

- Spent \$45,311 to date - averaging \$1000 - \$1200 per structure

2017 Land Banking Expenditures totaled \$128,160 for ~95 structures

To do this properly it costs us about \$1,000, that's a combination of---\$1,000 to \$1,200 based on our Land Bank experience, that's a combination of the fact that we are now boarding second-story windows when we can get at them, anything that is either already compromised or accessible is getting boarded. We've never touched second-story windows until this year.

We're also boarding more securely in ways that salvage that window frame so we're not compromising a thing that we're going to turn around and get back on the market. We're not damaging our own stock. The downside of that is that it costs more. We had \$28K at NRC last year for boarding. We ran out of boarding money on September 18th. We simply did not have boarding money. We scavenged in couches, we looked in drawers, we passed the hat to come up with boarding for the rest of the year, but we still fell short of what the need is. Remember, right now we are boarding when someone complains. I have had a commissioner, I'm not going to name names, say to me if I see this I know staff sees this; why do I have to call and make it a complaint before we act. Part of the reason is, there is not the budget to address it at anything but a complaint driven basis right now.

It looks even worse when we move to the Land Bank budget. They had a bigger budget, almost \$80K, but they've been using the new system all year long that costs twice as much. They spent \$128K of their \$80K last year on boarding. You can see, they start almost \$50K short. By my estimate, about the time we reach July even though we've combined these two budgets, we will be out of boarding money again.

Now, I will turn it over to Melissa and move on to less gripping topics.



Ms. Sieben said on to some exciting neighborhood work.



This year is also the neighborhood deep dive and our exciting news about our Park Drive Neighborhood is that we received our NRSA designation from HUD. We have never had one of these. We've gone for them before, but never were approved. We did receive approval back in

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February as some of you may know. We're really excited about this. It is going to be a great amount of work for staff and we have a cadre of working on this. Wilba Miller from Community Development is leading the group with myself and Logan Masenthin who is our Intern currently and will become our SOAR Donator here shortly and other CD staff and folks throughout the UG are also helping us.



So far, this year we've hosted three subcommittee meetings with our external stakeholders. These groups range from 10 to 20 participants and they are helping us set out our neighborhood work for this year. We're being very deliberate about what we're going to do because we know we have only one or two shots to get people's attention and when we do that, we want to be as constructive as we possibly can be.

Partnered with Girl Scouts to create the Grandview Park Girl Scout troop - 9 girls now. These girls have received:

- A programming robots badge
- A health badge

They have also conducted a cleaning service project to give back to Grandview Park.



With that being said, one of the great things that started this year through some kind of connections through our Rotary Club here downtown is that we actually got a partnership started with the Girl Scouts in this neighborhood. They are already doing things like building robots and doing health badges, which is great, because part of the NRSA is also improving educational attainment and helping people kind of move beyond where they're at to be more successful.



Replaced 21 street signs
and a guardrail

We have also done some infrastructure work, not the kind of clamorous street stuff, but we've replaced 21 street signs that the neighborhood told us were missing or not in good shape as well as a guardrail in the area.

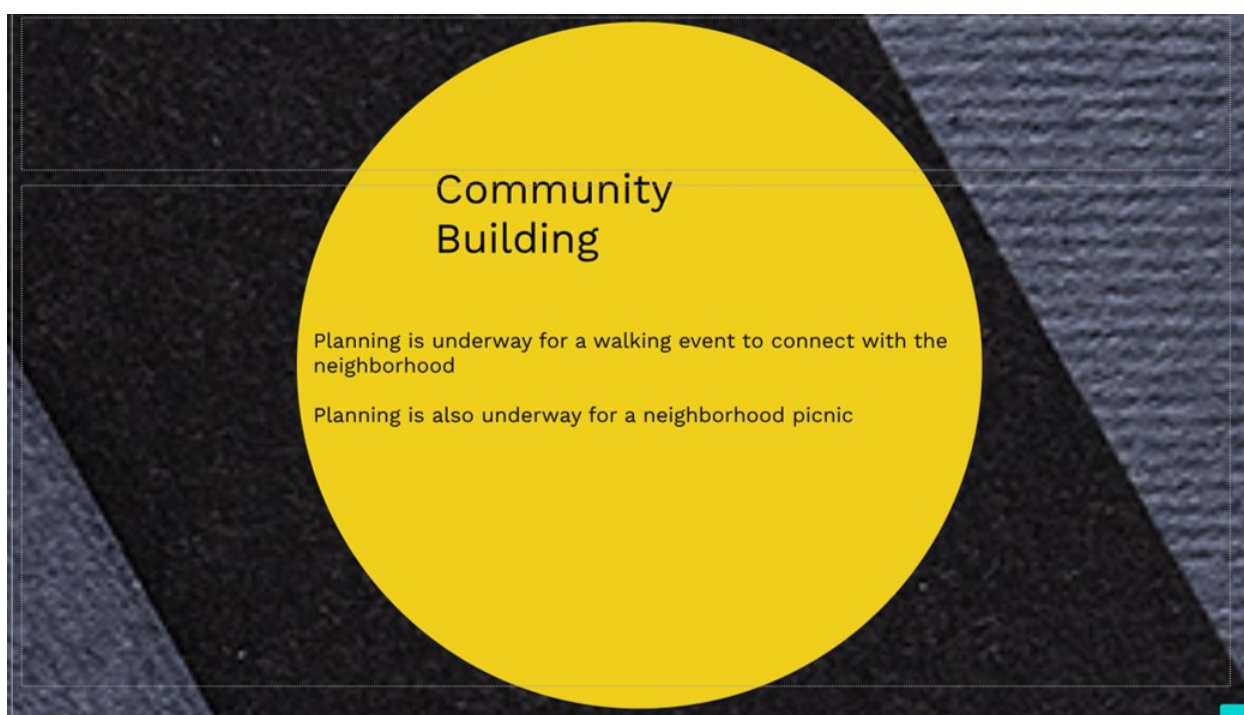


Preparing for 2018 street repair (including
street resurfacing, curb and gutter repair,
and sidewalk improvements) at:

- North 27th Street from Park Drive to Riverview Avenue
- Ridge Avenue from 18th Street to 26th Street

Lastly, for this year, we're currently bidding out and getting ready to do some construction work on North 27th Street from Park Drive to Riverview Avenue as well as Ridge Avenue from 18th Street to 26th Street. If you've driven any of those, they are definitely ready for some much-needed love and tender care.

Commissioner Bynum said in the NSRA work, is there any traffic study underway of a part of the initiative? I have two different specific traffic complaints from that area. **Ms. Sieben** said not that I'm aware of, but Public Works is often doing traffic studies. **Commissioner Bynum** said so, I can just share those—**Ms. Sieben** said if you share them with me, I will make sure we get them to them and we want to track that as work we're doing in this neighborhood to report to HUD so please share.

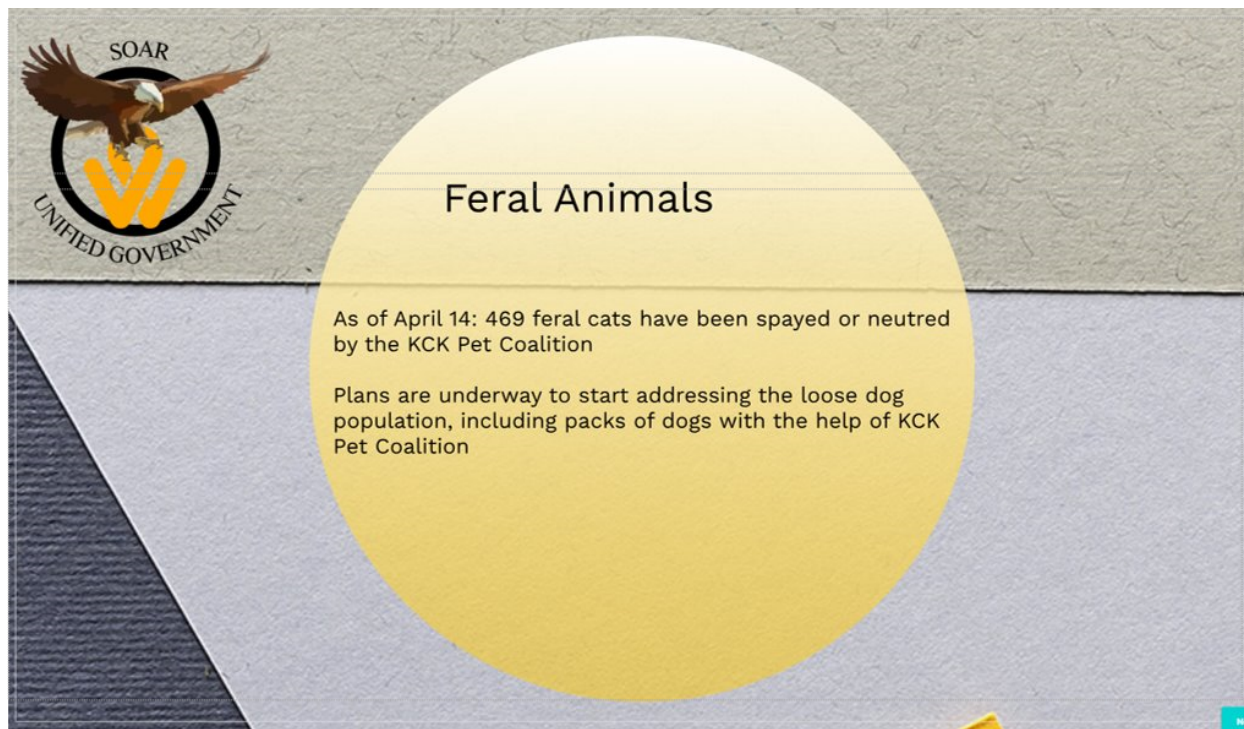


Ms. Sieben said our community building events as planned right now including walking events, one which will be done by NRC staff and then the other will follow by a combination of folks from our Community Development Department as well as our partners like Habitat for Humanities. We're going to come in and talk to you about what you need to do to keep your property maintained and then we're going to follow that with a group of us who can actually help to keep resources to do that. After that, we're going to host a community event where we are there to talk and have fun

with the neighborhood and maybe help connect each other in the neighborhood with resources such as their neighbors. So, that's what we have on the NRSA area so far this year.

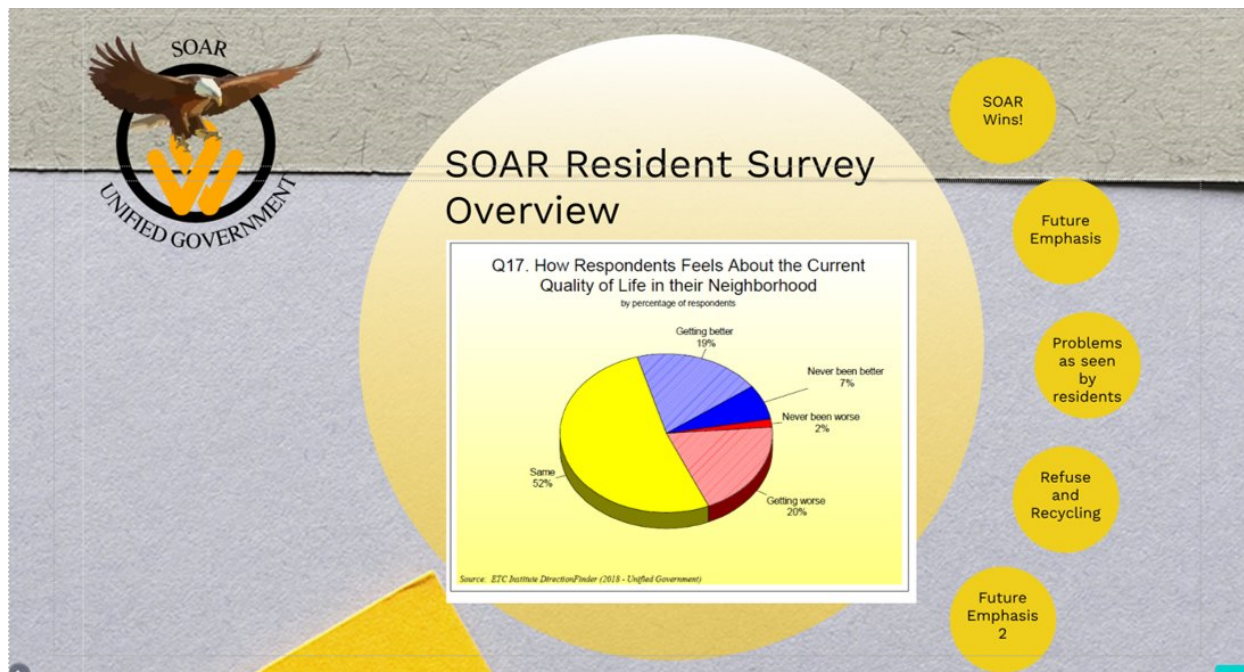


Another big initiative, which we will be working in the NRSA, but also throughout the community is our Lead Hazard Control Grant. Wilba has a tag line that her and her staff has developed, U.G. KNOW LEAD KCK Paint Program, which I think is quite cool and it actually kicks off on May 1st so next week. So, May Day, get ready for your KNOW LEAD.



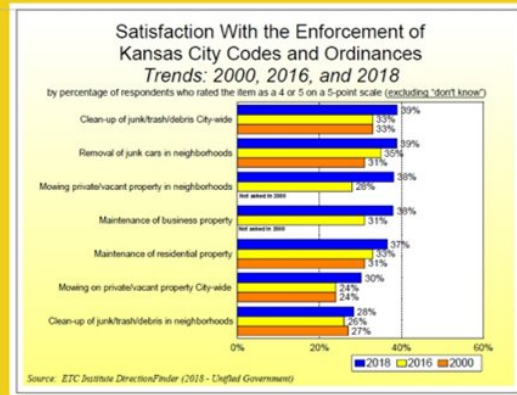
Another area that we're also covering with SOAR is our Feral Animal issues that we have throughout the community. I have been working with Commissioner Bynum and Commissioner Philbrook with the KCK Pet Coalition with our Animal Services Division and I'm pleased to report that so far this year we've spayed and neutered almost 500 feral cats in the community and there is a very deliberate process on this going on to help control that population. It's just amazing the love and care that all these volunteers are taking to help these animals in our community out. Also, we want to report that there is planning now underway, starting in this last quarter, the reporting on to how we're going to start to attack our loose or feral dog population in this community which I believe you will see in our *Citizen Survey* is definitely a concern of our residents.

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The last area that I'm going to cover today is just what we see as SOAR related Resident Survey results and we just did get our final information. I hope you all have received your documents either via email or hard copy. We want to highlight on this slide that a lot of our residents, 19% of them, think that things are getting better in their quality of life here and another 7% said it's never been better so we feel pretty good about those results. We're hoping we can move that 52% this next go-around.

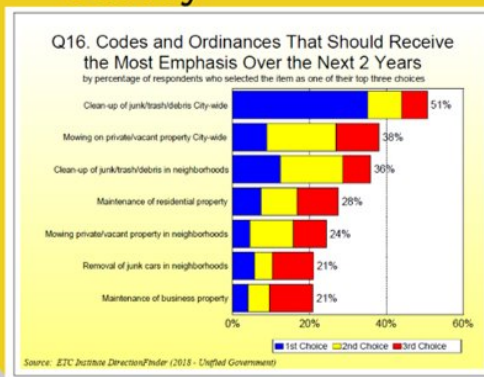
SOAR Wins!



Some of our SOAR Wins, we've discussed these before, but these are all of our code enforcement statistics which actually cover everything from Public Works to Parks to NRC. You can see the blue. The blue is where we moved the needle and most of these were more than 3 to 7% which is really impressive just in basically a year and a half worth of work trying to make our community look better and have it be noticed by our residents.

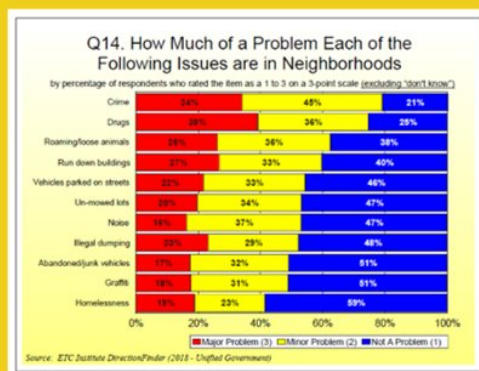
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SOAR Emphasis requested from Survey

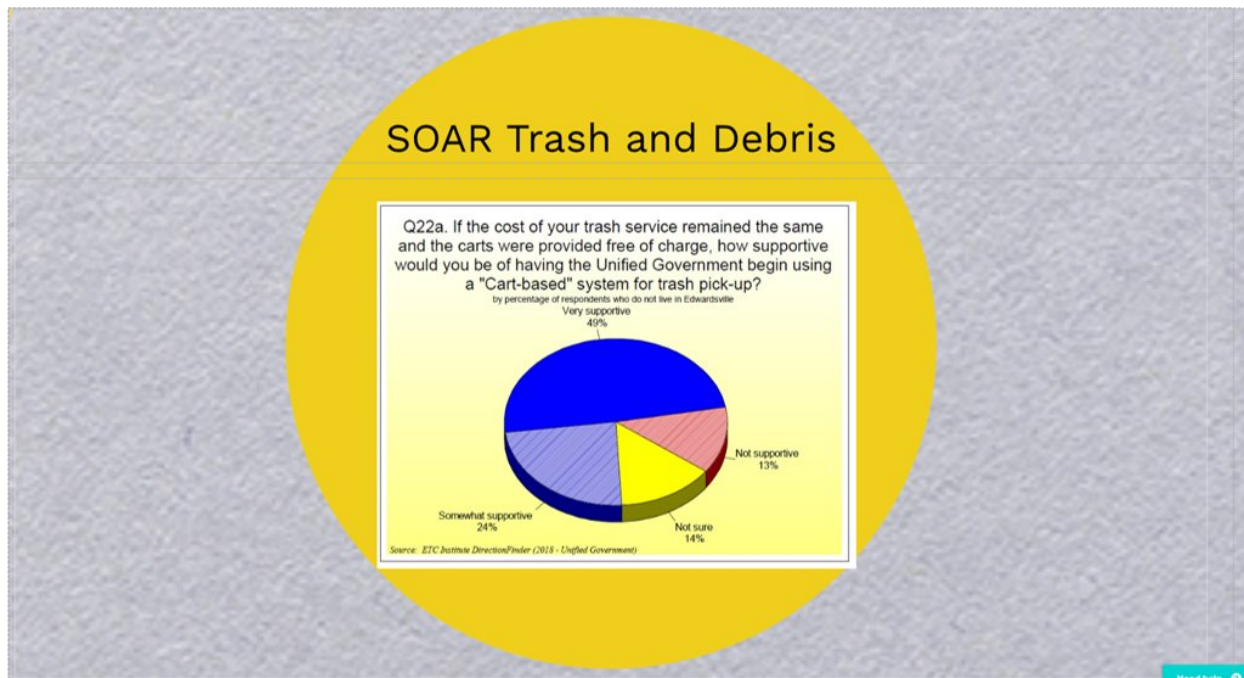


We did want to note that we feel like we are on the right track here again with what we're seeing and a lot of emphasis that folks are wanting to see is that clean-up of trash and debris. We feel like SOAR is poised to help do that over the next couple of years before we take this again and also just continuing to work on those vacant properties.

SOAR related concerns of residents



We did do a specific code related question in here that relates to the SOAR blight initiative and we just want to highlight Question 14 when you go into your Resident Survey just to kind of see where residents feel the impact of our blight in our neighborhoods. Crime is right up there, drugs, but then right after that is the animal issue that I was just talking about and then from there it is rundown buildings. So, I definitely think we're on the right track again.



One of the items I wanted to highlight because we were just before standing committee earlier this week talking about a pilot program for trash and recycling was Question 22a which we did ask in advance this year because SOAR was looking at how could we cut down the amount of junk and debris in our neighborhoods. Residents responded quite positively. Almost 50%--49% very supportive and 24% somewhat supportive on actually moving to a cart-based system which is why we felt confident to bring forth and that's we felt was the next phase after we asked this question which was consideration of a pilot program which we will be talking about on May 10th.

Why SOAR work is important...

2018 Importance-Satisfaction Rating
Kansas City, Kansas & Wyandotte County Community Survey
Neighborhood/Community Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS > 20)						
Maintenance of City streets	59%	1	32%	13	0.4019	1
Code enforcement	30%	2	30%	15	0.2088	2
High Priority (IS 10-20)						
Communication with the public	27%	4	33%	12	0.1798	3
Storm water runoff/management system	22%	5	39%	10	0.1363	4
Public transportation	18%	8	38%	11	0.1148	5
Planning & zoning	16%	10	31%	14	0.1100	6
Parks & recreation facilities	21%	6	50%	5	0.1064	7

The last thing is why SOAR work is important and this is what I'm ending on. You can see here that out of all the things we surveyed our residents about, the top two priorities are the maintenance of streets and code enforcement and we feel that the work that is set out between the Commission's goals and the work of SOAR is truly trying to move the needle in that area.

Commissioner Kane said the comment you just made about the trash barrels, go to the *Wyandotte West* newspaper and see the response of the people and what they thought about that. They had the same thought I did, they didn't like it either. How much money is set-aside for SOAR? **Ms. Sieben** said I don't have a way to quantify SOAR because it's all our departments works. We put a number on it a couple years ago, but it's not—I don't know, Doug, I don't have a good answer for that. **Mr. Bach** said we tag different things that we're doing in there that are probably over a million dollars that are going towards SOAR. **Ms. Sieben** said they're not new initiatives. **Mr. Bach** said I mean some are towards trash or mowing which was one of the big ones that we started with. **Commissioner Kane** said I would like to see a map with little dots of where we've done the work. We do that in a lot of other things that we do and I think that would be interesting what we've done six here, five there, four there. **Mr. Bach** said okay. We will look and see if that's something that makes sense with how we're doing some of these programs. **Commissioner Kane** said it would help me explain how we spent X amount dollars in X amount of areas because I don't

want to just say well we spent a million dollars, but I can't tell you where it was at. **Ms. Sieben** said mowing would be on every Land Bank property and any property the UG is currently mowing. That was also to create additional rounds of mowing in UG parks in addition to Land Bank. A lot of the initial dollars was mowing dollars, probably half of that was mowing dollars. **Mr. Bach** said we will be able to put some of it for sure on the map.

Commissioner McKiernan said one thing you didn't put on your Resident Survey slides that I was looking at that I thought was also very heartening is that if you go back, and it's in the benchmarks area, where we're benchmarked against the metro and against, I think, it's the entire United States; the average in the Kansas City metro. Things like overall quality of life in Wyandotte County from 2016 to 2018, it's only a 2% increase but it's an increase. How well the county is planning for growth, increase. Overall quality of city and county services, increase. Overall image of Wyandotte County, increase and so there has also been in those benchmarking as we think about globalling regardless of each individual city and county service, as we think globally about it, I think we should also be encouraged by the fact that there is an overall increase in the perception of the image and the quality of life here. So, good job.

Commissioner Townsend said I too would like to commend everyone who has worked on this project. There were things that this Commission started a couple of years ago like the mowing all over the city to take better care that now we put under the umbrella of SOAR, but there are so many other things. You're right, a small victory is a victory and an improvement is an improvement and we want to keep moving that way.

Going back to money needed for the particular purpose of boarding, what would be the number? If we could average what we did last year, what we didn't do because we ran out of money, so as we go into budget we can kind of get a number in our mind? If we want to do X houses, how much that's going to take and I'm not asking for that number now, but just to more specifically quantify like the Commission did last year when we said we're going to increase the budget specifically to do additional demolition. Let's budget for that. I would like to see later some number to equate what we want to strive to do for the next year. **Ms. Sieben** said that is why we're trying to get a firm handle on the conversion to Parks handling the boarding for the Unified

Government and that coordination and create some efficiencies. We should have a solid number here within the next few weeks.

Commissioner McKiernan said I do have one more thing. Tib, you said earlier you wouldn't rat out the commissioner who says if I drive by it and see it, okay it was me, but if in fact one of the things that is stopping us from making progress in those areas, as you said, hey we all see it but we don't have the budget to go after it then we should have heard two months ago about the specific budget needs. I mean, we're building the budget right now and so I think we should hear in the process of building the budget—so it doesn't come as a yellow sheet item, so it's built-in from the very beginning. It's not a late change, oh, we need more; oh, where is that money going to come from, but it's built from the very beginning. **Ms. Sieben** said it's not a yellow sheet yet. **Commissioner McKiernan** said okay, good.

Mayor Alvey said thank you for the presentation. We will now proceed to the Commission Chamber for the graduation ceremony for the Wyandotte County Sheriff's Office that starts at 6:00 p.m.

MAYOR ALVEY ADJOURNED
THE MEETING AT 5:31 p.m.

dt

Bridgette D. Cobbins
Unified Government Clerk

April 26, 2018

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, MAY 10, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, May 10, 2018, with nine members present: Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Bynum, Commissioner At-Large First District; and Mayor Pro Tem; presiding. McKiernan, Commissioner Second District; and Alvey, Mayor/CEO; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Gordon Criswell, Joe Connor and Melissa Sieben, Assistant County Administrators, Chief Zeigler, Police Department; Jennifer Stewart, Director of Animal Services; Major Curtis Nicholson, Police Department; Deputy Chief Michael York, Police Department; Lynn Melton, Assistant to the Mayor; Emerick Cross, Commission Liaison; and Officer Doleshal, Sergeant-at-Arms.

MAYOR PRO TEM BYNUM called the meeting to order.

ROLL CALL: Murguia, Johnson, Kane, Markley, Walters, Philbrook, Bynum, Burroughs, Townsend.

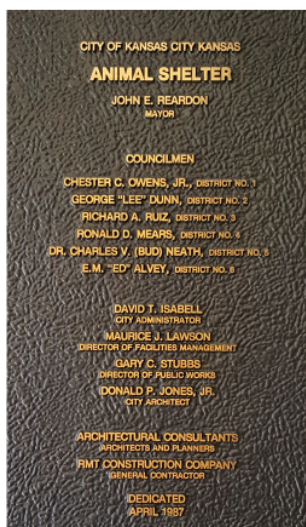
NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, May 10, 2018, at 5:45 p.m. in the 5th floor conference room of the Municipal Office Building, for a presentation on the Animal Services Facility Study.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Mayor Pro Tem Bynum said tonight we have a special presentation from our team looking at our Animal Services facility and I'm going to hand it over to Administrator Bach.

Doug Bach, County Administrator, said last year the Commission funded us to take a look at our Animal Services facility and look at what our future direction could be if we were to look at expanding services or exactly what we needed in order to provide some of the current services we have today. Since that time our team has been working on this and so we have our representatives here; Jennifer Stewart, the Director of Animal Services; Representative Sabatini Architects who worked with them as well. They were who we hired to bring in to help us do this study and Chief Zeigler will be here momentarily. He is still wrapping a few things up from the graduation downstairs.

At this point I'm going to turn it over to Jennifer and let her take the presentation.



Jennifer Stewart, Director of Animal Services, said Animal Services was built in 1987 and this is our current building and included the dedication plaque when it was built and got up and running.

- The George “Lee” Dunn Animal Shelter was built in 1987, it was designed to control the animal population.
- Dogs and cats were brought in, held for three days, and then put down if not claimed by their owner.
- 70% euthanasia rate.
- Poor ventilation – disease spreads and the environment is unpleasant to the senses.
- Inadequate office and kennel operations space.



The shelter was built, like I said, in 1987 and it was truly just built for animal control. It was to control the animal population. Dogs and cats were brought in, they were held for a three-day holding period and they were put down if they were not claimed by their owner. The rate was approximately 70% for the euthanasia rate. Times have changed quite a bit and the building is still serving a great purpose, but it's becoming old and now we have poor ventilation. Disease is spreading through the animals, it's unpleasant.

This is the current office space that we have here and many times officers have to share computers and desks just because we don't have enough space.

Shelter Limitations

- Small and unwelcoming lobby.
- One entrance/exit for visitors.
- Parking is severely limited.
- Storage space – current space does not allow for additional storage options.
- Veterinary care room is cramped and inadequate.
- Laundry/surgery prep/food prep all in one space.
- Capacity – shelter is full most days.
- Kennels too small for medium and large dogs.
- Minimal outdoor animal enrichment space.
- No indoor area for dogs to socialize and exercise.
- No dedicated adoption space.



The list is extensive of shelter limitations, but these are challenges that we face every single day. This is our lobby space here so this is where you go in and you go out. If you are bringing in an

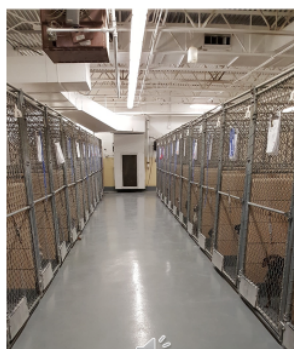
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animal that you found as a stray and we are trying to take an animal out that's just been adopted or returned to their owner, we often have to ask one of the owners to go outside and wait for us to finish our transaction.

As you can see, parking is severely limited. There are two spaces after we get staff parked at 8:00 am and a lot of times we are parking on the railroad drive. Our current storage space is limited to a very small shelf. Our veterinary care room is very cramped and sometimes we will have a vet and a vet tech and that's pretty much all that can fit in there. The laundry, surgery prep, food prep is all done in one very small room. We are often at capacity, sometimes over capacity and there is minimal outdoor enrichment space. We do have three outdoor kennels that we like to rotate animals, but not a lot of space for socializing and exercising and definitely no space for adoptions and that's super important as we try to get animals into more homes.

Health and Safety

- Poor ventilation
- Disease
- Odors
- Cramped Space
- Barking



As I had mentioned, the poor ventilation as I showed in a previous slide and what happens is that ventilation even though we have a new HVAC system, we still have some parts of the old system and that's just filtering contaminated air throughout the kennels and into the office space. Disease, especially in the warmer months, it spreads pretty quickly and just the smell—we do a really good job of cleaning and I have a new staff member that does a great job, but with the ventilation we just can't get rid of that smell.

I'm going to give you a quick example of the barking and sound that is witnessed throughout the day and that's every day. It gets loud and it is a stressor to the animals that are all

in one big space and it's a stressor to staff as well. It's just hard to work in an environment like that.

No Kill Shelter Status

- 2009 – Humane Society and PetSmart partnerships.
- 2014 – KCK Animal Control qualified as a No-Kill shelter
- 2018 – KCK Animal Services maintains No-Kill shelter status with a 7% euthanasia rate.



One of the great things about our shelter currently is that we are a no-kill shelter and we have been a no-kill shelter since 2014. Early 2009 we established a relationship with Humane Society of Greater Kansas City and PetSmart and the Humane Society and PetSmart both hold animals, or currently do, for adoptions. So, we're getting some animals out. It took several years but we established a no-kill shelter status in 2014 and continue to maintain that. Right now, we're at a 7.2% euthanasia rate. No-kill means less than 10%. The only time we euthanize animals is for behavior or illness, but we don't do it to make space and because of that we often have a full shelter.

Community Survey Results

Overall Satisfaction with Public Safety

- 2014 – 31%
- 2016 – 33%
- 2018 – 35%

While we are improving, we are still behind the National average of 61% and the Metro average of 57%.

The Community Survey Results and the overall satisfaction with public safety is slowly improving. It looks like about 1% per year. I know that the citizens primary concerns are drugs, crime and loose animals running around the community. We have had a very low rating for a long time. I think that with new staff coming in, improved training, and just overall importance and community service we should continue to improve as we go. I think one of the things is Animal Services has a reputation for being dog jail and it doesn't have a welcoming appearance and I think that also whether they have had an interaction with Animal Services or not, just the image that is portrayed by the building that we currently have.

Then, Now, and Into the Future

THEN

- Animal Control
- Euthanized after 3 days
- Not built for animal enrichment
- No shelter adoptions
- Poor customer service
- No community involvement

NOW

- Animal Services
- No-Kill status
- Adoptions at PetSmart
- In-shelter adoptions (limited)
- Expanding rescue partnerships
- Improved customer service
- Community involvement
- ASO training
- Staffing: 6 ASOs,
1 Kennel staff
1 Administrative staff
- Uninviting – looks like dog jail
- No parking for visitors
- No dedicated adoption space

INTO THE FUTURE

- Microchip all pets upon intake to replace rabies and city license tags
- Full-service adoption center
- Retail space – leashes, collars, etc.
- Cremation services
- Behavioral assessments
- Community programs
- Pet safety and care workshops
- Volunteer program
- Staffing: 10 ASOs,
2 Kennel staff
2 Administrative staff
1 Adoption Specialist
1 Investigator/Supervisor
- Intake projection – 10% increase/year

Just a quick overview of then. Back in 1987 until currently it was Animal Control and animals were euthanized rather quickly. There was no animal enrichment or adoptions. The customer

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service wasn't that great. I had been on the receiving end of poor customer service as a citizen and I remember that and I've really worked on stressing the importance of that to my staff and there is minimal community involvement.

Now, the name has been changed to Animal Services. We have a no-kill status, we're doing adoptions at PetSmart on the weekends, we're also doing the shelter adoptions as time and staff allows. Right now, we're doing five to six a week usually on Mondays, they are rollovers from the weekend. I have expanded rescue partnerships to not only one, but I'm working with five or six different rescues right now. Like I said, community service, improved customer service and we're pretty low on our staffing. Our response time is not ideal, but we're working on it. We have hired a couple of new staff that should be up and running pretty soon and we also have an administrative staff member that we haven't had for quite a while and that got another officer in the field. Again, uninviting and no parking and no real dedicated adoption space, but we make do with what we have and we try to do the best that we can to improve the citizen satisfaction.

Into the future, ideally, we would microchip all pets upon intake including having microchip clinics for community pets. That does a couple different things. It makes sure we can reunite pets with their owners and we can track habitual offenders that often let their animals run loose. We just don't have the space right now to a clinic to offer that service. I would like to have a full-service adoption center and retail space. Generally, you adopt a puppy, you go to Walmart or PetSmart or somewhere and you buy a leash, collar, bed and toys; those things could happen right at the shelter. We get calls once or twice a week about cremation services for community pets and we often have to send them to a different company that charges anywhere between \$100 and \$200 for cremation. We don't really have the space for behavioral assessments, but that's something I would like to do. More community involvement, pet care safety workshops and a volunteer program. We have some volunteers. We just don't have a lot of space for volunteers to help us. Volunteers are free workers and right now we don't have the space to accommodate them.

Ideally, we would have more staff if we had a bigger building just because we would have more animals that we're taking in. The intake projection is approximately 10% per year. I don't know for how many years that is projected. Sabatini Architects can discuss that.

Those are just some things I would like to see in the future that I think would help us build a better relationship with the community and offer more services that I think the community has come to expect. I'm going to turn it over to Dan and Laurel real quick.

May 10, 2018

Size, Capacity & Operations Analysis

Wyandotte County Mandates

Animal control operations, # of officers, surrenders

Animal History

5 years (dogs, cats, exotic, farm - small vs. large)

Holding Times

Typical (less than 30 days)

Court Holds, Evidence History

Peaks

Seasonal, animal control demand (overflow capacity)

Public Programs

Spay, neuter, vaccines, euthanasia, veterinary, etc.

Shelter & Rescue Operations in Area

Relationships

Human Demographic Ratio

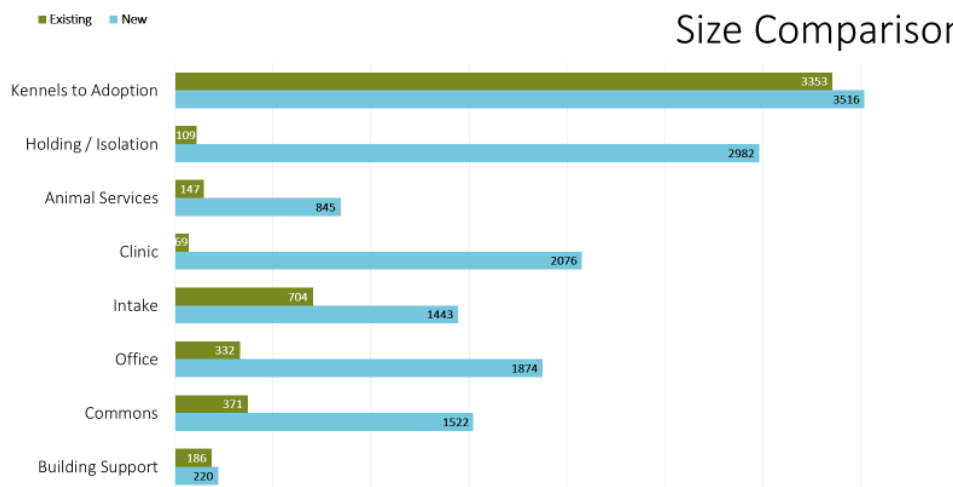
Laurel Schwaab, Sabatini Architects, said one of the first things we want to think about when looking at a new shelter facility is thinking about the size and the capacity for that facility knowing what you have now. These are all the items that we have to consider. It's a combination of what the county mandates are, what you are expecting to happen at this facility, what your requirements are, the animal history and preferably we like to go back five years to determine that to get a good assessment. The holding times, how long the animals—what their length of stay is at the facility, what those are now and what they could be in a new facility. The court holds, animals that are being held for evidence that may need to stay longer than a typical animal night. The peaks, there are certain times of the year when you're going to have more cats or more dogs and taking that into consideration and it's different here versus in neighboring counties. Public programs, spay, neuter, vaccines, euthanasia, veterinary services; which of these programs do you want to include or not include at your facility. Those relationships that you have with other shelter and rescue operations in the area and then the human demographic ratio.

Increase capacity for canines ~30%
 Increase capacity for felines ~50%
 Increase capacity for animal services
 Increase for adequate office space
 Add space for public programs and gatherings

Recommendations



Our recommendations are to increase the capacity that you have for dogs 30%, increase the capacity for cats 50%, increase the capacity for animal services in general, increase and provide more adequate office space not only for the animal services part, but the animal control functions, and add space for public programs and gathering space. You can see down here, that's an existing shot of the existing cat area which is used currently for adoptions and this is what a potential could be for a new facility. Then, you are seeing the existing and square footages and relationships between those and so the existing facility is almost 5,300 sq. ft. and we would be proposing 14,500 sq. ft. of actual space with the gross at 18,821. Current dogs is 81, potential for 108 with the flexibility designed in, you could have even more during seasonal peaks and 40 current cats going to 61 with a total of current 121 animals moving to 169 animals.



Dan Sabatini, Sabatini Architects, said this chart, just to give you a little bit of understanding of what we're looking at here, green is existing, blue is new. What you have currently—the first line is a little bit confusing even to me. The first line represents that you have mostly kennels. You do not have isolation, so kennels to adoption even though those services are elsewhere, the adoption is somewhat taken in—you're doing some at the facility but most is off-site with a third party. What you're seeing is a flip of that. What you will be able to do is a lot more holding. A lot of this construction is very robust construction and what we try to do is build in flexibility and I will talk about that in a minute on the cost side. What that represents, that flexibility is we try to compartmentalize so that isolation of diseases and isolation of even court holding animals, you have flexibility to change the use in those particular areas and its much smaller kennels. What we're trying to do is increase the holding and isolation areas.

The animal services, that's like everything from washing dishes to the food prep, you know if you're washing animals, those kinds of things can happen. Clinic, as we've talked about, and the services, actually providing a clinic that supports the services like spayed and neutered. Intake, so increasing the intake side of things is—it's really a double lane of that area, but that area is also where we try to separate when people are bringing back a dog or bringing in a stray, we try to keep that out of the adoption area because you could have a dog that doesn't get along and you don't really want that dog in the adoption area where you're trying to sell people on adopting those dogs. We really do separate that. You can even separate it further where cats and dogs aren't quite the same treated area.

Office space, as we said, we're cramped and tight in those. Common areas, the things you could provide and as we've talked about training areas for outreach programs that help keep the dogs in the home. You know, if they have behavioral issues, you can do training programs that helps people keep their dogs and other animals in the home. Then, just plain building support areas.

Considerations

Build on new uncomplicated site
Construction in 1st Quarter 2020*
A new 18,800 SF 50-year building

Budget

Estimated Project Cost: \$8.4 M*

Construction cost: \$6.5 M
Soft costs: \$1.9 M
Cost per square foot: \$346

Annual Operational Costs

Capital Cost: 53%
Human Resources: 41%
Other: 6%

*Each year beyond this date add 5-6% for annual escalation

This is kind of looking at somewhere in 2020. I'm not necessarily saying that's when you're going to do this, but we had to pick a date. For a 50-year building this is a building that is robust, there are other ways to do buildings that aren't robust, but you have a lot of water, you have a lot of moisture in these building, so as I said, ideally you build these out of concrete block for your wall structures. You build the flexibility in to be able to have different departmentalization of animals. You can do a lot. Even if you have areas for the cat call in the areas, those things can transition—you can just get to know places.

The cost you're seeing there is based on a 50-year life building or longer before you have to do things. Obviously, we can't hold systems and stuff that have a life expectancy that's shorter. Our construction cost at \$6.5, what's in the soft cost of \$1.9 is everything from caging costs, equipment costs, clinic, fees, other services that go into that. We've included the idea of a dog park associated with it. Again, trying to some outreach. We tried to give you a sense of how those annualized operational costs—depending on how you finance a Capital—Capitalize the financing of this, it could represent a chunk of money there and then the human resource is obviously one of the biggest costs. The other is supplies, daily utilities, and things that go into building a robust building is kind of key to giving you a really long, lasting building.

Potential Revenue

ASU Adoption Revenue:
 2017 Shelter Adoptions: 586
 2017 Fees Collected: \$60,716

2017 Animals Transferred: 1276

Proposed Fee Increase:
 Dogs - \$150 Cats - \$50
 Includes: Microchip
 Spay/Neuter
 Vaccination
 City License (for KCK residents)



Ms. Stewart said as Dan mentioned, it's a pretty hefty sum of money and I understand that. I have just done some evaluations of revenue that currently comes in mostly from adoptions and between PetSmart and the shelter we did 586 adoptions last year and collected nearly \$61,000 in fees. We transferred 1,276 animals to mostly one rescue group and so that was lost revenue. We just didn't have the space to hold them and conduct adoptions.

Our current adoption fees are \$62 for males, \$72 for female dogs and \$35 for cats. I did a study of the Kansas City metropolitan area and propose a fee of increase at some point. The average is about \$150 for dogs and \$50 for cats and that includes a microchip, they are spay/neutered, their age appropriate vaccination and for a KCK resident that adopts an animal from the Kansas City, Kansas Animal Services a city license would be included in that just to maybe give them some incentive to adopt within the city they live.

I will mention here that I've got 1,276 animals that were transferred to another rescue. They charge a minimum of \$150 up to \$500, sometimes more per animal. Based on an average of \$250 per animal rescue groups generated nearly \$320,000 in revenue. This is an organization that is outside our city and county so there is a lot of money that is leaving this county that can stay here and we can adopt those animals out of here if we have the space.



**Potential Adoption Revenue:
\$202,550**

**Potential Retail Revenue:
\$15,000**



Based on last year's numbers of the 1,276 that were sent off plus our 586 based on the \$150 and \$50 dog and cat fees for adoption, our potential adoption revenue is \$202,000 about \$203,000 and with retail space just basic leashes, collars, kennels, the average is about \$15,000. It's a pretty big chunk of change compared to what we have right now. I think that would offset some of the cost and I think that based on these numbers and the animals that we have brought in it needs to be understood that we're turning away a lot of people every week because our shelter is full. There are more animals out there that we can pick up and I think a lot of them are adoptable and I think that these numbers could be a lot higher over time, but with that we're going to need space to do that.

Mayor Pro Tem Bynum asked, Mr. Bach, do you want to make any further comments on the matter we ask the commissioners if there are any comments or questions from us. **Mr. Bach** said I think as Jennifer and they went through this, any time we get into studies like this we have a likely anticipation of what the outcome could be. This was one if we were—I guess we look at it from perspective if we did this right and we provided the type of service where animal shelters should be, for Animal Services in today's age, I was pleased to see as this study came back that we saw some different revenue opportunities that could come from doing this. So, when we evolve to being more than just an animal control or animal jail, as it was characterized a couple of times, that there are opportunities to offset. When you look at things and you say if you do actually generate \$200,000 a year and we calculate financing over that like we do on many businesses, you know I can finance a couple million dollars out of the equation for something like that. I also think

they've looked at other areas where there could be some additional revenue opportunities that could come. I don't see a project like this where it just becomes a net, \$8M debt finance it, and that's the end of the story and you know that's where we work from. We would see those type of revenues that she identified others. This is also a type of project where in planning it enough years out we would be able to go after some grants or foundation money to come in for something like this because it is something that people are—there are more opportunities for than there are for things that are just traditional government services when we look at the services side of what's coming into this.

We do know it is time for us to make a change down there so really it comes down to the point of we can build or add to go to a different services facility that is limited and doesn't do a lot more, just provides for space but it's still the same type of facility or its one that I would say is more community friendly. That's what we're bringing back and we think that's probably the better direction for us to be looking to go. I can make some additional comments later, but if you have questions for the team, I'm ready for that.

Commissioner Philbrook said just kind of a comment and a question all rolled together. I was crunching some numbers, and I'm not a good numbers person, I was looking at this and so the \$8.4M and I don't know how much it would cost us to finance this and the interest and all that on top of it, but per year for 50 years, if it really lasted that long, flat would be \$168,000. Then, you look at that again and break it down to \$14,000 per month and you think about how much would it cost if we were actually to lease from somebody else, not build our own and all the other things that it would cost us. For a time period—I mean and plus they bring in you know the extra \$202,000 if possible and our cost is 168 per year plus a few and then of course everything we would have to pay for anyway which is employees and all that sort of thing, in a way it almost kind of pays for itself in some ways. I hadn't seen this ahead of time so I was like okay, I have to take a look at this and see because that amount of money to invest in my world is a lot of money, but then on the other hand when we stop to consider the financial affect it has on our community about where people feel comfortable in living, who wants to run, I don't jog obviously, but if I did I wouldn't want to jog through an area that I had dogs nipping at my heels, dogs running out to bite me or something like that. There are a lot of people that complain that are concerned about

their kids and they don't want to let them play in their neighborhood because of those issues. I'm definitely interested in going this direction.

Commissioner Walters said I didn't see any evaluation of trying to reuse the existing facility. It's only 30 years old, it's really pretty new compared to most of the facilities that we have in this county and compare it to some of our fire stations, for example, we could build a couple of fire stations for \$8M so these are the kinds of evaluations we will have to do. Was there an evaluation of trying to reuse any of the existing facility and not transform the program into this new direction?

Mr. Sabatini said I will take the first question. We looked at if the goals that are stated that we would like to get to, you know, with the adoption services; renovating that facility there are a couple of things. It was built on a rock shelf so the plumbing is very limited there. What we would have to do to do the infrastructure for the underground infrastructure—I don't know if you have been down there, but most of what we do with kennels is you have a continuous run of plumbing so you have to restructure all the plumbing underneath a kennel. We did look at that. The cost was similar or more cost to renovate. The other piece is we had to add twice as much space. The grade and the limitations on the site is very thin. Most of the time we look for at least a two-acre site. We have slightly less than two acres. I don't know if you're familiar with the site, it kind of rises up to the recycling area and it's limited by the ravine on the back side which is the old railroad lines. To try to increase the site to recapture some of that land in ideal kind of situation with a shelter as you try to build close to a square because of the way things happen as far as processing, so we did look at that. What we did was we assumed what the needs are as far as the quantity of the animals and the type of care we're going to so that's where we got to the square footage and putting that kind of square footage on that site is very difficult to make it functional.

Commissioner Walters said some of the questions that come to my mind just hearing this, I'm trying to figure out where the public is served in a better way and I don't know if the public is served in a better way if we do our adoptions versus PetSmart doing our adoptions for us. What does the public care and why would we want to get into that business if we have a good relationship with someone else? Those are some of the questions that came up to my mind. Secondly, why would we want to get into the retail business if our other retailers are doing it just fine. I don't think we want to do it in order to make money. Seeing this for the first time, those

are some of the questions that came to my mind. I'm really interested in how we can reduce the number of stray dogs in the county more than any other priority.

Commissioner Townsend said I appreciate this presentation. I will have to get out to this facility and see it. One of the slides, no-kill shelter status, what was the reason we went from a kill, lack of a better term, shelter to a no-kill from 2009 to 2014? **Ms. Stewart** said I think that the industry standard and nationally there's a movement to not euthanize as many animals and making sure animals are spayed and neutered so they're not reproducing and we have enough animals as it is. Just working with the community instead of buying a new puppy every time you lose your puppy or your animal runs free, we're trying to get animals readopted. In order to have a no-kill shelter and that status we can't euthanize animals, but we also don't have the space to hold them so there was just a no-kill movement many years ago that has pushed and it's a national trend. That's how we got to that point in early 2009. I've been with Animal Services for a year so this is all pretty new to me. I had heard the term no-kill shelter, I didn't know exactly what it meant, but it's just making sure the community is aware and that there are animals that are adoptable; you don't have to go to a pet store and buy a new animal and keep breeding. It's just humane treatment for animals that really did nothing other than just have bad owners. **Chief Zeigler, Police Department**, said probably, Commissioner, one of the driving forces, like Jennifer said, raising awareness about the adoptability of animals. It's probably the relationships we established with some of the non-profit organizations. We were able to start transferring more animals out and that became a priority for Animal Services so when we started transferring out these organizations that do the adoptions, did it is much more efficiently than we could based on our current facility at Animal Services.

Commissioner Townsend said another question, on the slide where you talked about potential revenue; a proposed fee increase for dogs was \$150, cats \$50. What are the current fees for dogs and cats? **Ms. Stewart** said the current fee for male dogs is \$62. It's just their surgery, they are easier. Female dogs are \$72 and cats are \$35 so we are pretty low by the surrounding area. We're very low on our adoption fees. **Commissioner Townsend** said those would be the fees that if I wanted to come in and adopt a dog that I would pay? **Ms. Stewart** said yes.

Commissioner Townsend asked what is the daily cost on average of just maintaining a dog or cat at the shelter currently. **Ms. Stewart** said I would have to look into that because honestly, I don't know what the cost is. Animals can be there anywhere from a day or they can

be—we have animals that are there over 30 days. They all get food, they all get water, whatever medication they need. A lot of them aren't healthy when they come in so it varies, but that's definitely something that I could look into and find out. **Commissioner Townsend** said I would appreciate it because I realize not all of the animals come in with the same needs and with the same status, but over time since we are a no-kill, I would be curious to know what the average cost was.

The last shot is so adorable. It reminds me of the ones I see at 3:00 in the morning. Are those actually animals that were adopted through our shelter? **Ms. Stewart** said yes. **Commissioner Townsend** said they were brought in as strays—**Ms. Stewart** said I don't remember all, I just know the poodle is Owzel of Noodles so all three of them were actually adopted. Every animal that is pictured in here came from our shelter. **Commissioner Townsend** said truth in advertising.

Commissioner Kane said before we spend—I don't want to pooh on your presentation, but before we spend this kind of money I think we need a police substation in Quindaro, we need to build a fire station out west, we need to build a combination of police and fire stations together; that's a lot of money. We would build a lot of other things besides that and I think that location, as Jim brought up, I think you could expand it a little bit and stay where you're at and do some work there with like a Morton Building hooked up to it or something. We don't have the money to do this and all the other things we want to do.

Mayor Pro Tem Bynum said I just want to thank the Chief and your Commanders and Jennifer Stewart and your team of the Animal Services Division because you've been transforming the work of this division for a couple years now. It is transformational and it is changing the landscape of the community and you have gone out and found these incredible partners, non-profit partners, in the community to come together and collaborate on programming that is dealing head-on with our community cats and dogs problem, just to name one thing they're handling. I just want to commend you on the work that you've done so far. I want to also thank you for going to work every day in this building because it's a pretty sad place and you have to have a lot of stamina just to show up to work every day. I really appreciate it and I mean it sincerely.

Mr. Bach said I think this is in line with where Commissioner Kane was, the intention of tonight's presentation was to bring back where we were after we did the study. That was the direction we had was to come forward, show what we could do, show really our magnitude, look at the existing site so that analysis was done with it. It's a big project, but it is one that in the end we compare and bring back in comparison to all the other projects we have in line. It's not like we usually jump in and say here's a new \$8M project, let's do it next month and move and so if this is a direction we want to move toward this in future years, it is a comparison. It comes right now it would be a future project if we want to do it that falls into our unfunded projects and then we determine whether or not we want to put it in funding in out years and work on it from there. That's where we wanted to come back and give you tonight and then let you prioritize it as you deem appropriate when we look at future funding and future options.

Commissioner Philbrook said I want the volunteers and the organizations that have been working very hard with you to understand that don't give up, keep working with us, there is light at the end of the tunnel somewhere. I know they have really been wanting us to do a lot more on our end, put money where our mouths are as far as helping with the animal control issues and taking care of the animals. I'm only one commissioner, but I still understand the plight and the problem with it and we do only have so much money, but that doesn't mean we can't work together to try to maybe find other ways to get things done.

**MAYOR PRO TEM BYNUM ADJOURNED
THE MEETING AT 6:33 p.m.**

dt

Bridgette D. Cobbins
Unified Government Clerk

May 10, 2018



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: May 10, 2018

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. PUBLIC NOTICE:

All City Tow Service, 1015 S. Bethany, held a public auto auction on April 12, 2018 at 10:00 a.m.

Action: Received and filed.

2. COMMUNICATION:

Bridgette Cobbins, UG Clerk, listing bids received May 9, 2018, for B28367 – Tenants Modification for Kansas City Fire Department #5.

Action: Received and filed. Copies previously forwarded to the County Administrator, Emma Scovil, Legislative Auditor, and Fire Department.

3. COMMUNICATION:

Pam Kahao, Interim Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor	Reissue Date
817828	7/7/2017	\$17.70	110	Stale Dated	Hernandez	5/11/2018
828775	12/29/2017	\$495.59	750	Stale Dated	Kressinger	5/11/2018
832141	2/21/2018	\$252.72	110	Stale Dated	Eskina	5/11/2018
833089	3/7/2018	\$274.08	110	Stale Dated	Nicholson	5/11/2018
834498	3/29/2018	\$2,409.87	160	Lost Warrant	Atmos Energy	5/11/2018

Action: Received and filed.

4. PERSONNEL ACTION COMMUNICATION, DATED MAY 8, 2018:

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Paul A Goudy	Clerk	5/31/18	Program Coordinator
Kim PM Jones	Health	5/10/18	Public Health Nurse
Cortez R Strickland	Sheriff/Detention	4/30/18	Deputy
Madeline M Waldeck	General Ser/Del Rev	5/11/18	Manager

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Lars E Bernstrom	Fire	5/12/18	Firefighter MICT IIA
Lori E Flack	General Ser/Del Rev	4/21/18	Real Estate Abstractor
Jeff E Hollinshed	NRC/Bldg Inspect	4/20/18	Building Inspector, I
Andrew D Lopez	Fire	5/12/18	Firefighter MICT IIA
Deron L Moore	Fire	5/12/18	Firefighter MICT IIA

Action: Received and filed. Copy previously forwarded to Payroll.

5. NOTICE OF CLAIM:

Cedric A. Gibson, 710 N. 7th St. G Pod Cell 18, KCK, alleging an officer took his money and counted only the bills not the change he had on him when he was arrested.

Action: Received and filed. Copy previously forwarded to Legal.

6. TRAVEL REQUEST:

Robert Anderson and April Friedl, DOTS/GeoSpatial Services, travel to San Diego, CA, July 8 – 13, 2018, to attend the ESRI User Conference, Employee Training & Travel.

Rick Bird, Public Works/Water Pollution Control, travel to New Orleans, LA, September 30 – October 4, 2018, to attend the Weftec Annual Technical Exhibition & Conference, WPC.

Brett Deichler, 311 Operations, travel to Denver, CO, May 14 – 18, 2018, to attend the Association of Government Contact Center Professionals (AGCCP), Employee Training & Travel.

Nathan Doleshal and Joseph Grasela, Police Department/Chief's Office/Internal Affairs, travel to Dallas, TX, June 4 – 6, 2018, to attend IA Pro Deep Dive Training Symposium, Employee Training & Travel.

Jeffery Fisher, Public Works, travel to Denver, CO, June 19 – 21, 2018, to attend Summit on Infrastructure, Employee Training & Travel.

Trenton Foglesong, Public Works/Water Pollution Control, travel to Cincinnati, OH, May 16 – 17, 2018, to attend the Wet Weather Partnership Workshop, WPC.

Bryan Hendin, Bryan Kloiber and Gilbert Ramirez, Fire, travel to Baltimore, MD, June 6 – 11, 2018, to attend the IAFC HazMat Conference, Employee Training & Travel.

William Howard and Terry Zeigler, Police, travel to Nashville, TN, May 29 – June 1, 2018, to attend the 2018 PERF Annual Meeting, Employee Training & Travel.

Patricia Jackson, Community Corrections, travel to Philadelphia, PA, July 29 – August 1, 2018, to attend the APPA's 43rd Annual Training Institute, Alcohol Tax #03.

Calvin Johnson, Delaney Pieper and Sherry Thorpe, Community Corrections/Programs Division, travel to Houston, TX, May 29 – June 2, 2018, to attend NADCP Annual Training Conference 2018, Alcohol Tax.

Tib Laughlin, General Services Director, travel to Milwaukee, WI, May 15 – 17, 2018, to attend Reclaiming Vacant Properties, Delinquent Real Estate.

Jeffrey T. Stroud, Fire/Suppression/Command, travel to Dallas, TX, August 7 – 11, 2018, to attend Fire-Rescue International Conference & Expo, Employee Training & Travel.

Jason D. Williams, Fire Department, travel to Columbia, MO, May 16 – 19, 2018, to attend the MU Summer School Boat Rescue Operations: Technician, Employee Training & Travel.

Action: Approved by the Administrator's Office and received and filed.

7. APPLICATIONS FOR CMB LICENSE (OP):

Maria Lopez/Paula Reyna DBA Las Gorditas #2, 844 Central Ave.

Action: Referred to License.

8. APPLICATION FOR DRINKING EST./PUBLIC VENUE:

Mark Menking/Thomas Rehorn DBA Chili's Grill and Bar, 1710 Village West Pkwy.

Action: Referred to License.

9. APPLICATIONS FOR CATERER/DRINKING EST./HOTEL:

Latin Quarters, Inc./Anthony Russo DBA Latin Quarters, 827 Armstrong Ave. Ste. 200
Tejas Desai/Ricki Hadley DBA Homewood Suites By Hilton Kansas City – Speedway, 10922 Parallel Pkwy.

Action: Referred to License.

10. APPLICATION FOR CMB TEMPORARY LICENSE:

Lao Buddhist Association of Olathe/Outhong Phansiri for a temporary license for May 18 - 20, 2018, Lao Buddhist Association of Olathe, 1315 N. 139th St., KCKS

Action: Referred to License.

11. APPLICATION FOR PRIVATE CLUB CLASS A:

Kerry Madrigal DBA American Legion Post 213, 1044 S. 26th St.

Action: Referred to License.

12. APPLICATION FOR MASSAGE THERAPIST LICENSE:

Rachel Kockenbarger DB/with Chateau Avalon, 701 Village West Pkwy.

Action: Referred to License.



Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: May 17, 2018

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

mbb/cg

Attachment

Weekly Business Material for May 17, 2018

1. REPORTS:

2017 Annual Report from the Self-Supporting Municipal Improvement District (SSMID).

Financial report for the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of May 2018.

Action: Received and filed.

2. COMMUNICATION:

Pam Kahao, Interim Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor	Reissue Date
816764	6/23/2017	\$ 70.00	110	Stale Dated	Thiele	5/18/2018
825295	11/9/2017	\$ 40.00	113	Stale Dated	Stewart	5/18/2018
830903	2/2/2018	\$ 2,080.08	791	Stale Dated	Tucker	5/18/2018
837901	5/18/2018	\$ 1,233.00	110	Wrong Vendor	SymbolArts	5/18/2018

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED MAY 15, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Logan E Masenthin	General Services	5/3/18	Prof Assistant Oper
Andrew H Roddy	PW/Engineering	5/17/18	Superintendent
Patricia L Wilson	CKO	5/1/18	Director

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Cedric D Bates	PW/Street	5/3/18	Equipment Operator I	Equipment Operator II
Gilbert A Ramirez	Fire	5/10/18	Sr Firefighter	Fire Driver
Craig R Ratliff	Fire	5/10/18	Sr Firefighter	Fire Driver
Don W Reed	Fire	5/10/18	Sr Firefighter	Fire Driver
Barton T Richardson	Fire	5/10/18	Sr Firefighter	Fire Driver
Matthew F Roberts	Fire	5/10/18	Sr Firefighter	Fire Driver
Nicholas R Rocha	Fire	5/10/18	Sr Firefighter	Fire Driver
Michael S Searcy	Fire	5/10/18	Sr Firefighter	Fire Driver
Joseph W Smith	Fire	5/10/18	Sr Firefighter	Fire Driver
Zeljko S Zeljeznjak	Sheriff/Juv	5/3/18	Fac Maint Specialist	Fac Maint Specialist

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Jeffrey S Johnson	Sheriff/Admin	4/29/18	Deputy
Logan E Masenthin	CAO	5/2/18	Intern
Patricia L Wilson	CKO	4/30/18	Director

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Todd T Hicks Sr	Sheriff/Juv	6/28/17	Juv Care Worker
Timothy P Mock	Sheriff/Admin	6/7/18	Deputy
Jennifer A Shipley	Sheriff/Juv	6/14/18	Juv Care Worker

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Anthony Lee	Health	ACD code change effective 5/3/18
Anthony A McDaniel	PW/Parking	Out of class pay effective 5/3/18
Andrala Randle	Aging	ACD code change effective 4/19/18
Christina VanCleave	Health	ACD code change effective 5/3/18

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION DATED MAY 17, 2018:**Section I - Appointments**

Name	Department/Division	Eff. Date	Job Title
Christina Yang Her	Health	5/17/18	Admin Supt Asst Prog
Sheria L Howard	Comm Develop	5/17/18	Coordinator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Bianca R Finney	CKO	6/8/18	Info Sys Coordinator Eng. Program
Kimberly Ingham	Urban Planning	6/1/18	Supervisor
Jourdaine A Smallwood	Public Relations	5/31/18	Media Specialist

Section IV - Leave of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
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Action: Received and filed. Copy previously forwarded to Payroll.

5. SUMMONS:

John Turner vs Unified Government of Wyandotte County/Kansas City, Kansas Police Department, Case No. 2:18-CV-02202.

Action: Received and filed. Copy previously forwarded to Legal

6. TRAVEL REQUESTS:

James Anthony, Patrick Sumner and Jamie VanHouten, Community Corrections/Programs Division, travel to Houston, TX, May 29 – June 2, 2018, to attend the NADCP Annual Training Conference 2018, Alcohol Tax.

Terry Brecheisen, Public Health, travel to Wichita, KS, June 18 – 20, 2018, to attend the 2018 KALHD Mid-Year Conference.

Action: Approved by County Administrator's Office and received and filed.

7. CANCELLATION NOTICES:

Electrical Contractor's Bonds:

Pillar KC, LLC

Steven R. Calliham DBA Calliham Handyman Service

Victer Campos DBA Fields Electric Co.

Mechanical/HVAC:

Dunco

Steven R. Calliham DBA Calliham Handyman Service

Retail Fireworks Sales Bonds:

Lynzee's Fireworks, LLC

Sign Hanger's Bond:

Kendall Construction, Inc.

Action: Referred to License.

8. APPLICATIONS FOR CMB LICENSE (OP):

Vietnam Café 39 LLC/William Hutton DBA Vietnam Café 39, 2200 W. 39th St.

Tacos El Sobrino/Javier Fernandez DBA Tacos El Sobrino, 3139 State Ave.

Action: Referred to License.

9. APPLICATION FOR DRINKING ESTABLISHMENT/PUBLIC VENUE:

Vu Joseph Nguyen DBA Noodle Bar, 10940 #F Parallel Pkwy.

Action: Referred to License.

10. APPLICATIONS FOR CATERER/DRINKING ESTABLISHMENT/HOTEL:

Sabor Y Sol, Inc./Thomas Rehorn DBA Sabor Azteca Mexican Restaurant, 542 SW Blvd.

Club El Paraiso, Inc./Anthony Russo DBA Club El Paraiso, 6550 Kaw Dr.

Great Life Kansas City, LLC DBA Richard Rehorn DBA Painted Hills Golf Club, 7101 Parallel Pkwy.

Jiaj, Inc./Luis Madrigal DBA Tapatio Mexican Grill, 151 S. 18th St. Suite A

Action: Referred to License.

11. APPLICATION FOR LIQUOR TEMPORARY LICENSE:

Cross-Lines Community Outreach for a temporary permit not to exceed June 8-9, 2 PM–11:30 PM, 10 AM-4PM, at the WyCo Fairgrounds, 13700 Polfer Rd.

Action: Referred to License.

12. APPLICATIONS FOR MASSAGE THERAPIST LICENSE 2018-2019:

Michelle Gallardo DB/with Do or Dye Salon and Spa, 2100 Hutton Rd.

Lauren Smith DB/with The Massage Studio, 11200 Delaware Pkwy.

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: May 24, 2018

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. REPORT:

Recommended 2019 budget from the Advisory Board for the Downtown Improvement District.

Action: Received and filed.

2. PERSONNEL ACTION COMMUNICATION, DATED MAY 22, 2018:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
Terra M Brockman	District Court	5/14/18	Law Clerk

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Jennifer L Amayo	Fire Training	5/24/18	Firefighter III	Fire Training Instructor III
Mary K Hatfield	Treasury	5/31/18	Fiscal Supt Asst	Fiscal Supt Spec
Shakila R Stewart	Comm Corr	5/31/18	ISO	Prog Coordinator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Justin A Bell	Parks/Rec	5/25/18	Rec Specialist
Anita F Montes-White	District Court	5/3/18	Paralegal
Karla A Morales	Sheriff/Juv	5/7/18	Juv Care Worker I
Kate M Patras	Urban Planning	6/1/18	Project Engineer
Laurie E Ray	Health	6/1/18	Medical Technologist
Ashley N Roberts	Parks/Rec	5/23/18	Rec Specialist
Jennifer S Tatum	DA's Office	6/8/18	Deputy DA

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Darian Z Jones	Police/Comm	6/15/18	Public Safety Dispatcher
Christopher S Sedars	Police/Comm	6/2/18	Public Safety Dispatcher
Jennifer L Stewart	Police/Animal	5/4/18	Manager

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	Health/WIC	5/15/18	Admin Supt Asst	Program Specialist

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Pat Jackson	Comm Corr	Out of class pay effective 5/13/18
Ryan R Lockamy	Comm Corr/Adult	Out of class pay effective 5/13/18
Solomon Young	Police	Amend PAC 5/2/17 to reflect change to status/reason effective 4/13/17

Action: Received and filed. Copy previously forwarded to Payroll.

3. PERSONNEL ACTION COMMUNICATION, DATED MAY 24, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Brian D Heckert	Parks/Rec	5/17/18	Summer Laborer
Apollo Hernandez	PW/WPC	5/31/18	General Maint Worker

Section II-Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Bonnie D Mejia	CommCorr/Jub	5/31/18	ISO	Prog Coordinator

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Jodi L Pedersen	Police/Animal	5/25/18	Program Tech II

Action: Received and filed. Copy previously forwarded to Payroll.

4. CLAIMS FOR DAMAGES:

William Blackwell, 1310 Minnesota Avenue, KCK, alleging his tree was damaged as the city worked on the sewer in the neighborhood.

Bill Ruble DBA Ruble Auto Body, through Paul Dent, Attorney, 753 State Avenue, Ste. 101, KCK, alleging damages due to false accusation, loss of power and water service causing loss of work while the services were off.

State Farm Fire & Casualty Co., P. O. Box 106173, Atlanta, GA, through Todd Butler, Attorney, 3706 SW. Topeka Blvd., Ste. 300, Topeka, KS, alleging damages sustained to Steve Hale's, claimant property located at 430 N. 81st Terrace, KCK caused by construction and/or maintenance of the main drain channel and culvert.

Jim Thomas, 3665 Jefferson Street, KCK, alleging his boat was damaged when branches fell on it at the Wyandotte County Lake marina.

Action: Received and filed. Copies previously forwarded to Legal.

5. NOTICE OF APPRAISERS HEARING:

The Unified Government of Wyandotte County/Kansas City Kansas, vs. Ralph Fleming, et al, Case No. 17CV983.

Action: Received and filed. Copy previously forwarded to Legal.

6. TRAVEL REQUEST:

Stephen Owen, Narcotics, travel to San Antonio, TX, July 20 – 23, 2018, to attend the DDACTS SME Instructor Course, TXDOT DDACTS.

Action: Approved by the Administrator's Office and received and filed.

7. CERTIFICATES OF INSURANCE:

A Girls Night Out Limo, LLC
Cheryl Cartwright/Cartwright Tree Care, LLC
Contemporary Services Corporation
Daniels Security Service, Inc.
Lakeside Speedway, Inc. DBA Lakeside Speedway
Bryan Nelson DBA Showtime Tree Service
Clarence Palmer DBA Palmer Tree Service (2)
Rockwell Security, LLC (2)
Ryan Lawn & Tree, Inc.
Securiguard, Inc. VendTech-SGI, LLC/Institute of Criminal Justice and Security, LLC
T-Bones Baseball Club/Adam Ehlert
Urban Tree Specialist LLC/Bret Cleveland
Gregory Van Booven DBA Van Booven Lawn, Landscape & Tree Care

VendTech-SGI
Ward Guard Services, LLC
Whelan Event Staffing Services, Inc.
Whelan Security Co.

Action: Referred to License.

8. BUSINESS BONDS:

Electrical Contractor's Bonds:

360 Electrical, LLC
Beeline, LLC
BIG Electric, Inc.
Cadence Electrical, LLC
Clark & Redford Electrical, LLC DBA C-R Electrical
Clockwork Electric, LLC
DMR Services, Inc.
Davin Electric, Inc.
Deluxe Lighting, LLC
Kelly Electric
Project Group 2000, LLC
Quality Electrical Service, LLC
Eleazar Rivera DBA AVIK Electric
Smart Home Innovations, LLC
Sterling Owens
Sun Solar, LLC
Superior Electrica Services
Tucker Electric, Inc.
Robert Valencia DBA Valencia Electric

HVAC Contractor's Bonds:

Heat Movers, LLC
Set Point Mechanical, LLC

Mechanical Contractor's Bonds:

Elite Heating and Cooling, LLC
Orval N. Conway & Lisa K. Conway DBA Comfort Systems Heating & Cooling
Ideal Air Heating and Cooling, LLC
Herman Lloyd DBA U.S. Heating & Cooling
PM Contracting, Inc.

Mechanical/HVAC Bonds:

AAIM Services, LLC
Balance Point Heating & Cooling, Inc.
DEEM, LLC
SHS, LLC DBA Shanks Heating & Cooling
Stuck's Heating & Cooling
Vazquez Commercial Contracting, LLC
W & J Enterprises, LLC DBA Airtech Engineering

Plumber's Bonds:

Archer Plumbing, LLC
DLA Plumbing, LLC
D & M Plumbing, LLC
Inception Plumbing, LLC
Troy Johnston Plumbing
Kuzila, Inc.
Needham Plbg & Mechanical
Plumbing KC, Inc.
River Oak Mechanical, LLC
John Wareham

Second Hand & Junk Dealer's Bond:

Noah Wambui DBA Ideal Auto Parts

Septic Tank & Cess Pool Installer & Cleaner's Bond:

Environmental Specialists, Inc.

Sign Hanger's Bond:

GrandMark Signs, LLC

Action: Referred to License.

9. CONTINUATION CERTIFICATES:

Electrical Contractor's Bonds:

Brad Darnell of DEEM, LLC
Randy Kenton DBA Besel Roofing & Heating, Inc.
Steve's Electric, Inc.
T.D. Electric, LLC

Mechanical Contractors Bonds:

CLR Heating & Cooling, LLC
Martin Mechanical Corporation
Sheet Metal Contractors, Inc.

Mechanical/HVAC Contractors Bonds:

Hoit Heating & Cooling, LLC
Top Notch, Inc.

Miscellaneous Bonds:

CLR Heating & Cooling, LLC
Jim Dodson DBA Three Trail Heating and Cooling
Epic Electric Service Corp.
Integrated Electric, LLC & Integrated Security, LLC
Pryor Mechanical, LLC

Plumbers Bonds:

AAA Magill Plumbing, Inc.
D & M Plumbing, LLC
Fratzel Plumbing, LLC

Dennis Hunt DBA Kaw Valley Plumbing
Mayes Plumbing, Inc.
Miller Plumbing Company, Inc.
Richard Nachbar Plumbing
Christopher Shaw DBA Chris Shaw Plumbing
Midwest Heating, Cooling & Plumbing, LLC
Triton Plumbing, Inc.

Action: Referred to License.

10. RESCIND CANCELLATION NOTICES:

HVAC Bond:
City Wide Sheet Metal, Inc.

Mechanical Bond:
Joe Anderson

Miscellaneous Bond:
Mike Busby DBA Total Home Service (2)
R & R Plumbing, Inc.

Action: Referred to License.

11. NOTICE OF REINSTATEMENT:

CLB Contractors' License Bond:
CLR Heating & Cooling, LLC

Action: Referred to License.

12. SURETY RIDER:

Mechanical Contractor's Bonds:
Martin Mechanical Corporation (2)

Action: Referred to License.

13. APPLICATION FOR CATERER/DRINKING EST./HOTEL:

GWL KC Beverage, Inc./Thomas Rehorn DBA Great Wolf Lodge, 10401 Cabela Drive

Action: Referred to License.

14. APPLICATION FOR LIQUOR TEMPORARY LICENSE:

Holy Name Church/Beth Lopez for a temporary permit for June 9, 2018, from 5:00 p.m. to 11 p.m.,
Holy Name Church parking lot, 16 S. Iowa

Action: Referred to License.

15. APPLICATION FOR MASSAGE THERAPY BUSINESS LICENSE:

Darryl Olive/Rick Rehorn DBA with KC Fitness Link, 541 D Central Ave.

Action: Referred to License.