

**NOVEMBER 29, 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 PASTOR CYNTHIA SMART, MASON MEMORIAL
UNITED METHODIST CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, NOVEMBER 29, 2018 AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. NON-PLANNING CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. ADMINISTRATOR'S AGENDA**
- XIII. STANDING COMMITTEES' AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN RONALD SCHUMAKER

I. CALL TO ORDER

II. ROLL CALL

**III. INVOCATION GIVEN BY Pastor Cynthia Smart, Mason Memorial United
Methodist Church**

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, NOVEMBER 29, 2018 AGENDA

VI. CLERK'S STATEMENT

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

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3165 - Alton Holloway**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 3441 North 51st Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18525

2. **#3171 - Glenn Eastwood and Becky Everett with Glenn's Pre-Owned Appliances**

Synopsis: Change of Zone from R-1(B) Single Family District to C-3 Commercial District for storage of used appliances at 817 Central Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL TO CP-3 PLANNED COMMERCIAL DISTRICT**)

Tracking #: 18526

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2018-76 – Ray Henson with Car Clinic Auto Sales**

Synopsis:

Renewal of a Special Use Permit (#SP-2016-39 - expired 5/9/2018) for an auto dealership at 1270 Southwest Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 18524

2. **#SP-2018-87 - Clifford Dale**

Synopsis: Renewal of two special use permits for earthen fill (#SP-2015-72 and #SP-2015-74 - expired 3/31/2018) at 5700, 5737, 5831, 5831R, 5832, 5841 and 5900 State Avenue, 1007 North 57th Street and 1204 and 1215 North 59th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 6 MONTHS**)

Tracking #: 18528

3. **#SP-2018-88 - Joe Heidrick with Catcus Bed Properties**

Synopsis: Special Use Permit for a short-term rental AIRBNB at 4313 Rainbow Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 1 YEAR**)

Tracking #: 18529

4. **#SP-2018-89 - Raymond (Luke) Kush with Luke Kush Corporation**

Synopsis: Renewal of a Special Use Permit (#SP-2016-42 - expired 5/26/2018) for a parking lot at 1327 Minnesota Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 18530

5. **#SP-2018-90 - Mark Russell with Board of Public Utilities**

Synopsis: Special Use Permit for Rosedale Substation at 3777 Lloyd Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18531

6. **#SP-2018-91 - Mark Murdick**

Synopsis: Special Use Permit for auto sales, detailing, light maintenance and repair at 7521 Nebraska Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 18533

7. **#SP-2018-92 - Jami and Jason Applegate**

Synopsis: Special Use Permit for a kennel for four (4) dogs at 10606 Augusta Drive (previous special use permit was at 2819 North 100th Street), submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 18534

C. VACATION APPLICATION

1. **#R/W-2018-6 - Mark Russell with Board of Public Utilities**

Synopsis: Vacation of right-of-way at 3777 Lloyd Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18532

D. PLAN REVIEW/MISCELLANEOUS APPLICATIONS

1. **#PR-2018-27 - Bruce Adib-Yazdi with Vecino Group**

Synopsis: Preliminary Plan Review for a multi-family development with a day care amenity component at 7401 Armstrong Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18540

2. **#PR-2018-32 - Doug Bach with Unified Government of Wyandotte County/Kansas City, Kansas**

Synopsis: Preliminary Plan Review for a new fire station at 2913 Hutton Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18541

3. **#MP-2018-4 - Glen Eastwood and Becky Everett with Glenn's Pre-Owned Appliances**

Synopsis: Master Plan Amendment from Urban Residential to Community Commercial at 817 Central Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18537

4. **Amendment to the City-Wide Master Plan to include the Northeast Area Master Plan**

Synopsis: Consideration of amendment, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 18538

E. ORDINANCES (Final action on previously approved items)

1. A RESOLUTION adopting the Northeast Master Plan, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)
2. AN ORDINANCE rezoning property from AG Agriculture District to R-1 Single Family District (#3170) at 9837 Meeks Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)
3. A RESOLUTION adopting MP-2018-4 Master Plan Amendment from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan), submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR NOVEMBER 29, 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.

IX. MAYOR'S AGENDA

X. NON-PLANNING CONSENT AGENDA

1. ORDINANCE: NEW BPU 161kV SPEAKER II SUBSTATION ACTION 2

Synopsis:

An ordinance condemning land for the location, construction, operation, use, repair and maintenance of the Board of Public Utilities' 161kV Speaker II Substation within Wyandotte County, Kansas; and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance, submitted by Ken Moore, Chief Legal Counsel.

Tracking #: 18549

2. MINUTES

Synopsis: Minutes from regular sessions of October 25 and November 8, 2018 and special sessions November 1 and 8, 2018.

Tracking #: 18551

3. WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated November 8, 15 and 21, 2018.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

1. PUBLIC HEARING: AMENDED NORTHWEST SPEEDWAY STAR BOND PROJECT PLAN

Synopsis: To conduct a Public Hearing on an Amended NW Speedway STAR Bond Project Plan in advance of further Commission action, submitted by Katherine Carttar, Interim Director of Economic Development.

Tracking #: 18550

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN



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: November 29, 2018
Re: Change of Zone Petition #3165

GENERAL INFORMATION

Applicant:
Alton Holloway

Status of Applicant:
Owner

Requested Actions:
Change of Zone from
R-1 Single Family District to
A-G Agriculture District

Date of Application:
June 29, 218

Purpose:
To change the zoning of the
property from R-1 to A-G to
use the property for
agricultural purposes

Property Location:
3441 North 51st Street

Existing Zoning: R-1 Single
Family District



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:** Large-lot single family residence
 South: Large-lot single family residence
 East: Large-lot single family residence
 West: Large-lot single family residence

Master Plan Designation: Rural Density Residential

Major Street Plan: North 51st Street is a designated local street

Total Tract Size: 8.25 acres

Advertisement: The Wyandotte Echo – July 19, 2018
 Letters to Property Owners – July 18, 2018, August 6, 2018, August 31, 2018, October 19, 2018, October 29, 2018 and November 20, 2018

Public Hearings: October 8, 2018, October 25, 2018, November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the October 8, 2018 or November 13, 2018 City Planning Commission meetings or October 25, 2018 Board of Commissioners meeting.

PROPOSAL

Detailed Outline of Requested Action: Mr. Holloway is seeking a rezoning of his 8.25-acre property, to use the property for residential and agricultural processes and have more than one accessory structure on the property.

City Ordinance Requirements: Article XXII Sections 27-1001 – 27-1419 and Article XXI Sections 27-501 - 27-1000

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The character of the neighborhood is low density, large-lot residential and fairly rural in nature.

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

Nearby properties are zoned R-1 Single Family and consist primarily of large lot residences; the change from R-1 Single Family to A-G Agriculture would not conflict with nearby uses.

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

The removal of restrictions on the property is not foreseen to have a negative effect on nearby property.

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

The property is not vacant.

5. *The extent to which 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 nearby property.*

While the proposed use is not necessary for the convenience or welfare of the public, it will not likely impact the use, visual quality, or marketability of nearby properties.

6. *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 change would not increase the traffic or parking demands on the property.

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

The Master Plan designates the parcel as rural-density residential; agricultural use would not be incompatible with that designation.

8. *The extent to which the proposed use could cause environmental harm or enhance the environment.*

The proposed use is not foreseen to have any effect on the natural environment.

9. *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

Existing

d. Police

Police service is provided by District #444

e. Fire

Fire service is provided by District #4

f. Transit

N/A

g. Schools

Kansas City, Kansas USD 500

h. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use is not foreseen to have an economic impact on the community.

11. The capability of the proposed use to meet applicable ordinance requirements.

Under the Agricultural Zoning, the accessory buildings would be in compliance with the accessory use ordinance.

12. 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.

KEY ISSUES

None

PREVIOUS PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Change of Zone Application #3165, subject to:

Urban Planning and Land Use Comments:

1. How many structures are currently on the property and what are their uses?
Applicant Response at meeting: Four structures that are used for housing of the animals. There was a house on the property but it burned.
2. Do you plan to keep livestock on the property? According to the neighbor there are horses and goats on the property.
Applicant Response at meeting: Yes – There are 10 horses, 8 goats and 5 or 6 chickens.
3. The neighbor concerns regarding animals do not play a direct role here in that the applicant has more than 5 acres and can have animals with or without the zoning approval.
4. The applicant shall keep all livestock 50 feet from the North, South and East property lines.
5. Applicant shall work with the Conservation District to correct issues within six months. Staff will not publish a rezoning ordinance until the Conservation District issues are corrected.
6. Applicant shall provide proper shelter for all animals on site.
Applicant Response at meeting: The shelters on the property are used to house the animals.

BOARD OF COMMISSIONERS DECISION

After the Planning Commission meeting, the staff received a phone call complaint from one of the neighbors. The Board of Commissioners held over this application to allow the staff to conduct an on-site visit. Attached is the report from the Planning Department's Zoning Inspection Officer.

NOVEMBER PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to **uphold** its previous recommendation and recommends **APPROVAL** of Change of Zone Application #3165, subject to:

Urban Planning and Land Use Comments:

1. How many structures are currently on the property and what are their uses?
Applicant Response at meeting: Four structures that are used for housing of the animals. There was a house on the property but it burned.

2. Do you plan to keep livestock on the property? According to the neighbor there are horses and goats on the property.
Applicant Response at meeting: Yes – There are 10 horses, 8 goats and 5 or 6 chickens.
3. The neighbor concerns regarding animals do not play a direct role here in that the applicant has more than 5 acres and can have animals with or without the zoning approval.
4. The applicant shall keep all livestock 50 feet from the North, South and East property lines.
5. Applicant shall work with the Conservation District to correct issues within six months. Staff will not publish a rezoning ordinance until the Conservation District issues are corrected.
6. Applicant shall provide proper shelter for all animals on site.
Applicant Response at meeting: The shelters on the property are used to house the animals.

STAFF COMMENTS AND SUGGESTIONS

UPDATE: Staff visited the site and did not find evidence that supports the neighbor's complaints.

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition #3165 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 8, 2018 City Planning Commission Minutes
 November 13, 2018 City Planning Commission Minutes
 Aerial Map
 Zoning Map
 Letter from Neighbor
 Conservation District Comments (Page 1 only)
 Report from Zoning Enforcement Officer

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	October 8, 2018	October 25, 2018
Rezoning	Approval	Referred Back
	November 13, 2018	
	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #3165 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 #3165, 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.

October 8, 2018 City Planning Commission Minutes:

Non-Consent Agenda Starts At 8:30:

CHANGE OF ZONE APPLICATION #3165 – ALTON HOLLOWAY – SYNOPSIS:

Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 3441 North 51st Street. **Detailed Outline of Requested Action:** Mr. Holloway is seeking a rezoning of his 8.25-acre property, to use the property for residential and agricultural processes and have more than one accessory structure on the 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 October 8, 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 July 19, 2018; and
7. The Notices to property owners dated July 18, August 6 and August 31, 2018.

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

Recording Secretary Parker stated that the testimony given at the Board of Zoning Appeals meeting will become part of the record for this case.

Present in Support:

- ❖ Alton Holloway, applicant, 5707 Parallel Parkway, Kansas City, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 11:17: Planner Flanders stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 11:25:

On motion by Mr. Miller, seconded by Mr. Reasons, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3165**

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

Motion to RECOMMEND APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How many structures are currently on the property and what are their uses?
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Applicant Response at meeting: Yes – There are 10 horses, 8 goats and 5 or 6 chickens.
3. The neighbor concerns regarding animals do not play a direct role here in that the applicant has more than 5 acres and can have animals with or without the zoning approval.
4. The applicant shall keep all livestock 50 feet from the North, South and East property lines.

5. Applicant shall work with the Conservation District to correct issues within six months. Staff will not publish a rezoning ordinance until the Conservation District issues are corrected.
6. Applicant shall provide proper shelter for all animals on site.
Applicant Response at meeting: The shelters on the property are used to house the animals.

November 13, 2018 City Planning Commission Minutes:

Non-Consent Agenda Starts At 16:40:

CHANGE OF ZONE APPLICATION #3165 – ALTON HOLLOWAY – SYNOPSIS:

Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 3441 North 51st Street. **Detailed Outline of Requested Action:** Mr. Holloway is seeking a rezoning of his 8.25-acre property, to use the property for residential and agricultural processes and have more than one accessory structure on the 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 November 13, 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 July 19, 2018; and
7. The Notices to property owners dated July 18, August 6, August 31, October 19 and October 29, 2018.

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

Recording Secretary Parker stated that this application was before the City Planning Commission last month and was recommended for approval. The Board of Commissioners referred it back to the Planning Commission for staff to investigate a complaint that had been received. Planning Director Richardson stated that the Zoning Enforcement Officer inspected the site and the complaints received were unfounded. The site was in good shape and the animals were healthy.

Present in Support:

- ❖ Alton Holloway, applicant, 5707 Parallel Parkway, Kansas City, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 18:49: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote starts at 18:57:

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to uphold its previous recommendation and recommends **APPROVAL of**

Change of Zone Application #3165

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

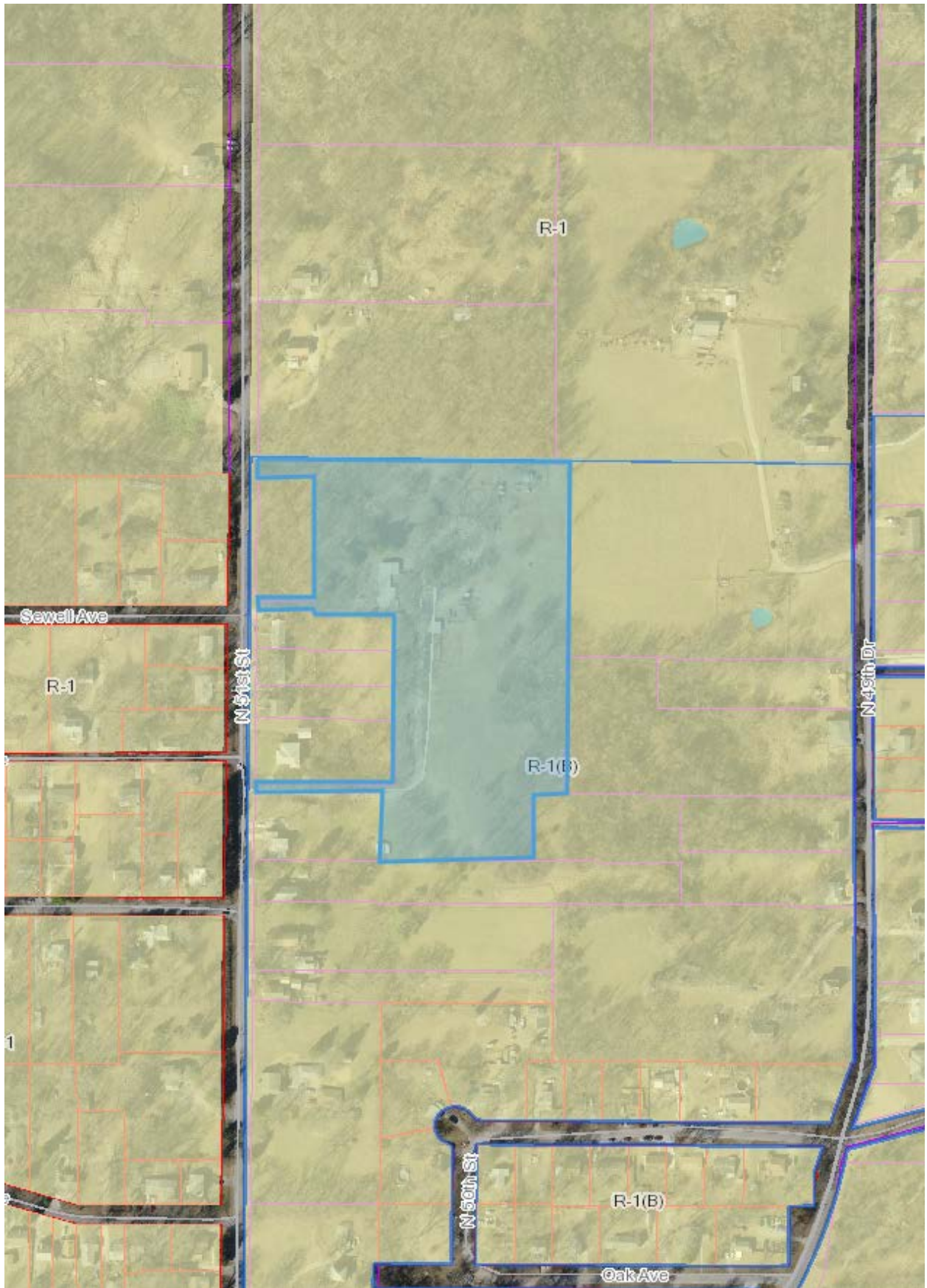
Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How many structures are currently on the property and what are their uses?
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Applicant Response at meeting: The shelters on the property are used to house the animals.





To Urban Planning and
Land Use Annex
Neighborhood Resource
Center
4953 State Ave, Kansas City,
Kansas

913573-5750
Fax: 573-5796
PortilloKim @kckwyco.com

8/25/2018

David & Phyllis Jones 3374 N. 49th Drive ,
Kansas City Kansas 66104
To Urban Planning and Land Use Annex
Neighborhood Resource Center
701 N. 7 Street Kansas City, Kansas

Ms. Kim Portillo,

I am sending a written affidavit of our concerns to REF NO# 3165 . We wish to state a comment in reference to the petition. We are not familiar with this patron at 3441 N. 51 Street , however, we are familiar with the trouble it will bring, such as the stench from the manure, in the area. The horseflies, and pest biting mosquitoes, that, breeds disease, also the obnoxious fleas. We will see an increase in rodent population. At the present time we have animals to the right , left, front and now someone wants to put them in the back of us. Where, does the madness ends? We no longer have the luxury of enjoying our abode at night for outdoor gathering and entertainment. We do not send our grandchildren out to play because of the large flies are known to bite. At one time we really enjoyed our home, now when we go to our vehicles they have numerous fly and fleas around them. So, for the sanity and sanctuary of our home we want to vote against this petition. Thanking you in advance

David & Phyllis Jones



Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

July 17, 2018

RE: COZ 3165 Alton Holloway Single Family to Ag 3441 North 51st Street

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the Change of Zoning for COZ 3165 Alton Holloway Single Family to Ag 3441 North 51st Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are three major soil types identified: Knox silt loam, 7 to 12 percent slopes, Knox silt loam, 18 to 30 percent slopes and Knox silt loam, 12 to 18 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- This property is being used as a pasture for at least five horses and there are a number of goats on the property. The pastures are over grazed and don't seem to be well managed. Close to half the area is in tree cover so is not productive pasture. The pastures need to be fertilized and managed for weed control to increase productivity. Poorly managed pastures create soil erosion problems.
- 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.

I was able to make contact with Mr. Holloway and he met me on the property to tour the other buildings. There were 7 horses visible during this visit and all appeared to be in good health. 5 goats were visible in the goat pen and appeared to be above average bodyweight and in good health, with one goat due for a hoof shaving. The chicken coop and attached stall buildings are in the center of the property and are not shown on the 2016 aerial map. There were approximately 15 chickens visible inside the coop. There was one Australian Shepherd mix dog in a chain link dog run. Mr. Holloway stated that the dog was a pet of a friend and not a working dog.

Mr. Holloway stated that he has a veterinarian that can come to the property for services when needed. He stated that the animals are fed in a 'dry pasture' technique where they are fed on hay, grain pellets, and corn. There were two water tanks available for the animals to drink. At the time of this inspection, there were 8 new round bales of hay in addition to the 3 that were already in place for feeding. Also, there was a stack of smaller square hay bales six feet tall inside of the large stable building. Grain and corn pellets were stored in metal barrels and troughs in the main building.

Mr. Holloway clarified that the main building (pictured on the west side in the 2016 aerial map) is the remaining concrete walk-out basement foundation of a house that burned down and was demolished. He has rebuilt it into a stable for the horses by installing a roof on top of the basement foundation. The interior of that stable appears in good condition and does not show signs of damage. The green colored building on the north side was a detached 2-car garage that appears to be an unfit structure and not fire damaged as previously thought. It is fenced off from the animals and Mr. Holloway stated that he intends to get the proper permits to demolish that building and rebuild in its place. Mr. Holloway stated that the eastern part of the property is to be built into a practice arena for his relatives that ride horses in rodeo competitions.

Jason Faust

Urban Planning and Land Use

Enforcement Specialist

701 N 7th Street, Suite 423

Kansas City, KS 66101

913-573-5756

jfaust@wycokck.org



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: November 29, 2018

Re: **Change of Zone Petition #3171 and Master Plan Amendment MP-2018-4**

GENERAL INFORMATION

Applicant:

Becky Everett and Glenn W.
Eastwood

Status of Applicant:

Owners
Glenn's Pre-Owned Appliances
66 South Bethany
Kansas City, Kansas

Requested Actions:

Change of Zone from
R-1(B) Single Family District to C-3
Commercial District (CP-3
recommended by staff)

Master Plan Amendment from Urban
Density Residential (City-Wide
Master Plan) to Community
Commercial (City-Wide Master Plan)



Date of Application:

September 28, 2018

Purpose: To obtain approval for a change of zone to C-3 to use the property for pre-owned appliances sales.

Property Location: 817 Central Avenue

Existing Zoning: R-1B Single Family District

Surrounding Zoning:	North:	R-2(B) Two Family District
	South:	R-1(B) Single Family District
	East:	R-1(B) Single Family District
	West:	C-3 Commercial District

Existing Uses:	North:	Residential
	South:	High Density Residential
	East:	Residential and Commercial
	West:	Vacant Commercial

Total Tract Size: .29 acre

Master Plan Designation: The City-Wide Master Plan designated this property for public/semi-public use.

Major Street Plan: Central Avenue is designated as a Class C Thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owners – October 16, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is seeking a rezoning to C-3 for the site to be used as a pre-owned appliance store. There are two buildings on the lot. For the proposed rezoning, a master plan amendment is required from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan). In 2003 the property was rezoned from C-3 to R-1(B) as part of a neighborhood downzoning. The current owners did not own the property at that time.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This area is a dense mix of residential and commercial uses.

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

The nearby properties along Central Avenue have a mix of residential commercial uses, however along 8th Street there are residential properties directly adjacent to this one. Outdoor storage of miscellaneous parts and equipment is not ideal. Privacy for those single-family homes could also be a concern.

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 an issue.

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

This property is not currently vacant and is being used for storage of the appliances.

5. *The extent to which 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 nearby property.*

The use is not necessary for the public, however may benefit the public by providing stipulations for the improvement and upkeep of the building, where zoning and code enforcement violations currently exist. The proposed zoning would be more fitting for the existing use of the building.

6. *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 is not expected to increase traffic. The lot currently has a parking lot that should remain open for parking and should not be used for storage.

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

The change of zone would require a Master Plan Amendment from Urban Density Residential to Community Commercial. The amendment has been filed.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

This is not an issue.

9. 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

Existing

d. Police

Police service is provided by KCK Police District #115

e. Fire

Fire service is provided by District #1

f. Schools

Kansas City Kansas, USD 500

g. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use would likely increase tax revenue from the parcel.

11. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use is expected to meet applicable ordinance requirements.

12. 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.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 22, 2018. Three people were in attendance. There was no opposition expressed.

KEY ISSUES

Compliance with City-Wide Master Plan
Outdoor Storage
Condition of Building

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2018-4.

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Change of Zone Application #3171 to CP-3 Planned Commercial District, subject to:

Urban Planning and Land Use Comments:

1. Provide a landscape and screening plan that shows how the property will meet the following requirements:
 - a. The CP-3 Planned Commercial District landscaping requirement is one (1) tree per 7,000 square feet of site area.
 - b. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Screening is required along the east, south and west property lines.
 - c. Screening shall not impede the sight triangle at the intersection of Central Avenue and South Mill Street.

Applicant Response: The main building is effectively along the boundary and therefore we or the neighbors would see no benefit to fencing/ screening along the easterly and southerly boundaries of the site.

2. Provide parking layout to show the existing number of parking spaces available.
 - a. All paved areas must be utilized for parking. Any storage in paved spaces shall require a variance through the Board of Zoning Appeals.

Applicant Response: Parking spaces will be marked. There is no intent to have outside storage.

3. What is the current use of the building in the southwest corner?

Applicant Response: The second building is also used for storage.

4. Property maintenance issues must be resolved.

- a. Both buildings show paint is peeling. The building in the southwest corner is also multiple colors. Buildings shall be scraped and repainted one color.
- b. A sign permit must be obtained for all signage on site.
- c. Trash enclosure shall be screened.
- d. Outside storage in parking areas or within the sight triangle is not permitted.

Applicant Response: The site now is much neater and clear. Both buildings are in the process of being prepared for painting. Sign permit will be obtained. Trash enclosure is planned. Outside storage within the sight triangle will not happen. Both buildings were power washed in preparation for painting. The existing street tree on Central at the Northeast corner of the site is causing damage to the sidewalk.

5. Provide a site plan depicting all parking. Parking areas may not be converted to storage without a variance.

Staff Response: Site plan has not been received.

6. If outside storage is desired, a parking variance is required. Only 20 percent of the building area may be used as outside storage area. Outside storage must be completely screened with a solid fence with masonry pilasters every 32 feet.

Applicant Response: There is no intention to have outside storage. The only time there is items outside is when they trade in goods they are generally in a very poor condition and likely to have bugs, etc. which the client does not wish to bring into the storage buildings. These items are generally in the back of a pick-up truck located towards the rear of the site and would be removed from the site on average every three days.

Staff Response: The applicant will need to find an alternate site for this activity. This would be considered outside storage.

Public Works Comments

1. Items that require plan revision or additional documentation before engineering can recommend approval:
 - a. None.

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

Business License Comments

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

Staff Conclusion:

Per the applicant there will be no outside storage. This is a stipulation of approval. The trash enclosure can remain in its currently location, as depicted on the site plan submitted by the applicant on November 13, 2018. As the main building is on the property line, screening will not be required along the building to the east and south, however will be required along the south where there is visibility to the adjacent alley and also required to screen from view of Central Avenue in areas where storage will occur.

No landscaping or fencing shall be allowed in the sight distance triangle, UG Standard for sight distance triangle is laid out in section 8-198, All corner lots shall provide two sight distance triangles, the short leg of which shall be 20 feet and the long leg of which shall be 140 feet measured along the curb line or edge of pavement. Such area shall be and shall remain free of shrubbery, fences or other obstruction to vision more than two feet high, measured from the roadway.

Based on the above, it appears a portion of the ornamental fence is within the sight triangle and will need to be moved.

All improvements must be completed before the zoning ordinance will be published. The applicant has six (6) months from the date of approval to complete the improvements or any approval will be void.

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **#3171 as CP-3 Planned Commercial District** and **#MP-2018-4** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial Image
Zoning Map
Photos submitted by applicant
Conservation District Comments
Neighborhood Meeting Affidavit, Minutes and Sign In

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	November 13, 2018	November 29, 2018
Rezoning	Approval	
Master Plan		
Amendment	Approval	

STAFF CONTACT: **Kimberly Portillo**
 kportillo@wycokck.org

MOTIONS

Master Plan Amendment Application:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**MP-2018-4** 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 #**MP-2018-4**, 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.

Change of Zone Application:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**3171** 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 #**3171**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 19:30:

CHANGE OF ZONE APPLICATION #3171 – GLENN EASTWOOD AND BECKY EVERETT WITH GLENN’S PRE-OWNED APPLIANCES – SYNOPSIS: Change of Zone from R-1(B) Single Family District to C-3 Commercial District for storage of used appliances at 817 Central Avenue

MASTER PLAN AMENDMENT #MP-2018-4 – GLENN EASTWOOD AND BECKY EVERETT WITH GLENN’S PRE-OWNED APPLIANCES – SYNOPSIS: Master Plan Amendment from Urban Residential to Community Commercial at 817 Central Avenue.

Detailed Outline of Requested Action: The applicant is seeking a rezoning to C-3 for the site to be used as a pre-owned appliance store. There are two buildings on the lot. For the proposed rezoning, a master plan amendment is required from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan). In 2003 the property was rezoned from C-3 to R-1(B) as part of a neighborhood downzoning. The current owners did not own the property at that time.

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 November 13, 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 October 18, 2018;
7. The Notices to property owners dated October 16, 2018; and
8. The revised site plan that was submitted to staff today and distributed to the Commission this evening.

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

Present in Support:

- ❖ Rick Rehorn, 4151 Cambridge, Kansas City, Kansas, attorney representing the applicants
- ❖ There were three (3) persons present that did not speak

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 25:60: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report and notes that the dumpster can remain in its current location (as shown on the site plan submitted today.) Planning Commissioner Serda urged consideration of the Central Avenue Master Plan especially where properties were downzoned. Director Richardson further stated that the staff is working to get a meeting with neighborhood leaders concerning a plan that will be called the Central Area Plan that will extend from the Northeast Master Plan/Downtown Master Plan to I-70 and then east to west from I-70 to I-635.

Motion and Vote starts at 27:08:

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2018-4:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3171 to CP-3**

Planned Commercial District:

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye

Huey Not Present

Miller Not Present

Neal Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Provide a landscape and screening plan that shows how the property will meet the following requirements:
 - a. The CP-3 Planned Commercial District landscaping requirement is one (1) tree per 7,000 square feet of site area.
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Applicant Response: The main building is effectively along the boundary and therefore we or the neighbors would see no benefit to fencing/ screening along the easterly and southerly boundaries of the site.

2. Provide parking layout to show the existing number of parking spaces available.
 - a. All paved areas must be utilized for parking. Any storage in paved spaces shall require a variance through the Board of Zoning Appeals.

Applicant Response: Parking spaces will be marked. There is no intent to have outside storage.

3. What is the current use of the building in the southwest corner?

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5. Provide a site plan depicting all parking. Parking areas may not be converted to storage without a variance.

Staff Response: Site plan has not been received.

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Staff Response: The applicant will need to find an alternate site for this activity. This would be considered outside storage.

Public Works Comments

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

Business License Comments

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

Staff Conclusion:

Per the applicant there will be no outside storage. This is a stipulation of approval. The trash enclosure can remain in its currently location, as depicted on the site plan submitted by the applicant on November 13, 2018. As the main

building is on the property line, screening will not be required along the building to the east and south, however will be required along the south where there is visibility to the adjacent alley and also required to screen from view of Central Avenue in areas where storage will occur.

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Based on the above, it appears a portion of the ornamental fence is within the sight triangle and will need to be moved.

All improvements must be completed before the zoning ordinance will be published. The applicant has six (6) months from the date of approval to complete the improvements or any approval will be void.















Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

October 16, 2018

RE: COZ 3171, MP-2018-4 Becky Everett and Glenn Eastwood with Glenn's Preowned
Appliances 817 Central Avenue

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural
Resources Conservation Service, has completed an environmental review of the Change of
Zoning COZ 3171, MP-2018-4 Becky Everett and Glenn Eastwood with Glenn's Preowned
Appliances 817 Central Avenue.

In addition to the site review the following reports were generated from the Wyandotte
County Soil Survey to assess the limitations for development and/or natural resources
concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Knox silt loam, 7 to 12 percent slopes and Ladoga silt loam, 3 to 8 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- If there is no major grading to be done, there is no resource problem with the Change of Zoning
- 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.

Technical assistance is available from our office. Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office. Pasture planning is available.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Müller
District Manager

enclosures



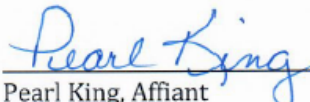
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now Pearl King, of lawful age, sound mind and upon her oath states as follows:

1. I am the agent for the petitioner for Change of Zone Petition #3171 and Master Plan Amendment MP-2018-4.
2. I conducted a neighborhood meeting on October 22, 2018.
3. Attached are the minutes 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.



Pearl King, Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29th day
of October, 2018.



Notary Public

My appointment expires:  THERESA BAKER
5/13/19

MINUTES – NEIGHBORHOOD MEETING

Application Number: Change of Zone #3171 and MP-2018-4

Date and Location: October 22, 2018 / 817 Central Avenue

Meeting called to order at: 4:03 pm

Names of people in attendance: Paul Soptick, John Wieliczka, Kristina Eastwood, applicants Glenn Eastwood and Becky Everett, Pearl King presenter.

Introductions: Pearl King introduced herself to Mr. Soptick and Mr. Wieliczka.

Presentation: This meeting was very informal and held in the parking lot of the subject property. Ms. King shared the Staff Draft Report with the group and went through the staffs' comments and suggestions with the group. Mr. Eastwood advised, weather permitting, both buildings would be power-washed and re-painted this Fall. We walked about the property noting various portions of the report. There were no objections to applicant's petition.

Questions and answers:

- Paul Soptick asked if the draft staff report was available online.
- Pearl King responded that she did not know if it would be posted but she would email the report to Mr. Soptick. Mrs. King handed Mr. Soptick her copy of the report for him to read.
- Mr. Soptick gave Mrs. King his business card with his email address. (Mrs. King emailed the draft staff report to Mr. Soptick.)

Meeting adjourned at: 4:42 pm

Minutes taken by: Pearl King

817 CENTRAL AVENUE

NEIGHBORHOOD MEETING

October 22, 2018 at 4:00 p.m.

Attendance Sheet

[illegible]



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: November 29, 2018
Re: Petition #SP-2018-76

GENERAL INFORMATION

Applicant:
Ray Henson

Status of Applicant:
Car Clinic Auto Salon
2401 North 61st Terrace
Kansas City, KS 66104

Requested Action:
Renewal of Special Use Permit

Date of Application:
July 27, 2018

Purpose:
To use building for auto sales and
auto detailing

Property Location:
1270 Southwest Boulevard



Commission Districts:

1. Commissioner At-Large: Tom Burroughs
2. District Commissioner: Ann Brandau Murguia

Existing Zoning: M-3 Heavy Industrial District

Existing Surrounding Zoning: **North:** M-2 General Industrial District

South: M-3 Heavy Industrial District (across Southwest Boulevard)

East: M-3 Heavy Industrial District (across Turkey Creek)

West: C-3 Commercial District (across Interstate 35)

Existing Uses: **North:** Warehousing

South: Warehousing and distribution

East: Commercial and industrial contractor's business

West: Vacant commercial building

Total Tract Size: .40 acre

Master Plan Designation: The Southwest Boulevard Merriam Lane Corridor Master Plan designates this property as Regional Commercial.

Major Street Plan: The Major Street Plan classifies Southwest Boulevard as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – August 16, 2018

Letters to Property Owner – August 15, 2018, September 3, 2018, October 2, 2018 and October 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Ray Henson with Car Clinic Auto Salon is renewing his special use permit in order to continue to sell used automobiles and provide an auto detailing service at 1270 Southwest Boulevard.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of a contractor's business east along Southwest Boulevard and a warehouse and distribution building south of the proposed site. There are commercial businesses west of this site, on the other side of Interstate 35.

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 set out above. There is industrial and commercial warehouse space adjacent to this property. The use is compatible with the surrounding 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 the restrictions should not detrimentally affect nearby property depending on the total number of vehicles that will remain in the parking lot.

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 and 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.*

Given that the train track is directly southeast of the building, any noise that is normally associated with auto repair and detailing will be mitigated.

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

This is not an issue.

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.

There is no relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners. If this application is denied, the applicant will need to find another location to conduct this business.

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

This is not an issue.

PREVIOUS ACTIONS

The Unified Government Board of Commissioners approved #SP-2016-39 on April 28, 2016 for two (2) years.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 24, 2018. According to the applicant, no one attended the meeting.

KEY ISSUES

Landscaping

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-76, subject to:

Urban Planning and Land Use Comments:

1. How many vehicles have you sold since your initial special use permit approval?

Applicant Response: 30 vehicles.

2. What are your hours of operation?

Applicant Response: Monday through Friday, 8:00 AM to 6:00 PM and Saturday, 8:00 AM to 3:30 PM.

- 3. How many vehicles do you plan on having on the property at any one time?**

Applicant Response: 3-5 vehicles at one time.

- 4. Vehicles that are for sale and/or to be detailed shall be parked in a striped, designated parking stall. They may not be double or triple stacked.**

Applicant Response: Yes.

- 5. Overhead doors shall remain closed when vehicles are being detailed.**

Applicant Response: Okay.

- 6. The parking lot must be restriped and comply with the ADA.**

Applicant Response: Understood.

- 7. While staff understands that this site is entirely pavement, this ordinance requires compliance with the Commercial Design Guidelines. The guidelines require that trees be planted at least 75 percent greater than the district requirement. The requirement is one tree per 7,000 square feet of site area; therefore 4 trees are required to be planted.**

Even through the zoning is industrial, commercial uses must comply with the Commercial Design Guidelines and commercial parking requirements.

The concrete pavement will need to be saw cut out in order to plant these trees.

Please indicate how you have complied with this stipulation upon your approval in 2016.

Applicant Response: The landlord says I cannot do it.

Staff Response: The landlord does not have the authority to circumvent the stipulations of your special use permit. You and/or your landlord must install four (4) trees by April 1, 2019, presumably after the last freeze or staff will begin the revocation process of your special use permit.

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:

Previously, staff has responded to this same issue with a landlord not wanting to install landscaping and parking lot islands for an auto repair shop at 4439 Shawnee Drive (#SP-2017-72). Their special use permit was ultimately approved, four (4) months after the City Planning Commission initially heard the petition so the applicant could comply with the approved stipulations.

The applicant has met with staff to review the four locations on site where the trees will be planted. The applicant has committed to plant the trees against his landlord's refusal. This special use permit shall be valid for two (2) years, however upon inspection of the applicant's business, if four (4) trees are not installed by April 1, 2019, again presumably after the last freeze, staff will immediately begin the revocation process of the special use permit for not complying with the stipulations.

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-2018-76 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Applicant Response E-Mail
Neighborhood Meeting Minutes
Aerial Photograph
Site Plan
Floor Plan
Site Photographs

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-76** 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 comments:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition #**SP-2018-76**, 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.

November 13, 2018 City Planning Commission Minutes:

SPECIAL USE PERMIT APPLICATION #SP-2018-76 – RAY HENSON WITH CAR CLINIC AUTO SALES – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-39 – expired 5/9/2018) for an auto dealership at 1270 Southwest Boulevard. **Detailed Outline of Requested Action:** The applicant Ray Henson with Car Clinic Auto Salon is renewing his special use permit in order to continue to sell used automobiles and provide an auto detailing service at 1270 Southwest Boulevard.

Present in Support:

- ❖ Ray Henson, Car Clinic Auto Sales, applicant, 1270 Southwest Boulevard, Kansas City, Kansas

Planning Commissioner Connelly stated that he removed the item from the Consent Agenda as it had expired in May of 2018. Mr. Henson stated that he was opening another office and when Mr. Toy (Planning Department) notified him that his special use permit had expired, he took action. (Note: Application was filed in July of 2018 for renewal.)

Present in Opposition:

- ❖ No one appeared

Staff Recommendation: Planning Director Richardson stated with the new zoning code for special use permit for these types of uses with the required improvements, the owner is not grandfather in. The staff report states that if the trees are not planted by April 1, 2019 then revocation of the special use permit will begin and the landlord would likely lose his tenant after that.

Planning Commissioner Connelly asked a question about the procedure for notifying an applicant that his special use permit is ready to expire and if it is legal for him to continue to operate. Planning Director Richardson stated that when an application is originally approved, the applicant receives a notice stating when the special use permit will expire. He further stated that the staff sends a courtesy notice, which is not required, to the applicant that the special use permit is getting ready to expire. Even then when they do not respond, the staff continues to try to reach them. The city has historically let people operate until they get their renewal filed if staff believes that they are working with them. If the staff has exhausted all means to reach the applicant, then enforcement action is started but the staff generally tries to let them get into the process because most of them are not in such a state that they would be denied. If it is one that is in really bad shape, the staff probably already knows about it before it comes up for renewal. That is why no action was taken on this applicant.

Motion and Vote:

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows recommends **APPROVAL of Special Use Permit Application #SP-2017-76:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How many vehicles have you sold since your initial special use permit approval?

Applicant Response: 30 vehicles.

2. What are your hours of operation?

Applicant Response: Monday through Friday, 8:00 AM to 6:00 PM and Saturday, 8:00 AM to 3:30 PM.

3. How many vehicles do you plan on having on the property at any one time?

Applicant Response: 3-5 vehicles at one time.

4. Vehicles that are for sale and/or to be detailed shall be parked in a striped, designated parking stall. They may not be double or triple stacked.

Applicant Response: Yes.

5. Overhead doors shall remain closed when vehicles are being detailed.

Applicant Response: Okay.

6. The parking lot must be restriped and comply with the ADA.

Applicant Response: Understood.

7. While staff understands that this site is entirely pavement, this ordinance requires compliance with the Commercial Design Guidelines. The guidelines require that trees be planted at least 75 percent greater than the district requirement. The requirement is one tree per 7,000 square feet of site area; therefore 4 trees are required to be planted.

Even through the zoning is industrial, commercial uses must comply with the Commercial Design Guidelines and commercial parking requirements.

The concrete pavement will need to be saw cut out in order to plant these trees.

Please indicate how you have complied with this stipulation upon your approval in 2016.

Applicant Response: The landlord says I cannot do it.

Staff Response: The landlord does not have the authority to circumvent the stipulations of your special use permit. You and/or your landlord must install four (4) trees by April 1, 2019, presumably after the last freeze or staff will begin the revocation process of your special use permit.

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:

Previously, staff has responded to this same issue with a landlord not wanting to install landscaping and parking lot islands for an auto repair shop at 4439 Shawnee Drive (#SP-2017-72). Their special use permit was ultimately approved, four (4) months after the City Planning Commission initially heard the petition so the applicant could comply with the approved stipulations.

The applicant has met with staff to review the four locations on site where the trees will be planted. The applicant has committed to plant the trees against his landlord's refusal. This special use permit shall be valid for two (2) years, however upon inspection of the applicant's business, if four (4) trees are not installed by April 1, 2019, again presumably after the last freeze, staff will immediately begin the revocation process of the special use permit for not complying with the stipulations.

Chairman Carson suggested that the applicant get with his landlord and let him know what is going to happen.

The special use permit will be heard by the Board of Commissioners on Thursday, November 29, 2018 at 7:00 p.m.

Toy, Byron

From: brigitte_henson <brigitte_henson@yahoo.com>
Sent: Friday, November 02, 2018 1:58 PM
To: Toy, Byron
Subject: Ray Henson

1. 30
2. M-F 8am-6pm Sat. 8-3:30
3. 3-5
4. 5-15
5. Yes
6. Ok
7. Landlord say he cant d it.

Application Number _____

Date and Location: 10/24/18 @ 1205W Blvd. K.C.K. 6603

Meeting called to order at: _____

Names of people in attendance: Ø

Introductions:

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:

waited til 7pm. No one showed,

Minutes taken by: _____

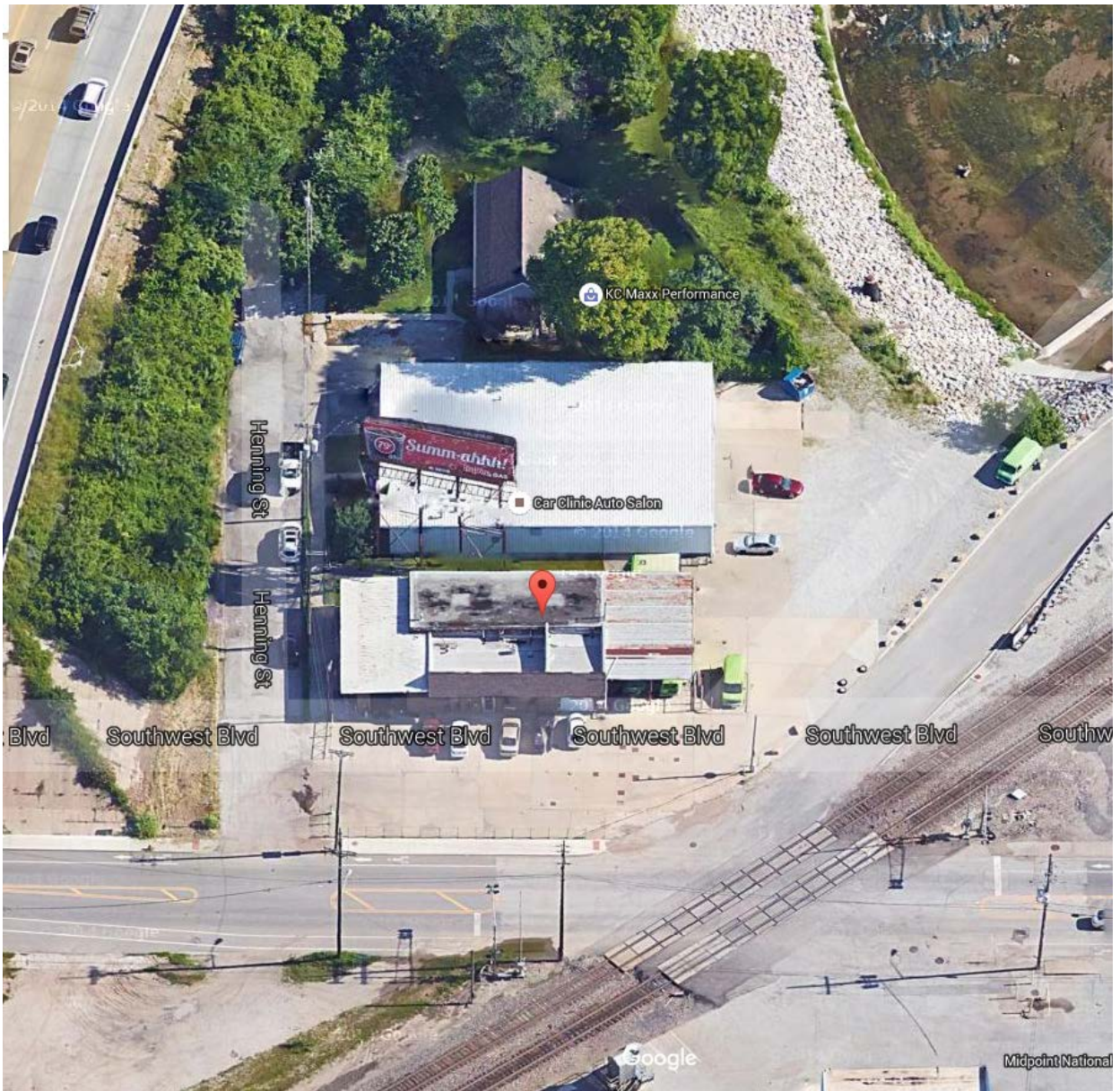
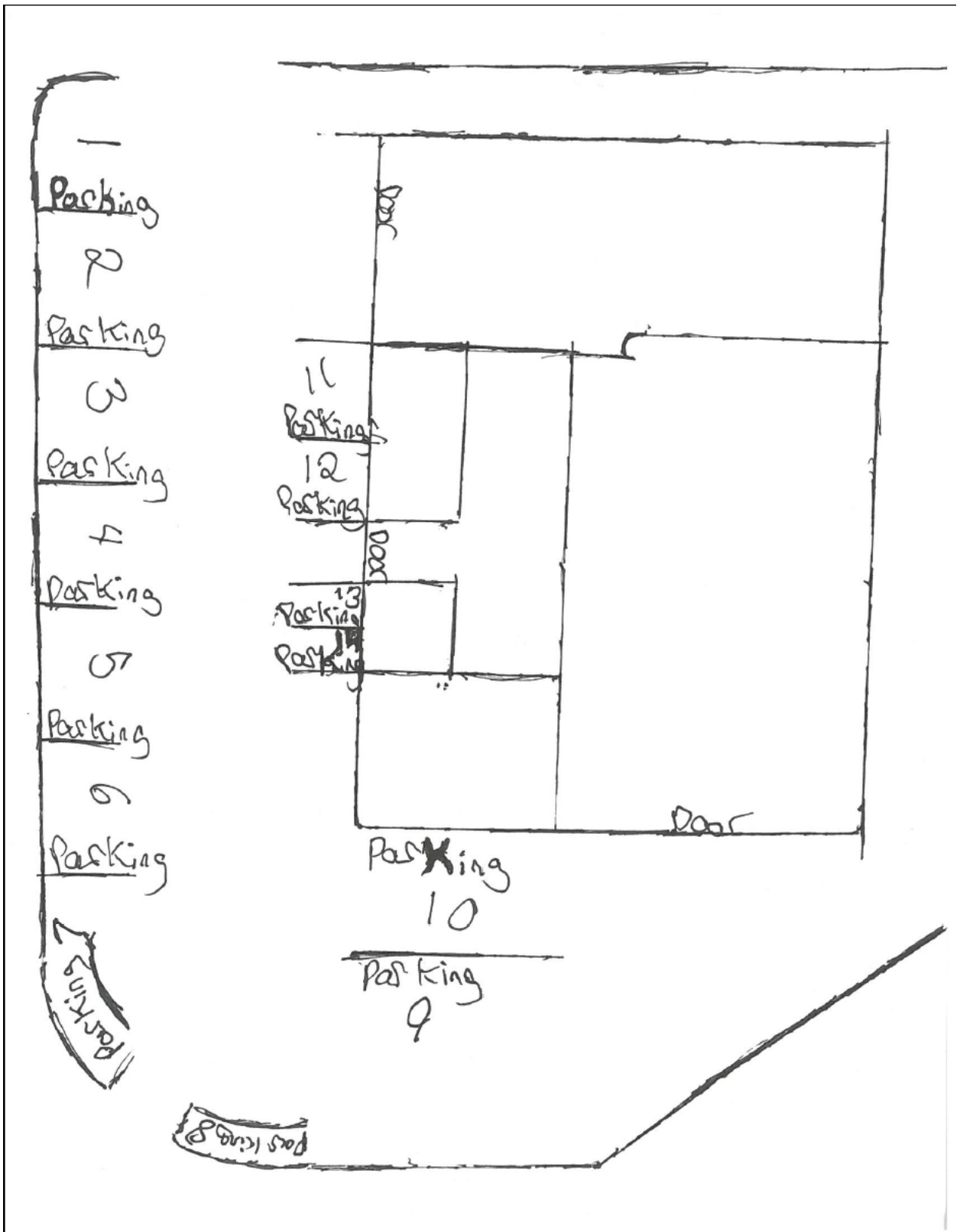


Figure 1. Aerial photograph of 1270 Southwest Boulevard, as indicated by the red arrow on the building (provided by Google Maps).



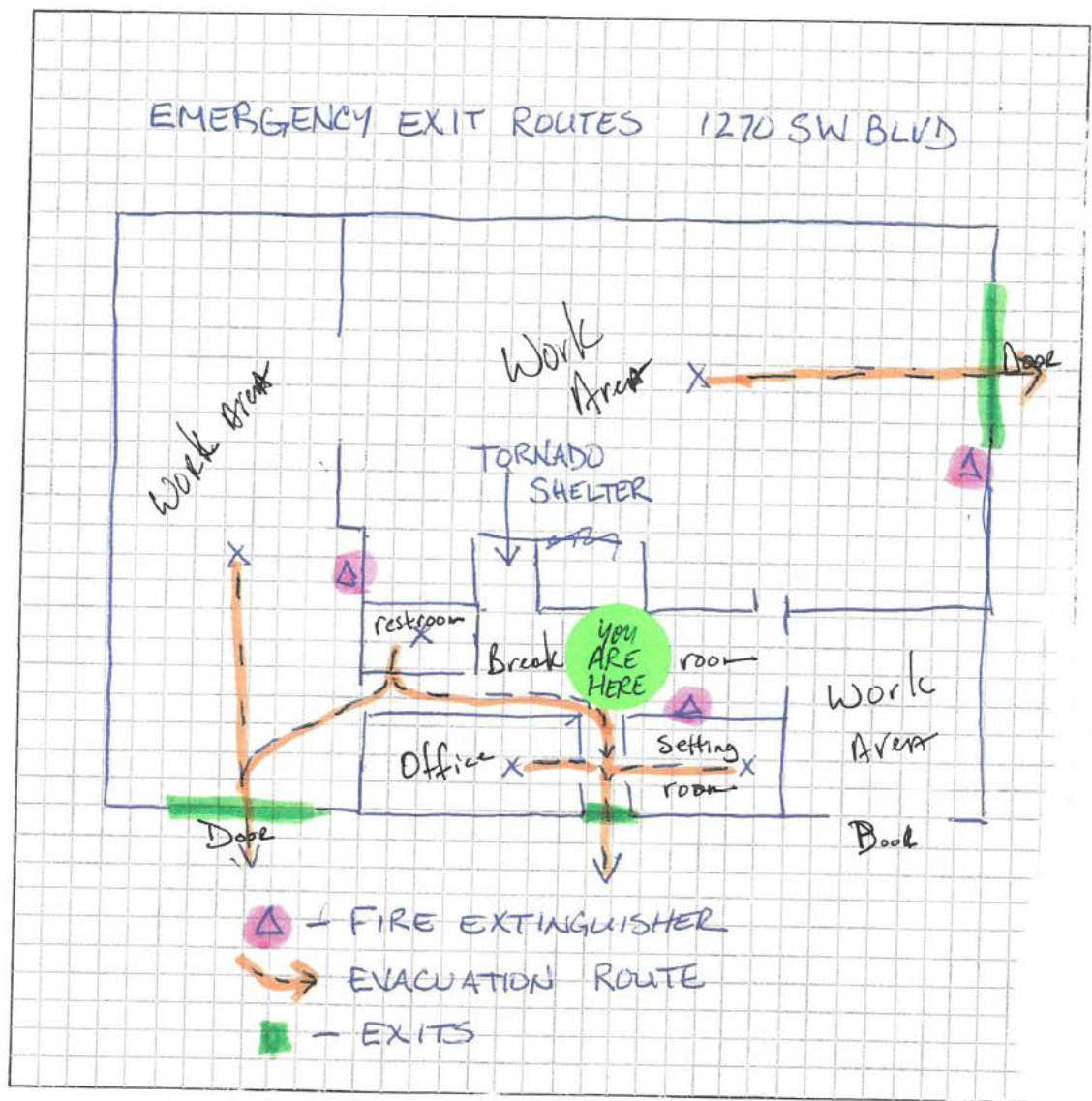




Figure 2. Photograph of 1270 Southwest Boulevard looking north (provided by the applicant).



Figure 3. Photograph of 1270 Southwest Boulevard looking northeast (provided by the applicant).

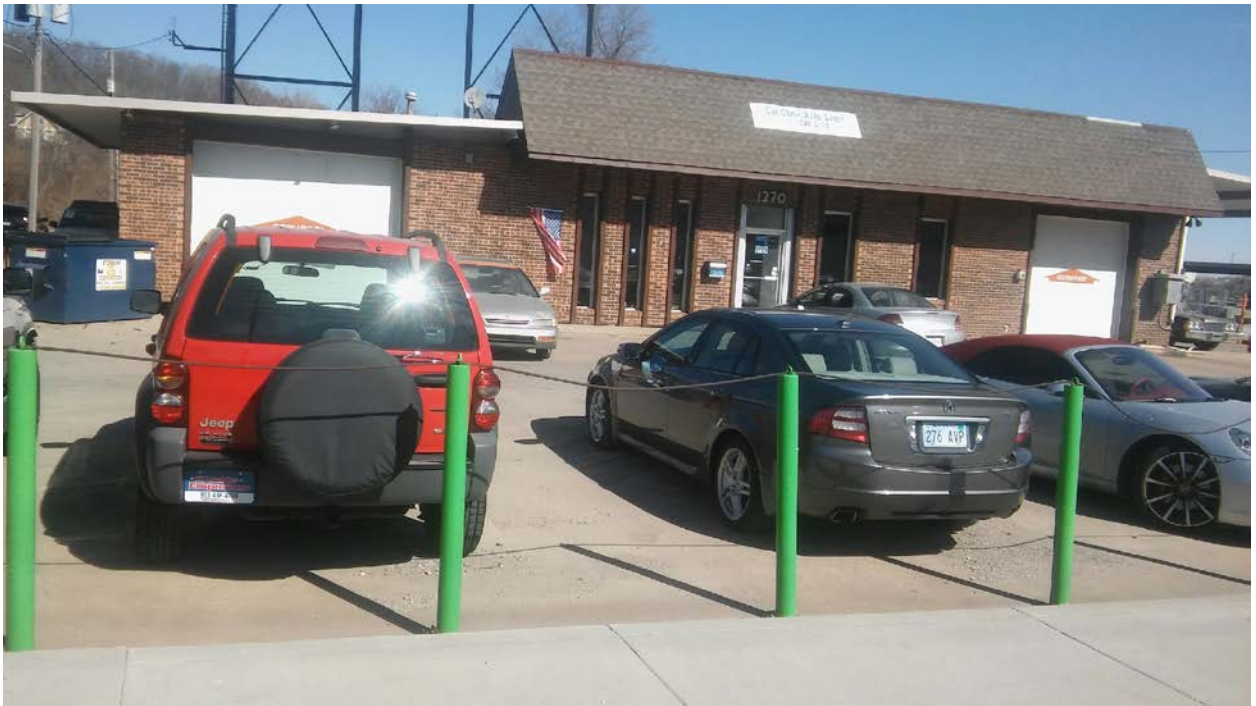


Figure 4. Photograph of 1270 Southwest Boulevard looking north (provided by the applicant).



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: November 29, 2018
Re: Petition #SP-2018-87

GENERAL INFORMATION

Applicant:
Clifford Dale

Status of Applicant:
Representative
Tom Irish
PO Box 12541
Kansas City, Kansas

Requested Action:
Approve renewal and combine two previous
special use permits

Date of Application:
September 28, 2018

Purpose:
To continue to bring earthen fill to and
regrade the site for future development



Property Location:
5700, 5737, 5831, 5831R, 5832, 5841 and 5900 State Avenue. 1007 North 57th Street
1204 and 1215 North 59th Street

Existing Zoning: RP-5 Planned Apartment District and R-1 Single Family District

Existing Surrounding Zoning: **North:** CP-0 Planned Nonretail Business and RP-5 Planned apartment Districts
South: R-1 Single Family District
East: CP-1 Planned Limited Business, CP-2 Planned General Business and R-1 Single Family Districts
West: CP-3 Planned Commercial, AG Agricultural and R-1 Single Family District

Existing Uses: **North:** Kansas City High School
South: Undeveloped residential area
East: Lightly developed residential
West: A Mosque and mobile home park

Total Tract Size: 39.2 acres

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

Major Street Plan: The City-Wide Master Plan classifies 57th Street and State Avenue as Class A thoroughfares

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner – October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: Email received opposing on 10/22/2018 (see attached below). There were three people present in opposition at the November 13, 2018 City Planning Commission meeting. Attached is an email in support.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Clifford Dale, is looking to renew two special use permits and combine them into one. They are hoping to continue operating out of their current earthen fill site to meet the grades at State Avenue and potentially attract future development to the properties.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This area of the city is mostly undeveloped. There are residential neighborhoods to the west and to the North. Kansas City Kansas High School football stadium is

directly to the north. To the east is undeveloped land and beyond that are more residential neighborhoods.

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

The zoning of properties and their uses are set out above. The proposed land use is not relatively compatible with surrounding zoning and land 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 could detrimentally affect nearby property, but to bring the grades down to State Avenue, earthen material must be removed

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

The properties have been vacant since at least 1997 based on aerial photography.

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 result in an increase in truck traffic along State Avenue and 57th and 59th Streets

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. If erosion control measures are not continued to be taken, this could injure the 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.*

Noise, dust and mud are typically associated with dirt fills and site grading. This could pose problems for surrounding property. However, this fill site has had a special use permit since 2013 and there haven't been any issues as of late.

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

The proposed use should 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 is minimal

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 populations

PREVIOUS ACTIONS

Approval of SP-2015-72
Approval of SP-2015-74

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 29, 2018; attached are the minutes and sign-in sheet from the meeting.

KEY ISSUES

Erosion Control (see Conservation District attachment, SP-2015-72 plan attachment)
Rubble exceeding 1 cubic foot (SUP-2013-5 stipulation stating it WILL NOT exceed 1 cubic foot)

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-87, **for six months**, subject to:

- 1. Survey the commercial area and keep all the non-fill related equipment in that area.**
- 2. Remove all the trailers, storage containers and old equipment from the residentially zoned areas.**

3. The existing fill is tested for fill depth to see if it is appropriately compacted (since it appears they are not putting in with lifts and are dumping it over the edge of the back of the slope at each point in time.
4. They will install the appropriate silt control if it is not there.
5. They will maintain the appropriate hours of operation, which are the current hours of operation (not the requested revised hours.)
6. If fill comes to the site in the future that is too large, it will be set aside and crushed before it is put in the fill.
7. If there is any other activity going on at the site that is outside the boundaries of this special use permit, the owner will contact the neighbors and Director Richardson by letter at least one (1) week in advance of it occurring.
8. A plan is submitted within three (3) weeks to the staff concerning a completion time-line of the project.
9. A remediation plan is submitted within three (3) weeks to the staff concerning how the existing issues will be resolved within the next six (6) months (while the fill operation continues.)

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-2018-87 for six months, subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial photo
Zoning photo
Letter
Site Photos
Site Plans
Site Plan from SP-2015-72
Site Inspection Photos (11/1/2018)
Meeting Minutes
Public Opposition E-Mail
Applicant response to public opposition
Conservation District Comments
Email in Support

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

STAFF CONTACT: **Alex Hufft**
 AHufft@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-87** 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-2018-87**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 18:46:

SPECIAL USE PERMIT APPLICATION #SP-2018-87 – CLIFFORD DALE –

SYNOPSIS: Renewal of two Special Use Permits for earthen fill (#SP-2015-72 and #SP-2017-74 – expired 3/31/2018) at 5700, 5737, 5831, 5831R, 5832, 5841 and 5900 State Avenue, 1007 North 57th Street and 1204 and 1215 North 59th Street. **Detailed Outline of Requested Action:** The applicant, Clifford Dale, is looking to renew two special use permits and combine them into one. They are hoping to continue operating out of their current earthen fill site to meet the grades at State Avenue and potentially attract future development to the properties.

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 November 13, 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 October 18, 2018;
7. The Notices to property owners dated October 17, 2018; and
8. The email received from David Hurrelbrink distributed at the meeting this evening in favor of this application.

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

Present in Support:

- ❖ Matt Watkins, representing the applicant, Reece Commercial Real Estate, 4023 North 111th Street, Kansas City, Kansas

Planning Director Richardson stated that the Zoning Enforcement Officer went out to the site and did not observe any of the silt fencing described in the erosion control plans. He asked if staff missed it or is it just not there. Mr. Watkins stated that he thinks staff missed it and he will make sure that it is up if it was missing. There is a separate catch basin for erosion control. Director Richardson stated that there is also work on the north and south sites that showed erosion control in some places so that needs to be updated. It appears that there are several containers and other items not related to the fill site on land that is not zoned for commercial operations. He asked if he can trust that they will get those items moved back to the commercial site. He further stated that the storage containers are not part of the plan and are not allowed. Mr. Watkins stated that they will take a look at that. They have been cleaning the site for four (4) years. Director Richardson stated that it is only approved for fill and not storage, equipment, etc.

Present in Opposition:

- ❖ Barbie Thomas, 5931 State Avenue, Kansas City, Kansas 66102
- ❖ William Thomas, 5931 State Avenue, Kansas City, Kansas 66102
- ❖ Jason Hussey, 732 North 57th Street, Kansas City, Kansas 66102

Staff Recommendation starts at 1:09: Planning Director Richardson stated that he would like to note that when this permit expired it took approximately 6 months to get them to respond. He stated what has been heard tonight is pretty concerning and the pictures presented by the neighbor show large fill in the dirt which seems pretty problematic. In the picture in the staff report you can see it is very high in the slope. That is a very inefficient way to do that; typically you would pile it somewhere that it could be crushed and put there at a later date. He stated that the CP-1 area (he showed the Commission on the map) is the only area authorized for commercial hours outside the hours listed in the staff report. There should be no other equipment (in the area that is not commercial) at any time. He understands that if they need to do clearing and grubbing but the neighborly thing would be to let the neighbors know what and when they were doing something. All of the equipment on the R-1 and R-5 areas

needs to be removed. Even if this has been going on for 30 years those types of uses were not allowed in the R-1 District (shipping containers, tractors, equipment, etc.) so that is not a legal nonconforming use. Based on the Zoning Officer's inspection it does not appear that they are complying with their erosion control plans. He further stated that in the staff report there are significant concerns from the Conservation District. It does not appear that they are following the UG technical specifications nor, based on Mr. Watkins' testimony, that the fill has been tested to this point. Director Richardson stated that he thinks the long-term goal on this property is good but what he would like to do is approve this application for six (6) months (even though the staff report is for denial) with several stipulations and let them fulfill the stipulations and come back in 6 months. Stipulations would be as follows:

1. Survey the commercial area and keep all the non-fill related equipment in that area.
2. Remove all the trailers, storage containers and old equipment from the residentially zoned areas.
3. The existing fill is tested for fill depth to see if it is appropriately compacted (since it appears they are not putting in with lifts and are dumping it over the edge of the back of the slope at each point in time.
4. They will install the appropriate silt control if it is not there.
5. They will maintain the appropriate hours of operation, which are the current hours of operation (not the requested revised hours.)
6. If fill comes to the site in the future that is too large, it will be set aside and crushed before it is put in the fill.
7. If there is any other activity going on at the site that is outside the boundaries of this special use permit, the owner will contact the neighbors and Director Richardson by letter at least one (1) week in advance of it occurring.

Director Richardson stated that the real issue is making sure that they are operating in a way that is congruent with the neighbors next to them and they are able to get to their ultimate goal of providing more high-quality development in Wyandotte County. Director Richardson stated that he will call Mr. Dale personally to talk to him about this project and these stipulations and if the stipulations are not fulfilled the staff will recommend denial of this application when it comes back before the Commission for consideration.

Planning Commission directed questions to the staff regarding the time line for completion of this fill operation. Director Richardson stated that this project may take another five (5) years depending on the nature of the dirt industry. The Commission also expressed the need for a plan to be submitted with regard to the time line for completion of the project and remediation of the site.

Planning Commissioner Connelly had a question for the applicant's representative **(at 1:22)** so Chairman Carson reopened the public hearing for Mr. Watkin's to answer the question.

Motion and Vote Starts at 1:25:55:

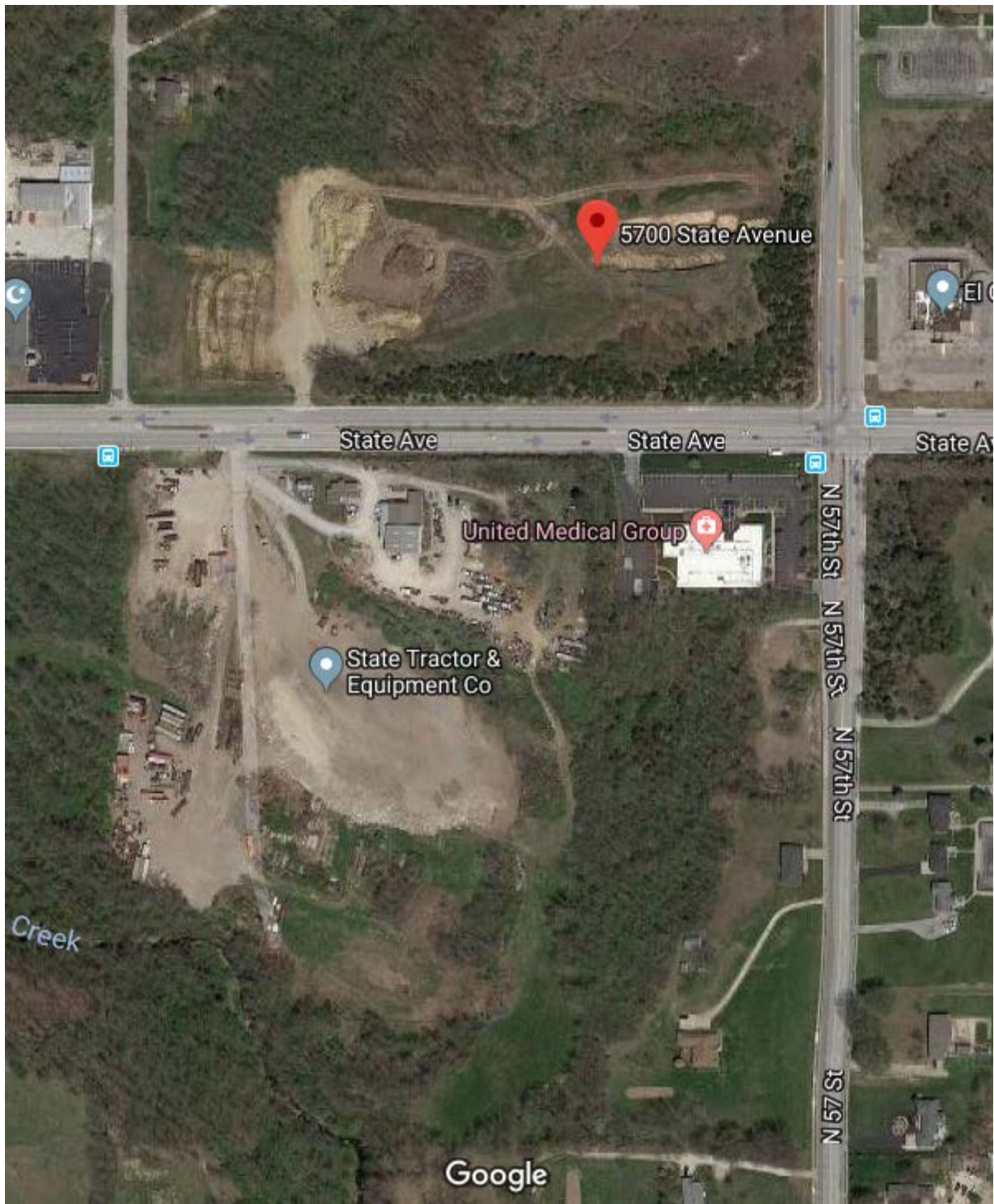
On motion by Ms. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-87 for six (6) months:**

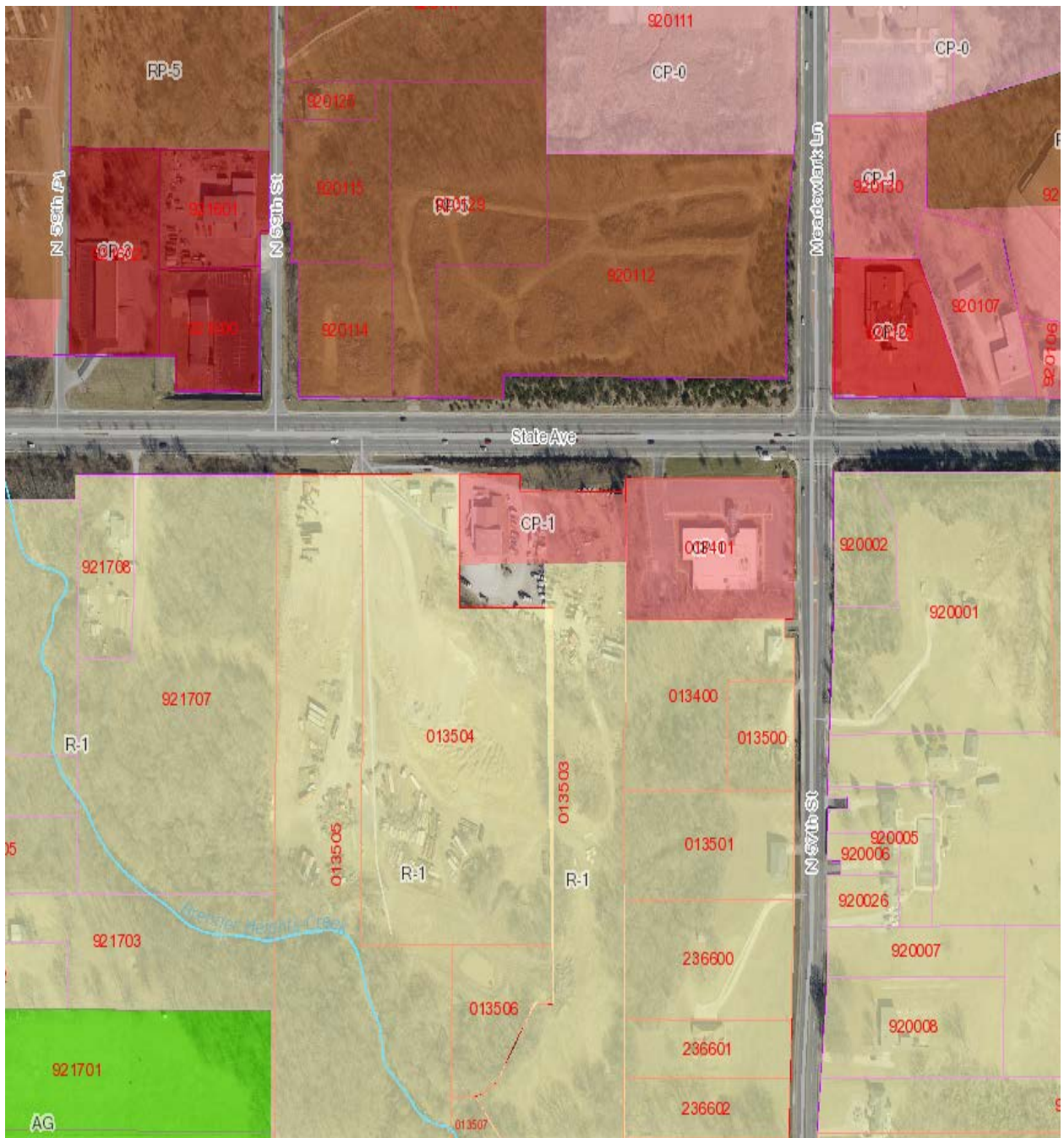
Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye
Huey	Not Present
Miller	Not Present
Neal	Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject:

1. Survey the commercial area and keep all the non-fill related equipment in that area.
2. Remove all the trailers, storage containers and old equipment from the residentially zoned areas.
3. The existing fill is tested for fill depth to see if it is appropriately compacted (since it appears they are not putting in with lifts and are dumping it over the edge of the back of the slope at each point in time.
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6. If fill comes to the site in the future that is too large, it will be set aside and crushed before it is put in the fill.
7. If there is any other activity going on at the site that is outside the boundaries of this special use permit, the owner will contact the neighbors and Director Richardson by letter at least one (1) week in advance of it occurring.
8. A plan is submitted within three (3) weeks to the staff concerning a completion time-line of the project.
9. A remediation plan is submitted within three (3) weeks to the staff concerning how the existing issues will be resolved within the next six (6) months (while the fill operation continues.)





DALE BROTHERS

PO Box 12541
Kansas City, Kansas 66112
Date 9/27/2018

Rob Richardson
701 N 7th Street (Room 423)
Kansas City, Kansas 66101

Subject: Special Use Permit 5831 State Ave

Rob,

Attached is our application for the renewal of our special use permit.

Significant progress since our last renewal includes:

- Completion of the northeast corner of 59 and State. It is graded and seeded.
- Completion of the pad on the north side of State Avenue at 59th. We are now beginning to apply a layer of millings to reduce the dust.
- Removal of the 2 unsightly houses on 57th south of State Avenue.
- Substantial fill of the 4 acres in the center of the project. We are within 10' of being level with State Avenue.

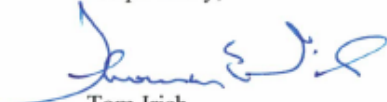
We've been working on this project for over 4 years now and we have followed your guidelines. We have kept the street clean and we have avoided any undo traffic problems along State Avenue. Except for the unsubstantiated complaints from our neighbor to the west, we've kept up a good clean job.

I have 2 requests for modifying our renewal.

- It would be very helpful to have operating hours of 7:00am to 6:00pm Monday through Saturday because we are still losing the opportunity to receive fill material due to the current hours restrictions. Rob, I know and understand your position on this, but because we have kept up a good clean site, I am hoping our record will allow you to give us some leeway.
- We both know this is a long term project, so I am requesting that this renewal be for 4 years. If we don't continue to do good work, you still have the option to shut us down.

Thanks for your consideration.

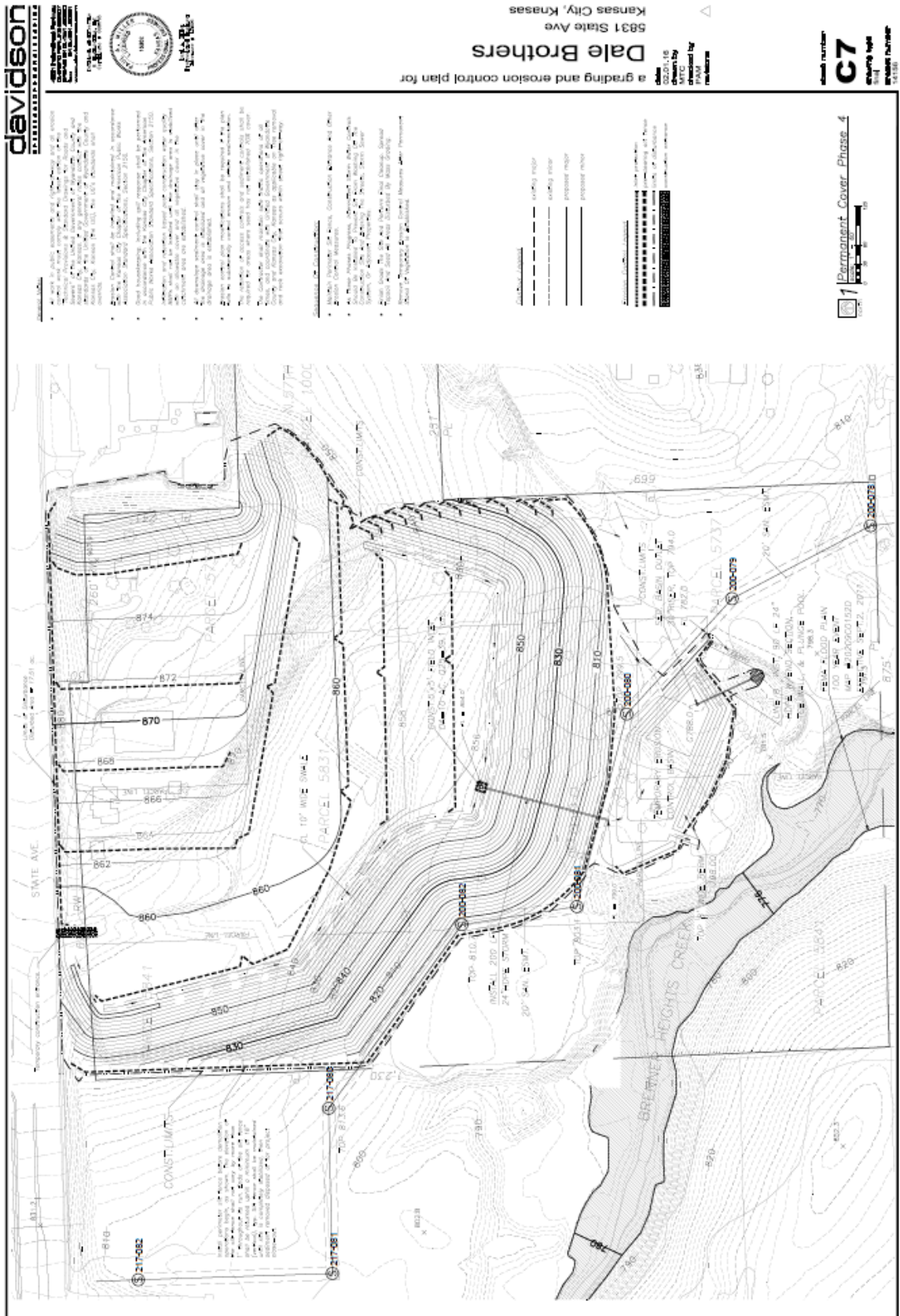
Respectfully,



Tom Irish















State Tractor Trucking
Public Meeting
Subject: Special Use Permit Renewal for 5831 State Avenue
Location: The Mason Jar
Time: 7:00 PM Monday 10/29/2018

Agenda:

Introductions:

- Tom Irish, Project Manager, State Tractor
- Matt Watkins,

Purpose:

- Public Presentation of purpose and progress
- Renewal of Special Use Permit
- Answer questions

Material Provided.

- Plot plans of the property and surrounding area

Long Term Goal:

- Prepare the site for development into something more suitable to the neighborhood and more in line with the Unified Government Plan for the area.

Current Goal:

- Bringing down the hill on the north side of State Avenue to street level
- Bringing up the south side to State Avenue to street level

History to Date:

- We began the process 5 years ago with a Special Use Permit to fill the south Side of State avenue.
- Two years ago, the company purchased the property on the north side of State Avenue and received a Special Use Permit to bring it down to street level.
- For this renewal the Unified Government has asked us to combine the two Special Use Permits into One

Open for questions and comments

Public Meeting Minutes

11/29/2018

We opened the meeting at 7:10 to allow for late arrivals.

Tom and Matt made opening introductions and explained that the meeting's purpose is to give neighbors a chance to ask questions through the public process.

Matt also explained that the Unified Government suggested that we combine the two projects into one at this time and we are doing as they asked.

We had questions about an expected end date. We replied that it is totally dependent on available material and we do not have a specific end date.

We had complaints about hours of operation from one attendee. It was repeated that we work on the fill only from 8:00 to 4:00 Monday through Friday. We have other ongoing business on the property. They work regularly work before 8:00 and after 4:00. Occasionally they work on Saturday morning.

People want to know how close to the property lines we are filling and asking about the drainage of the property. We referred them to the approved plans to show distances and slopes.

We finished at 8:00. Several people stayed and visited informally for another 15 minutes.

Attendees

[illegible]

Dear Dr. Philbrook-

My name is Jason Hussey, and my wife and I, Carla, became the owners of 732 N 57th Street earlier this summer. My wife and I really love the area and like the easy access to local amenities. We have been enjoying making improvements to both the home and property.

My wife and I are both licensed, Professional Civil Engineers, each with 15 years experience. I have had 11 years with Black & Veatch predominately in civil site design, and the last four years as an engineer with the City of Overland Park, working in both the Planning Department and Public Works Department. My wife has also worked at B&V, with the last 12 years with WaterOne of Johnson County.

The property owner to the north has had a special use permit for fill, and has recently submitted a petition for renewal. Their stated intent is to import fill for possible residential or commercial development. We can view their most recent fill placement from our property and have concerns that the material placed and the construction methods utilized do not meet standard practices. These practices include the construction requirements of the Unified Government, the KC American Public Works Association (KC-APWA), along with Federal specifications. From what we can see from our property, the fill material is highly comprised of large pieces of construction debris from demolition activities, which is not allowed by the previously mentioned standards. In addition to material requirements, the standards also state how the material is to be placed, compacted, and tested to ensure that future structures and infrastructure won't be subject to settlement, shifting, or sliding. We have concerns that these standards are not being practiced as well.

My wife and I are not against development, but support that it be done responsibly to ensure public safety and the integrity of the community.

We request to meet with you at our property at your convenience to discuss and view our concerns. We can be made available during the day, or in the evening. Please let us know a time that will work for you this week, and we will work to accommodate.

Please feel free to give me a call or email if you have any questions. Thanks for your time, and we look forward to hearing from you.

Sincerely,

Jason Hussey, PE
816-863-1163

 Reply  Reply All  Forward

Tue 10/30/2018 1:22 PM



Tom Irish <ti@dalekc.com>

FW: 732 N 57th St. Permit Concerns

To Richardson, Rob; Hufft, Alex

Cc Matt Watkins (matt@reececommercial.com)

Rob, Alex

We are very aware of what material is placed, in what location, on the site.

It would be foolish of us to leave large pieces in the fill. Our end goal is to sell the property. When it comes time to sell, any respectable purchaser will require core sampling before confirming a purchase.

I would like to remind everyone that this is not a scheduled construction project. We receive material based on availability. People bring us what they have when they have it. We use anything that is acceptable for fill in lifts. Sometimes what is brought in is too large, but we have to accept it when it is available. The large material is placed at the edge of the fill. When time allows we will break it down. Once it is less than 12" we will place it in proper lifts.

Winter is coming, and our regular work will slow. We will begin breaking down the large material as our time allows. We will do periodic sample drillings to have a record for the future.

Matt Watkins and I met with the Hussey's last week and they attended our public meeting last night. They are aware of what we are doing. I think that they are good with our methods. I



Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

October 16, 2018

RE: SP 2018-87 Clifford Dale 5700, 5737, 5831, 5831R, 5841, 5900 State Avenue, 1007 North 57th Street and 1204 and 1215 North 59th Street

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the Special Use Permit for SP 2018-87 Clifford Dale 5700, 5737, 5831, 5831R, 5841, 5900 State Avenue, 1007 North 57th Street and 1204 and 1215 North 59th Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are seven major soil types identified: Kennebec silt loam, frequently flooded, Ladoga silt loam, 3 to 8 percent slopes, Judson silt loam, 0 to 1 percent slopes, Gosport Complex, 10 to 30 percent slopes, Gosport-Sogn complex 7 to 35 percent slopes, Knox silt loam, 7 to 12 percent slopes and Orthents. These soil types are considered erodible when the surface is denuded of a protective cover.
- We would not recommend this special use permit until such time as erosion control measures are implemented.
- The west facing slope to North 59th Street was seeded and the silt fence removed. The seeding is very sparse and there are open spaces in the seeding. The area needs to be inter seeded and fertility added.

- The erosion control plan shows two basins to collect sediment. Neither basin has been constructed which allows sediment to flow into the streams in the area. This has caused water quality issues.
- This site has a large amount of fill deposited so far. There are no erosion control measures in place. There should be silt fence installed on the contour to intercept runoff and reduce silt into the stream. The silt fence needs to be installed at least 100 feet from the stream leaving a 100 feet buffer.
- There is a long filling operation that is being done right now. Fill should be concentrated in one area and complete that area before more areas are disturbed. When areas are completed they need to be seeded and mulched. Steep areas need erosion control blanket installed on them to help establish cover for the area. Good topsoil needs to be spread over the area to be seeded.
- Part of the fill area needs to be seeded and mulched now and concentrate fill in a small area. The steep areas need erosion control blanket on it. As fill areas are completed they need to be seeded and mulched and a new area started.
- Any topsoil coming in needs to be saved to spread over the fill area after completion. If the seeding is to be established, topsoil will be needed. Subsoil and rock will not grow grass very well. Gully erosion will set in.
- The Best Management Practices in this report can be used to develop an erosion control plan.

The following Best Management Practices are recommended for this plat:

* **Access Road** – Temporary entrance/exit pads should be constructed of a stone base design to provide a buffer area where construction vehicles can drop their mud to avoid transporting it onto public roads. See the *Protecting Water Quality Field Guide* pages 27-29 for Temporary Gravel Construction Entrance/Exit Pad.

* **Dust Control** – Any combination of the following may be used to help reduce the dust and air pollution at a construction site; vegetative cover, sprinkling, barriers, street cleaning and mulching. See the *Protecting Water Quality Field Guide* pages 89-92 for Dust Control information.

* **Critical Area Planting** - After final grade has been completed permanent vegetation will be established. See the *Protecting Water Quality Field Guide* pages 35-54 for Temporary, and Permanent Seeding.

* **Filter Strips** – During development, strategic non disturbance of existing perennial grass vegetation can function as filter strips. See the *Protecting Water Quality Field Guide* pages 195-200 for Filter Strip.

* **Silt Fences** - Temporary sediment barrier consisting of a geotextile fabric which is attached to supporting posts and trenched into the ground may be substituted for vegetative strips. Install on the contour, where fence can intercept runoff as a sheet flow; not located in crossing channels, waterways or other concentrated flow paths. See the *Protecting Water Quality Field Guide* pages 175-181 for Sediment Fence.

Sediment Trap - Temporary catch basins consisting of a row or more of entrenched and anchored straw bales can be utilized in minor swales with less than 2

acres of drainage. See the *Protecting Water Quality Field Guide* for Straw Bale Sediment Trap.

* **Mulching** – Mulch can be applied to seeded areas to help establish plant cover. It can also be used in unseeded areas to protect against erosion over the winter or until final grading and shaping can be accomplished. See the *Protecting Water Quality Field Guide* pages 61-66 for Mulching.

* **Precision Land Forming** – Keep disturbed areas small; open only the land that is minimally necessary to perform the intended construction activities; and only for the minimum duration of time necessary to complete construction. Permanent or temporary soil stabilization should be applied to denuded areas that will remain undisturbed for longer than 60 days.

* **Sediment Basins** – This best management practice should be utilized in the natural concentrated flow areas to protect adjacent property and meet the National Pollution Discharge Elimination Systems Permit (NPDES). See the *Water Quality Field Guide* pages 201 – 208 for Temporary Sediment Trap and pages 209-216 for Sediment Basin.

Technical assistance is available from our office. Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

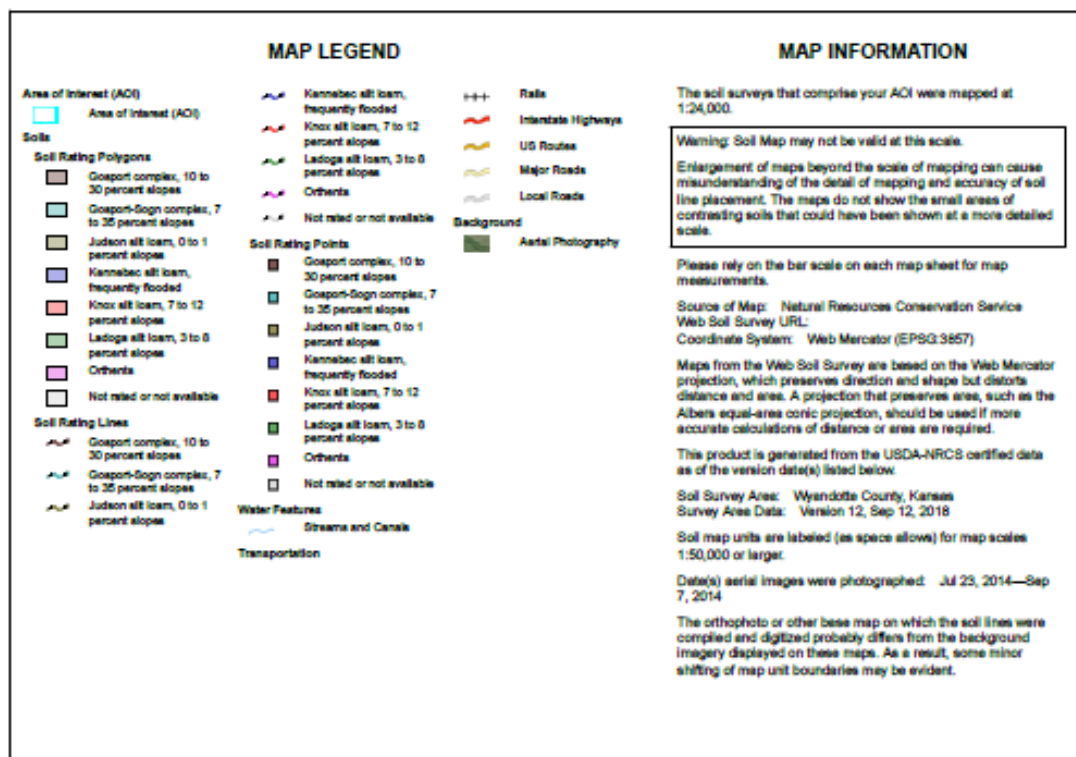
If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures





Map Unit Name

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
7051	Kennebec silt loam, frequently flooded	Kennebec silt loam, frequently flooded	5.6	12.7%
7250	Gosport-Sogn complex, 7 to 35 percent slopes	Gosport-Sogn complex, 7 to 35 percent slopes	1.5	3.3%
7285	Ladoga silt loam, 3 to 8 percent slopes	Ladoga silt loam, 3 to 8 percent slopes	0.2	0.4%
7850	Judson silt loam, 0 to 1 percent slopes	Judson silt loam, 0 to 1 percent slopes	4.6	10.3%
7950	Gosport complex, 10 to 30 percent slopes	Gosport complex, 10 to 30 percent slopes	18.5	41.8%
7955	Knox silt loam, 7 to 12 percent slopes	Knox silt loam, 7 to 12 percent slopes	9.9	22.3%
9988	Orthents	Orthents	4.1	9.3%
Totals for Area of Interest			44.3	100.0%

Description

A soil map unit is a collection of soil areas or nonsoil areas (miscellaneous areas) delineated in a soil survey. Each map unit is given a name that uniquely identifies the unit in a particular soil survey area.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (*K_{sat}*), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Wyandotte County, Kansas									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		Low-RV-High	Range		Low-High	Low-High			
		In	In		In	In			
7051—Kennebec silt loam, frequently flooded									
Kennebec, frequently flooded		—	—		—	—	High	High	Low
7250—Gosport-Sogn complex, 7 to 35 percent slopes									
Gosport	Paralithic bedrock	20-33-40	—	Weakly cemented	—	—	Moderate	High	High
Sogn	Lithic bedrock	4-16-20	—	Indurated	0	—	Moderate	Moderate	Low
7265—Ladoga silt loam, 3 to 8 percent slopes									
Ladoga		—	—		0	—	Moderate	Moderate	Moderate
7850—Judson silt loam, 0 to 1 percent slopes									
Judson		—	—		—	—	High	Low	Low



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/15/2018
Page 2 of 3

Soil Features—Wyandotte County, Kansas									
Map symbol and soil name	Restrictive Layer				Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness	Hardness	Initial	Total		Uncoated steel	Concrete
		Low-RV-High	Range		Low-High	Low-High			
7950—Gosport complex, 10 to 30 percent slopes									
Gosport	Paralithic bedrock	20-33-40	—	Weakly cemented	—	—	Moderate	High	High
7965—Knox silt loam, 7 to 12 percent slopes									
Knox		—	—		—	—	High	Moderate	Low
9688—Orthents									
Orthents		—	—		—	—			

Data Source Information

Soil Survey Area: Wyandotte County, Kansas
Survey Area Data: Version 12, Sep 12, 2018



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/15/2018
Page 3 of 3

Map Unit Description (Brief, Generated)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, provide information on the composition of map units and properties of their components.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description (Brief, Generated)

Wyandotte County, Kansas

Map Unit: 7051—Kennebec silt loam, frequently flooded

Component: Kennebec, frequently flooded (85%)

The Kennebec, frequently flooded component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of silty alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is moderate. This soil is frequently flooded. It is not ponded. A seasonal zone of water saturation is at 42 inches during February, March, April, November. Organic matter content in the surface horizon is about 6 percent. This component is in the R106XY013KS Loamy Lowland (pe 30-37) ecological site. Nonirrigated land capability classification is 5w. This soil does not meet hydric criteria.

Component: Nodaway, frequently flooded (8%)

Generated brief soil descriptions are created for major soil components. The Nodaway, frequently flooded soil is a minor component.

Component: Muscotah, occasionally flooded (3%)

Generated brief soil descriptions are created for major soil components. The Muscotah, occasionally flooded soil is a minor component.

Component: Kenridge, frequently flooded (3%)

Generated brief soil descriptions are created for major soil components. The Kenridge, frequently flooded soil is a minor component.

Component: Zook, occasionally flooded (1%)

Generated brief soil descriptions are created for major soil components. The Zook, occasionally flooded soil is a minor component.

Component: Aquolis, ponded (0%)

Generated brief soil descriptions are created for major soil components. The Aquolis, ponded soil is a minor component.

Component: Aquolis (0%)

Generated brief soil descriptions are created for major soil components. The Aquolis soil is a minor component.

Map Unit: 7250—Gosport-Sogn complex, 7 to 35 percent slopes**Component: Gosport (50%)**

The Gosport component makes up 50 percent of the map unit. Slopes are 7 to 35 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R106XYD15KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Sogn (35%)

The Sogn component makes up 35 percent of the map unit. Slopes are 7 to 20 percent. This component is on hillslopes on uplands. The parent material consists of loamy residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R106XY028KS Shallow Umy (pe 30-37) ecological site. This soil does not meet hydric criteria.

Component: Elmont (5%)

Generated brief soil descriptions are created for major components. The Elmont soil is a minor component.

Component: Martin (5%)

Generated brief soil descriptions are created for major components. The Martin soil is a minor component.

Component: Oska (5%)

Generated brief soil descriptions are created for major components. The Oska soil is a minor component.

Map Unit: 7285—Ladoga silt loam, 3 to 8 percent slopes

Component: Ladoga (80%)

The Ladoga component makes up 80 percent of the map unit. Slopes are 4 to 7 percent. This component is on hillslopes on uplands. The parent material consists of silty and clayey loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R106XY015KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Sharpsburg (10%)

Generated brief soil descriptions are created for major components. The Sharpsburg soil is a minor component.

Component: Knox (10%)

Generated brief soil descriptions are created for major components. The Knox soil is a minor component.

Map Unit: 7850—Judson silt loam, 0 to 1 percent slopes**Component: Judson (90%)**

The Judson component makes up 90 percent of the map unit. Slopes are 0 to 1 percent. This component is on terraces on valleys. The parent material consists of fine-silty colluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 5 percent. This component is in the R107XYD13KS Loamy Lowland (pe 35-37) ecological site. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

Component: Kennebec (5%)

Generated brief soil descriptions are created for major components. The Kennebec soil is a minor component.

Component: Bremer (5%)

Generated brief soil descriptions are created for major components. The Bremer soil is a minor component.

Map Unit: 7950—Gosport complex, 10 to 30 percent slopes**Component: Gosport (65%)**

The Gosport component makes up 65 percent of the map unit. Slopes are 10 to 30 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from shale. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is low. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R106XYD15KS Loamy Upland (pe 30-37) ecological site. Nonirrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Unnamed, minor component (15%)

Generated brief soil descriptions are created for major components. The Unnamed soil is a minor component.

Component: Elmont (10%)

Generated brief soil descriptions are created for major components. The Elmont soil is a minor component.

Component: Martin (10%)

Generated brief soil descriptions are created for major components. The Martin soil is a minor component.

Map Unit: 7955—Knox silt loam, 7 to 12 percent slopes**Component: Knox (80%)**

The Knox component makes up 80 percent of the map unit. Slopes are 7 to 12 percent. This component is on hillslopes on uplands. The parent material consists of fine-silty loess. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R107XYD15K3 Loamy Upland (pe 35-37) ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Component: Ladoga (5%)

Generated brief soil descriptions are created for major components. The Ladoga soil is a minor component.

Component: Similar soil (5%)

Generated brief soil descriptions are created for major components. The Similar soil is a minor component.

Component: Armster, eroded (5%)

Generated brief soil descriptions are created for major components. The Armster soil is a minor component.

Component: Welda (5%)

Generated brief soil descriptions are created for major components. The Welda soil is a minor component.

Map Unit: 9988—Orthents**Component: Orthents (100%)**

Generated brief soil descriptions are created for major soil components. The Orthents is a miscellaneous area.

Data Source Information

Soil Survey Area: Wyandotte County, Kansas

Survey Area Data: Version 12, Sep 12, 2018

Parker, Janet

From: Matt Watkins <Matt@ReeceCommercial.com>
Sent: Tuesday, November 13, 2018 11:20 AM
To: Richardson, Rob
Cc: Tom Irish (ti@dalekc.com); Clifford Dale; Travis Dale; Parker, Janet
Subject: FW: Planning and Zoning, Dale project

Rob,

See below – please add this to the file for the meeting tonight.

Matt

MATT WATKINS

Senior Brokerage Associate

Reece Commercial Real Estate, a Berkshire Hathaway Affiliate
8005 W 110th Street | Overland Park, KS 66210

913.908.9447 Cell
913.286.5424 Direct
913.945.3364 Fax
reececommercial.com
matt@reececommercial.com



***NOTICE:** Reece Commercial Real Estate does NOT send wiring instructions via email. If anyone from our organization is requesting a wire transfer, please call them directly

From: dhurrelbrink1953@gmail.com [mailto:dhurrelbrink1953@gmail.com]
Sent: Monday, November 12, 2018 8:44 PM
To: Matt Watkins <Matt@ReeceCommercial.com>
Subject: Planning and Zoning, Dale project

Matt,

Perhaps you can send this on to Rob or staff. I will be unable to attend the meeting Tuesday night, but, would like to indicate my support of the Dale's fill project. As you know, I own the property at 5938 State Ave. I recently drove from my building to the intersection of 57th and I-70 and was a bit surprised to see it is only 3 minutes. Makes this area prime for development. This project, to transform the corner of State Ave will be a huge addition to the State Ave. corridor. I understand some of the neighbors may have some issues, but, I am sure those can easily be dealt with by stipulations that may already be in place from prior special use permit hearings.

Best Regards to you and all the commission and staff from this "old timer",

Dave Hurrelbrink
4015 N. 111th St.
Kansas City, Ks. 66109



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: November 29, 2018
Re: Petition #SP-2018-88

GENERAL INFORMATION

Applicant:
Joe Heidrick

Status of Applicant:
Property Owner
Cactus Bed Properties

Requested Action:
Approval of a Special Use Permit

Date of Application:
September 28, 2018

Purpose:
To operate an AIRBNB /short-term rental

Property Location:
4313 Rainbow Blvd



Commission Districts:

1. Commissioner At Large: Melissa Bynum
2. District Commissioner: Michael T. Kane

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

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

South: R-1(B) Single Family District

East: R-1(B) Single Family District

West: CP-2 Planned General Business and CP-1 Limited Business Districts

Existing Uses: North: Cirilla's, McDonald's

South: Residential

East: Residential

West: CVS, strip mall including a nail salon, hair salon, restaurant, and loan agency

Total Tract Size: 0.15 acre

Master Plan Designation: Urban mixed use

Major Street Plan: Rainbow Boulevard is designated as a Class C thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner - October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joe Heidrick, wants to operate a short-term rental, AIRBNB at 4313 Rainbow Blvd. This is not the applicant's primary residence.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The neighborhood is comprised of commercial properties along Rainbow Blvd, with single family residences nearby.

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

The zoning and uses of properties nearby are set out above. There is potential to create issues related to noise, parking, and other concerns related to overcrowding if improperly managed.

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 so long as the property owners properly manage the operation.

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.*

According to the Rosedale Master Plan, home-based business options can be explored for special review and approval. Any business should not interfere with parking of other residents, disrupt normal flow of traffic, or the peaceful enjoyment of other residents.

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 increase 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 provides lodging on a limited basis 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 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.

The relative gain or loss to the public health, safety, and welfare is likely to be minimal. If denied, the applicant would not be able to use the property for AIRBNB but could potentially use it for long-term rentals.

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

This is not expected to be an issue.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 24, 2018. Meeting notes are attached.

KEY ISSUES

Compliance with stipulations below.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-88, subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: The business has not been initiated yet.

2. Were neighbors consulted prior to opening the business?

Applicant Response: A neighborhood meeting was held on October 24th and continued consultation will follow.

3. Do you have a business license?

Applicant Response: I will obtain a business license once the property is permitted.

- 4. Have you paid appropriate lodging taxes?**

Applicant Response: There have been no occupants at this point.

- 5. How many rooms are rented?**

Applicant Response: The entire house will be rented. 3 bedrooms with maximum of 8 occupants.

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

Applicant Response: 8 people is the max.

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

Applicant Response: 3 vehicle maximum.

- 8. How often are guests in the residence?**

Applicant Response: The house will be available for rent 24/7.

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

Applicant Response: Rental license is in process.

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

Applicant Response: The property is a 3-bedroom house with a large kitchen and a small kitchenette in the second level. There are 2 full bathrooms and an unfinished basement tenants will not have access to.

- 11. As this is not your primary residence, where are you located?**

Applicant Response: My residence is 625 w 58th Terr, Kansas City, MO 64113

- 12. How often do you visit the property?**

Applicant Response: I am at the property 2-3 days a week.

- 13. Who is responsible for issues that may arise when guests are in the unit, if neighbors have concerns, or to clean and prepare the house between guests?**

Applicant Response: I maintain this property and am contacted for any issues. All tenants and neighbors have my direct contact information.

14. Have you provided your surrounding neighbors with your contact information should they have concerns?

Applicant Response: Yes, everyone within 200 feet of property.

15. Describe how you 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

Applicant Response: These items are all addressed in the rental licensing process.

Business License Division Comments:

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

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 of Approval:

- 1. Host will maintain a safe environment described above.
- 2. Host will obtain a business license with the City.
- 3. House may only be rented as a single unit to one renter at a time.
- 4. Approval is for one (1) year.

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-2018-88 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Zoning map
Aerial map
Photos of property
Property Detail Report
Neighborhood Meeting Notes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

STAFF CONTACT: **Hannah Kroll**
 hkroll@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2018-88 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-2018-88**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:28:35:

SPECIAL USE PERMIT APPLICATION #SP-2018-88 – JOE HEIDRICK WITH CACTUS BED PROPERTIES – SYNOPSIS: Special Use Permit for a short-term rental AIRBNB at 4313 Rainbow Boulevard. **Detailed Outline of Requested Action:** The applicant, Joe Heidrick, wants to operate a short-term rental, AIRBNB at 4313 Rainbow Blvd. This is not the applicant's primary residence.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Joe Heidrick, applicant, 625 West 58th Street, Kansas City, Missouri 64113

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:31:48: Planning Director Richardson stated that as typical with off-site owners, the staff recommends approval for one-year subject to the stipulations in the staff report.

Motion and Vote Starts at 1:31:58:

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-88:**

Carson

Chairman

Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye
Huey	Not Present
Miller	Not Present
Neal	Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0
Subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation?

Applicant Response: The business has not been initiated yet.

2. Were neighbors consulted prior to opening the business?

Applicant Response: A neighborhood meeting was held on October 24th and continued consultation will follow.

3. Do you have a business license?

Applicant Response: I will obtain a business license once the property is permitted.

4. Have you paid appropriate lodging taxes?

Applicant Response: There have been no occupants at this point.

5. How many rooms are rented?

Applicant Response: The entire house will be rented. 3 bedrooms with maximum of 8 occupants.

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

Applicant Response: 8 people is the max.

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

Applicant Response: 3 vehicle maximum.

8. How often are guests in the residence?

Applicant Response: The house will be available for rent 24/7.

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

Applicant Response: Rental license is in process.

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

Applicant Response: The property is a 3-bedroom house with a large kitchen and a small kitchenette in the second level. There are 2 full bathrooms and an unfinished basement tenants will not have access to.

11. As this is not your primary residence, where are you located?

Applicant Response: My residence is 625 w 58th Terr, Kansas City, MO 64113

12. How often do you visit the property?

Applicant Response: I am at the property 2-3 days a week.

13. Who is responsible for issues that may arise when guests are in the unit, if neighbors have concerns, or to clean and prepare the house between guests?

Applicant Response: I maintain this property and am contacted for any issues. All tenants and neighbors have my direct contact information.

14. Have you provided your surrounding neighbors with your contact information should they have concerns?

Applicant Response: Yes, everyone within 200 feet of property.

15. Describe how you 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

Applicant Response: These items are all addressed in the rental licensing process.

Business License Division Comments:

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

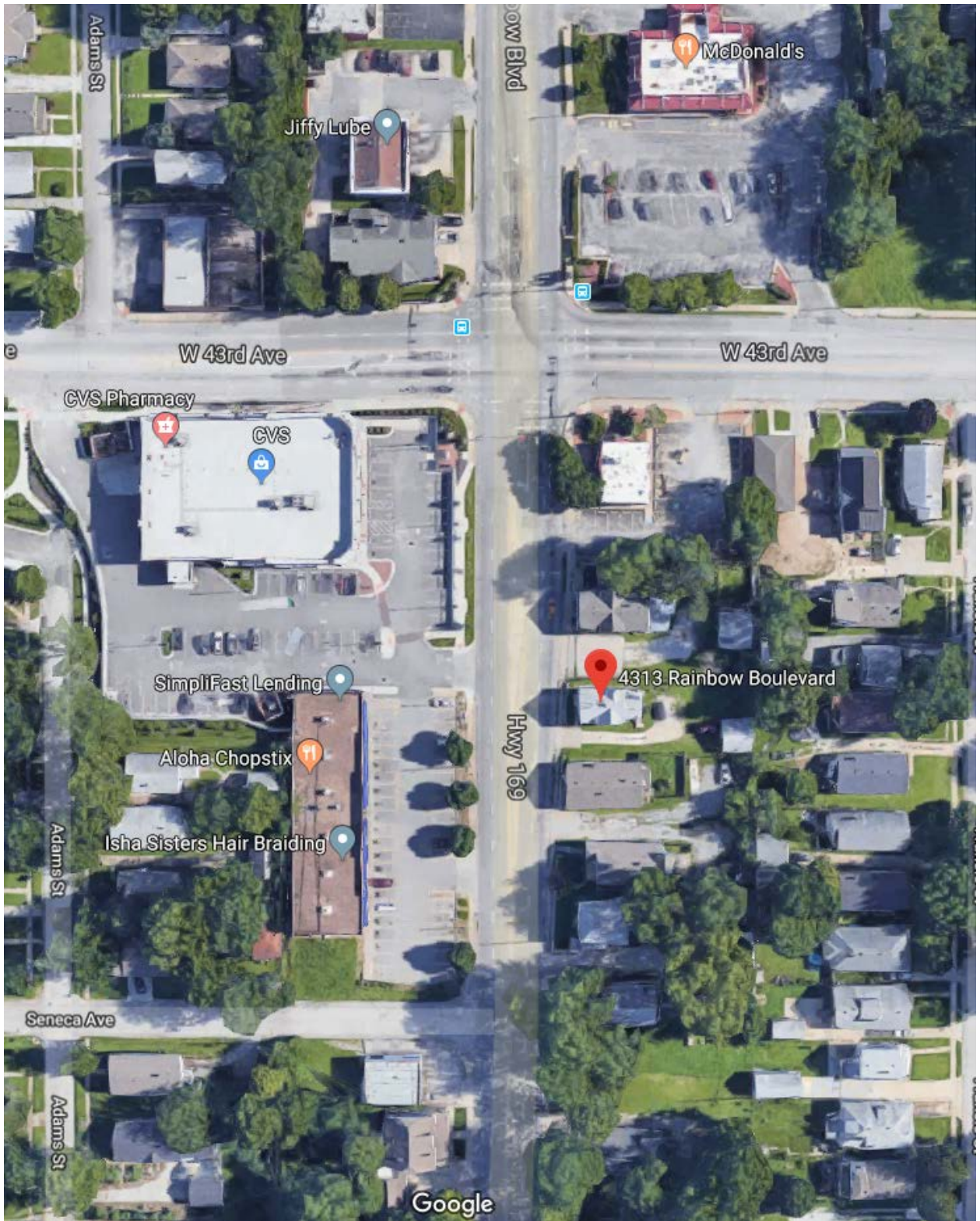
Public Works Comments:

- 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 of Approval:

- 1. Host will maintain a safe environment described above.
- 2. Host will obtain a business license with the City.
- 3. House may only be rented as a single unit to one renter at a time.
- 4. Approval is for one (1) year.







Short Term Rental/ Special Use Permit

Property: 4313 Rainbow Blvd Kansas City, KS 66103

Legal Description: MIAMI PLACE, S35, T11, R25, ACRES 0.14741, L1 LS: BEG SW 20.93FT, SLY TO S LN, W 18.12FT TO POB; ALSO BEG SE COR; 15.34FT TO POB

Home size 1500 sq ft

Built 1925

My wife and I are in the process of purchasing this property as owners of Cactus Bed Properties LLC. We currently own a short term rental on Lloyd Street in Kansas City, KS providing patients and their families with a place to stay close to the hospital during treatment. It is our plan to offer the same type of short term rental at this location on Rainbow.

We do not close on the house until November 1st but hope to start the Special Use Permit process.

The house has been fully renovated and ideal for short term rental. There are 3 bedrooms, 2 baths, and 2 kitchens. This property could be rented as a one bedroom loft, 2 bedroom, or 3 bedroom. All electrical and plumbing has been updated. A rental inspection and permit is in process.

Our plan is to advertise the property to healthcare providers and social workers in the area.



Joe Heidrick
Cactus Bed Properties
919-606-9381

4313 Rainbow Blvd, Kansas City, KS 66103-3424, Wyandotte County**Owner Information**

Owner Name:	Constellation Real Estate Investments LLC	Tax Billing Carrier Route:	C023
Tax Billing City & State:	Lees Summit, MO	Owner Occupied:	No
Tax Billing Zip:	64086	No Mail Flag:	Y
Tax Billing Zip+4:	5595	Mail Owner Name:	Constellation Real Estate Investments LLC

Location Information

School District Name:	Kansas City	Township #:	11
Subdivision:	Miami Place	Range:	25
Census Tract:	452.00	Section:	35
Carrier Route:	C054	Block:	3
Old Map:	2673-E3	Lot:	1
Neighborhood Code:	110.a-110.a	Flood Zone Code:	X
Zoning:	KR1B	Flood Zone Panel:	20209C0190D
Township:	Kansas City	Flood Zone Date:	09/02/2011
Topography:	Above Street		

Tax Information

Parcel:	097000	Tax Area:	1
KUP #:	105-067-35-0-30-03-006.00-0	Lot:	1
Reference #:	097000	% Improved:	72%
Legal Description:	MIAMI PLACE, S35, T11, R25, ACRES 0.14741, L1 LS: BEG SW COR; N TO NW COR, E 20.93FT, SLY TO S LN, W 18.12FT TO POB; ALSO BEG SE COR; N 50FT, E 15.26FT, S 50FT, W 15.34FT TO POB		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$10,569	\$9,971	\$10,800
Assessed Value - Land	\$2,965	\$2,943	\$2,943
Assessed Value - Improved	\$7,604	\$7,028	\$7,857
Market Value - Total	\$91,900	\$86,700	\$93,910
Market Value - Land	\$25,780	\$25,590	\$25,590
Market Value - Improved	\$66,120	\$61,110	\$68,320
YOY Assessed Change (\$)	\$598	-\$829	
YOY Assessed Change (%)	6%	-7.68%	

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$1,810		
2016	\$1,788	-\$22	-1.19%
2017	\$1,631	-\$157	-8.78%

Characteristics

Land Use - County:	Dwelling Conv To Apts	Porch:	Enclosed Porch
Land Use - CoreLogic:	Apartment	No. of Porches:	3
Style:	Old	Porch Type:	Enclosed Porch
Year Built:	1925	Porch 1 Area:	72
# of Buildings:	1	Patio Type:	Wood Deck
Building Sq Ft:	Tax: 1,341 MLS: 1,500	No. of Patios:	1
Gross Area:	1,935	Patio/Deck 1 Area:	24
Above Gnd Sq Ft:	1,341	Patio/Deck 2 Area:	24
Stories:	1.5	Roof Material:	Composition Shingle
Total Rooms:	6	Interior Wall:	Plaster
Bedrooms:	3	Exterior:	Frame
Total Baths:	2	Floor Cover:	Carpet
Full Baths:	2	Foundation:	Stone
Bath Fixtures:	10	Quality:	Average
Basement Type:	Full	Condition:	Average
Basement Sq Feet:	594	Lot Sq Ft:	6,534
Parking Type:	Off Street	Lot Acres:	0.15
Garage Type:	Parking Avail	Lot Frontage:	50
Cooling Type:	Central	Lot Depth:	133
Heat Type:	Forced Air		

Features

Feature Type	Unit	Sq Ft or Qty
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<http://mls.realist.com/spring/directReportAction?passthrough=true&PTStatus=1&searchType=AutoPropertySearch&countyId=20209&taxId=097000&a...> 1/3

9/25/2018

Property Detail Report

Raised Enclosed Porch (Sf) Sol	S	72
Raised Subfloor(% Or Sf) Floor	S	1,341
Plumbing Fixtures (#)	S	10
Plumbing Rough-Ins (#)	U	1
Raised Slab Porch (Sf)	S	24
Total Basement Area (Sf)	S	594
Raised Slab Porch (Sf) With Ro	S	24
Wood Deck (Sf)	S	24

Listing Information

MLS Listing Number:	2112812	Original Listing Price:	\$199,900
MLS Status:	Active	MLS Status Change Date:	09/12/2018
Listing Date:	06/14/2018	Listing Agent Name:	Radercyn-Cynda Rader
Current Listing Price:	\$159,900	Listing Broker Name:	CYNDA SELLS REALTY GROUP L L C

MLS Listing #	1936600	1901327	1756405	1669819	1503614
MLS Status	Expired	Expired	Expired	Sold	Cancelled
MLS Listing Date	05/05/2015	08/27/2014	11/29/2011	04/21/2010	10/24/2008
MLS Listing Price	\$75,000	\$112,950	\$115,500	\$89,900	\$115,000
MLS Orig Listing Price	\$89,900	\$112,950	\$115,500	\$100,000	\$115,000
MLS Close Date				08/31/2010	
MLS Listing Close Price				\$80,000	
MLS Listing Expiration Date	12/31/2015	01/27/2015	01/31/2013		10/24/2009
MLS Listing Cancellation Date		01/06/2015			07/06/2009

MLS Listing #	1454531
MLS Status	Cancelled
MLS Listing Date	02/15/2008
MLS Listing Price	\$115,000
MLS Orig Listing Price	\$120,000
MLS Close Date	
MLS Listing Close Price	
MLS Listing Expiration Date	08/14/2009
MLS Listing Cancellation Date	10/22/2008

Last Market Sale & Sales History

Recording Date:	03/01/2017	Document Number:	3087
Settle Date:	02/25/2017	Deed Type:	Special Warranty Deed
Owner Name:	Constellation Real Estate Investments LLC	Title Company:	Attorney Only
Seller:	Wells Fargo Bk Na		

Recording Date	03/01/2017	12/28/2016	09/02/2010	
Sale/Settlement Date	02/25/2017	12/21/2016	08/10/2010	
Sale Price		\$40,000		
Buyer Name	Constellation R/E Investments	Wells Fargo Bk Na	Shinn Raymond D	Booker Maxine D Trust
Seller Name	Wells Fargo Bk Na	Sheriff Of Wyandotte County	Booker L A & M M C Trust	Owner Record
Document Number	3087	18040	5711-716	2307-527
Document Type	Special Warranty Deed	Sheriff's Deed	Trustee Deed	Deed (Reg)
Title Company	Attorney Only		Kansas City Title	

Mortgage History

Mortgage Date	09/08/2017	09/02/2010
Mortgage Amount	\$100,000	\$78,937
Mortgage Lender	Bank Of Odessa	Advance Mtg Corp
Mortgage Code	Conventional	Fha
Mortgage Type	Refi	Resale
Mortgage Term		30
Mortgage Term Code		Years
Borrower Name	Constellation Real Est	Shinn Raymond D

<http://mls.realtor.com/spring/directReportAction?passthrough=true&PTStatus=1&searchType=AutoPropertySearch&countyId=20209&taxId=097000&a...> 2/3

Neighborhood Meeting Report 4313 Rainbow Blvd
October 24th 6PM

- 1 phone call from Mark Sackett in full support of the initiative. He could not make the meeting as he lives in San Francisco but got the letter and owns property on Francis.
- 1 attendee Michael Frost came to simply ask questions about the permitting process and is in full support of the permit.



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: November 29, 2018
Re: Petition #SP-2018-89

GENERAL INFORMATION

Applicant:
Luke Kush

Status of Applicant:
Owner
1401 Minnesota Avenue
Kansas City, KS 66102

Requested Action:
Approve special use permit

Date of Application:
September 18, 2018

Purpose:
Renew Special Use Permit for
Parking Lot

Property Location:
1327 Minnesota Avenue

Existing Zoning:
C-3 Commercial District



Existing Surrounding Zoning: **North:** C-3 Commercial District
South: R-1(B) Single Family District
East: C-3 Commercial District
West: C-3 Commercial District

Existing Uses: **North:** Restaurant
South: Single Family Homes
East: Grocery Store
West: Pet Supply Store

Total Tract Size: .17 acre

Master Plan Designation: The Downtown Master Plan designates this property as urban residential

Major Street Plan: The City-Wide Master Plan classifies Minnesota Avenue as a Class B thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner – October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Luke Kush, wants to renew a special use permit for a parking lot on a property located at 1327 Minnesota Avenue. This property has been cited by Code Enforcement.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The neighborhood is commercial along Minnesota Avenue and to the north and residential to the south. McKinley Elementary school is one block directly south.

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. A parking lot is a compatible use for the commercial aspects of the surrounding area.

- 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

- 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 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.***

The temporary lot does not permanently injure any adjoining property, it is mainly necessary for the owner's convenience.

- 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.***

Parking lot lights and noise/lights from cars using the parking lot could interfere with surrounding residences in the evening

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

There could be some minor pollution due to cars being contained within a small area of a parking lot. However, these issues are minor and not much different from the areas along Minnesota Avenue.

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

This should not 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.***

Without the parking, the adjacent business would be limited to on-street parking and no alcohol sales

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

This should not be an issue

PREVIOUS ACTIONS

Code Enforcement Citation 18299-01786
Approval of SP-2016-42, with stipulations
Approval of SP-2013-38, with stipulations
Approval of BZA 2117, with stipulations

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 29, 2018; meeting minutes are attached.

KEY ISSUES

- Code enforcement issues
 - o Code enforcement states “the property is a constant and ongoing problem. There are vehicles that don’t have proper tags and are inoperable in various stages of body work almost all the time.”
 - o Tow Hearing 10/18/18
 - o Reinspection 10/31/18
 - o Unpaid citations
 - o See below for more comments

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-89, **for two (2) years**, subject to:

1. **A security camera is installed on their building on the north side of Minnesota Avenue and it is pointed towards the parking lot so they can see what is going on.**
2. **Keep a “No Parking” sign posted.**
3. **Continue to have the (unauthorized) cars towed.**
4. **Restore the landscaping according to the plan by April 1, 2019.**

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-2018-89 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial Photo
Zoning Photo
Side view of parking lot
Code Enforcement Comments
Applicants response to code enforcement issues
Code Enforcement Citation
Neighborhood Meeting Minutes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

STAFF CONTACT: **Alex Hufft**
 AHufft@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2018-89 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-2018-89, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:32:32:

SPECIAL USE PERMIT APPLICATION #SP-2018-89 – RAYMOND (LUKE) KUSH WITH LUKE KUSH CORPORATION – SYNOPSIS: Renewal of a Special Use Permit (#SP-2016-42 – expired 5/26/2018) for a parking lot at 1327 Minnesota Avenue.

Detailed Outline of Requested Action: The applicant, Luke Kush, wants to renew a special use permit for a parking lot on a property located at 1327 Minnesota Avenue. This property has been cited by Code Enforcement.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Tracy Kush, applicant, 1401 Minnesota Avenue, Kansas City, Kansas 66102

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:34:40: Planning Director Richardson stated that he would note that the fines have been paid. He stated that the staff is changing its recommendation from denial to approval subject to:

1. A security camera is installed on their building on the north side of Minnesota Avenue and it is pointed towards the parking lot so they can see what is going on.
2. Keep a "No Parking" sign posted.
3. Continue to have the (unauthorized) cars towed.
4. Restore the landscaping according to the plan by April 1, 2019.

Motion and Vote Starts at 1:46:19:

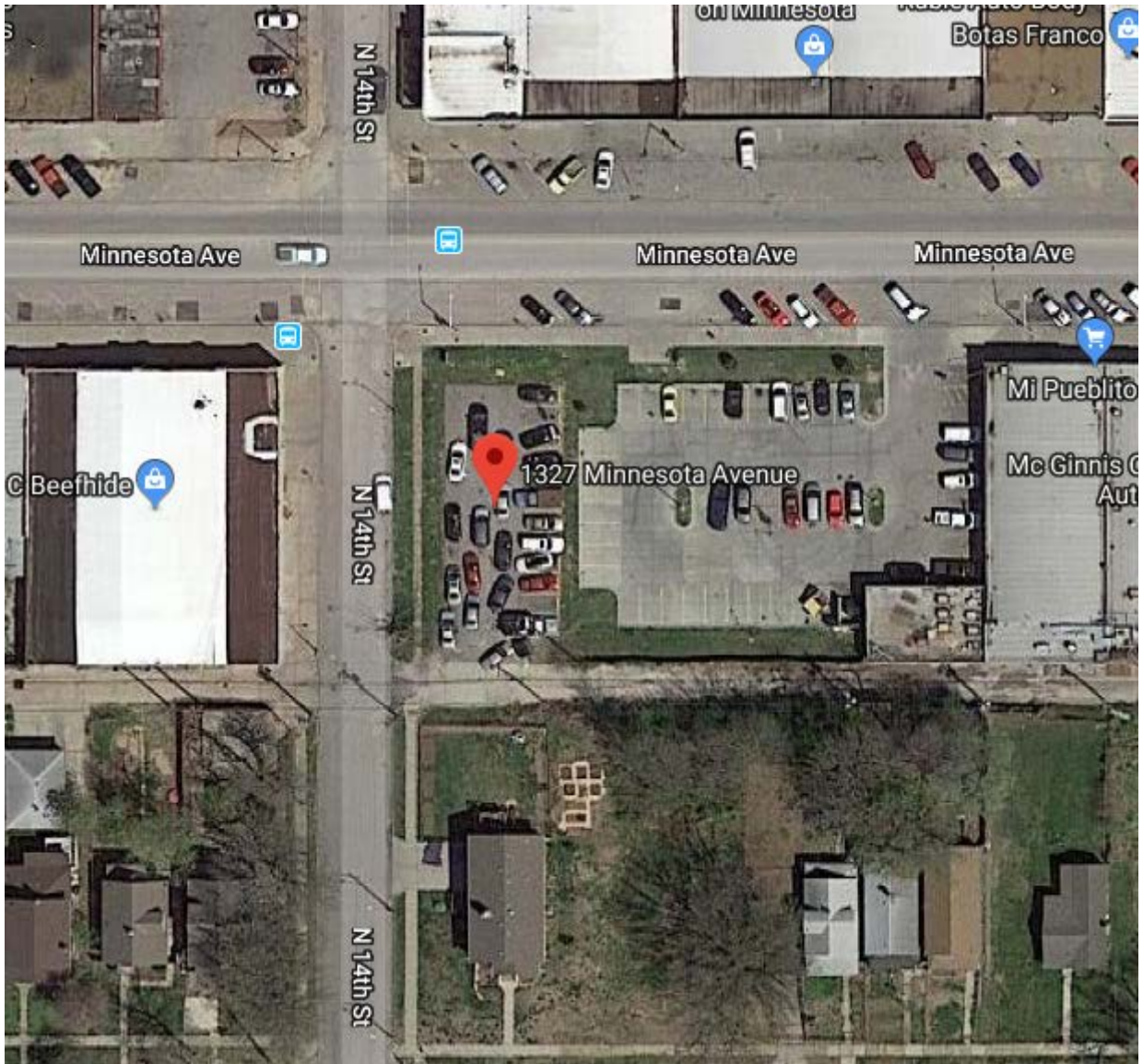
On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-89 for two (2) years:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

- 1. A security camera is installed on their building on the north side of Minnesota Avenue and it is pointed towards the parking lot so they can see what is going on.**
- 2. Keep a “No Parking” sign posted.**
- 3. Continue to have the (unauthorized) cars towed.**
- 4. Restore the landscaping according to the plan by April 1, 2019.**





Subject: 1327 Minnesota Ave
From: Luke Kush <lukekush@sbcglobal.net>
Date: 9/28/2018, 9:50 AM
To: "lukekush@sbcglobal.net" <lukekush@sbcglobal.net>

— IMG_0079.jpg —



Sent from my iPhone

— Attachments: —

IMG_0079.jpg

91.9 KB

This property is a constant and ongoing problem. There are vehicles that don't have proper tags and are inoperable and in various stages of body work almost all the time.

The following are the comments on my case 18208-01089 so you can see that it is an ongoing issue.

5/4/18 – 8 vehicles tagged at this location.

5/27/18 - RECEIVED PHONE CALL FROM TRACY KUSH 913-888-0230 FOR ANOTHER PROPERTY. INFORMED HER THAT IF THERE ARE ANY INOPERABLE OR UNREGISTERED VEHICLES ON THE PROPERTY UPON REINSPECTION SHE WOULD RECEIVE AN ADMIN CITATION. SHE SAID SHE WOULD START GETTING THEM TOWED AWAY. DML

6/4/18 - NO VIOLATIONS AT THIS TIME. REINSPECT 7/19/18. DML

7/19/18 – 4 VEHICLES NO TAGS

7/30/18 - POSTED 4 VEHICLES FOR TOW. POSTED \$100 ADMIN CITATION. TOW HEARING 8/16/18. DML

08/16/2018 OWNER NO SHOWED TO THE TOW HEARING. NT

8/17/18 - all previous vehicles removed from property. 3 new vehicles no plat or exp plate. 1 other removed before it could be tagged.

8/29/18 – 2 VEHICLES NO TAG/EXP TAG

9/6/18 - NO ONE SHOWED FOR TOW HEARINGS. ALL VEHICLES WITH THIS TOW DATE REMOVED FROM PROPERTY. DML

9/13/18 - NO ONE SHOWED FOR HEARINGS. VEHICLES REMOVED AT TIME OF INSPECTION.

10/1/18 – 5 VEHICLES W/O TAGS & INOPERABLE. POSTED \$250 A/C. TOW HEARING 10/18/18. R/I 10/31/18. DML

At this time, they have a \$100 admin citation and a \$250 admin citation that are unpaid.

 Reply  Reply All  Forward

Tue 10/30/2018 5:29 PM



Luke Kush's Painting <lukekush@sbcglobal.net>

Re: #SP-2018-89 Draft Staff Report

To Parker, Janet

Cc Hufft, Alex

 You replied to this message on 11/1/2018 8:28 AM.



Action Items

+ Get more add-ins

My email was down completely yesterday since Friday. We have gotten a towing company coming daily and tagging vehicles and coming back and towing. Someone tore off our sign that stated unauthorized vehicles will be towed at owner's expense. We have a new one being made. They have been able to tow a few cars already. Hopefully the people doing this will get the hint.

Tracy Kush

LUKE KUSH'S PAINTING, INC
[9218 METCALF AVE , SUITE 396](#)
[OVERLAND PARK, KS 66212](#)

OFFICE 913-888-0230 FAX 913-236-6537

WEB PAGE www.lukekushspainting.com



CODE ENFORCEMENT DIVISION

Neighborhood Resource Division
Unified Government of Wyandotte County/Kansas City, Kansas
4953 State Avenue, Kansas City, Kansas 66102
p. (913) 573-8600 | f. (913) 573-8731 | www.wyocck.org/codeenforcement

Administrative Citation -- Penalty Due

LUKE KUSH CORPORATION
9218 METCALF AVE #396
OVERLAND PARK, KS 66212

September 11, 2018
Citation number: 18299-01786
Code Enf

You are hereby notified that an Administrative Citation and penalty have been assessed against the property at **1327 MINNESOTA AVE, KANSAS CITY, KS 66102**. This citation carries a penalty of **\$100.00** which must be paid by **10/11/2018**. This is the result of failure to remedy, in a timely manner, the violations of Chapter 8 and/or Chapter 27 of the Code of Ordinances of the Unified Government, cited on **09/04/2018** in case **18208-01089** and described below:

D LOGAN - 1ST CITATION - Several vehicles on this property are inoperable. Needs to be removed, looks unsightly!

Payment can be made in person at the Neighborhood Resource Center, 4953 State Ave., Kansas City, KS, 66102. Accepted payment methods are cash, check or credit card (a 2.5% fee is applied). Check payments may be mailed to this same address. Checks are to be made payable to the Unified Government Treasurer.

Failure to pay this penalty by 10/11/2018, will result in a lien against the property.

You are entitled to request a review of this matter. If you wish to do so, please contact the administrative assistant at 913-573-8671 before **10/2/2018** and complete an **Application for Review**. A \$25.00 deposit is required with the application.

Please note that payment of this penalty does not excuse a continued or subsequent violation of the Code of Ordinances. Progressive penalties may apply.

If accommodations are needed for a disability, contact the Code Enforcement Department 48 hours in advance at 913-573-8600. Si usted requiere adaptaciones para inhabilidad, entre en contacto con el departamento de codigos 48 horas por adelantado en 913-573-8600

LUKE KUSH CORPORATION

9218 METCALF AVE #396

OVERLAND PARK, KS 66212

SP-2018-89

OCTOBER 29, 2018- 1401 MINNESOTA AVE

Meeting called to order at 5:00 pm.

Tracy and Raymond Kush were present. Also present, were Rob Kush and Emily Shanahan.

Nobody had any questions.

Meeting was adjourned at 5:30 pm

SIGN IN SHEET

1. Tracy
2. [Signature]
3. Ross
4. Emily Shanshan
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

1. That I am the petitioner for Petition # _____.
2. That I conducted a neighborhood meeting on _____.
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.

Tracy Kush
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 31 day of Oct, 2018.

My commission expires 11 of 2, 2021.



Richard Sutton
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: November 29, 2018
Re: Petition #SP-2018-90
Vacation Petition #R/W-2018-6

GENERAL INFORMATION

Applicant:
Mark Russell

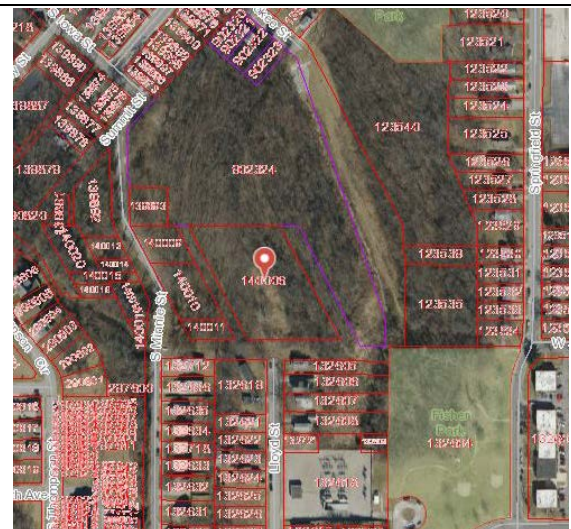
Status of Applicant:
Project Manager
Kansas City Board of Public Utilities
6742 Riverview
Kansas City, KS 66102

Requested Action:
Special Use Permit for a new substation and
associated right-of-way vacations

Date of Application:
September 28, 2018

Purpose:
To construct a new Rosedale Sub Station to provide for the growing needs of the area.

Property Location:
3777 Lloyd Street



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
West: R-1(B) Single Family District

Existing Uses: **North:** Vacant
South: Homes on Minnie Street and on Lloyd Street
East: Vacant
West: Vacant and Mission Cliffs Subdivision

Total Tract Size: 9.13 acres

Master Plan Designation: Parks and Open Space

Major Street Plan: Minnie and Lloyd are local streets

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner – October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 20, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The Board of Public Utilities will construct a 161/13.2-Kilovolt Rosedale Substation to replace the current Fisher Substation. The new substation will provide for the current and growing needs of the area. It will have new high voltage power lines associated with the facility that interconnect to other substations to provide uniform power service for the area. The project will require significant dirt work and dirt removal from the site. The BPU has stated its intent to turn the excess project area back to the community for trails etc.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area is heavily wooded but just north and east of the Mission Cliffs development and new homes along Minnie.

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

The zoning is noted above, but it is hard to imagine the substation is compatible with single family 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 current zoning is adequate and the current use for area trails will be a significant loss to the community.

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

The property has never been developed

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

The Master Plan does not address Special Use Permits or future public utilities at this time.

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 proposal will require the removal of 60,000 cubic yards of dirt. The number of trucks accessing the site will have an impact during construction and may significantly damage the roads in the area.

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.*

A substation is necessary for the area. It will permanently injure the appropriate use, visual quality and will likely 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.*

It is likely the buzz from the lines will be heard by those in the area.

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

The site will be built to code so this should not be an issue.

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

While the current trail network will be lost describing it as irreplaceable would be difficult.

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

The public gain in terms of long-term reliable power is significant. That said those in the area may endure long term hardships. There is a balance BPU should explain why the substation could not be farther north in a more commercial/industrial area.

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

N/A

13. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

N/A – see #6 above

14. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

While some surrounding parcels may be impacted, the availability of long-term reliable power is critical to the community.

15. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

This factor has been completely ignored. The applicant is making a large flat site out of a hill.

16. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

While removing some trails, some of the area will be returned to public use and ownership.

17. Vacation will not create utility conflicts.

This is not an issue.

18. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

The only issue is the continuous buzzing of the power lines.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

A neighborhood meeting was held on October 29, 2018; meeting information is attached.

KEY ISSUES

Truck damage to public streets
Landscaping
Additional public improvements (cul-de-sacs)

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **#SP-2018-90** and Right-Of-Way Application **#R/W-2018-6**, subject to:

Urban Planning and Land Use Comments:

This project will have a profound impact on the visual quality of some adjoining properties. Concerns regarding this issue are listed (as letting the remaining trees do the screening.) Any concerns related to this issue should be carefully considered

- 1. Following the vacation action, the Board of Public Utilities intends to consolidate all of the parcels. This must be done prior to issuance of various permits to prevent utilities from crossing property lines.**

Applicant Response: The BPU is currently in one open court issue with one landowner who is disputing the amount of condemned parcel compensation. The BPU expects the matter to complete in late November 2018 and then consolidate all parcels to meet the commission's intent.

- 2. Please provide a detailed landscape plan. The plan should to the greatest degree possible to replace the forest in areas where it will not interfere with the future power lines.**

Applicant Response: The BPU's original plan considered the heavily dense forest area around the substation and determined that complete clearing would be harmful to the existing aesthetics to the neighborhood. BPU kept the entire natural tree-lines perimeter around the substation equipment to

hide / blend the facility from street, house and road views. In addition, the BPU will offer land to the Park Service to improve upon existing trails once substation construction is complete.

Staff Response: There will need to be a landscape plan for the entry area and for any areas not screened by existing trees that remain. Staff can approve prior to issuance of permits.

3. Describe the potential haul routes. A street assessment will be required on minor local streets utilized for the haul route before and after the project the applicant will be responsible for repairs.

Applicant Response: The primary construction entrance into the construction site is off South Minnie Street. The route will have trucks turn right out of the substation and travel north along South Minnie Street. Truck will turn left and continue northwest on North Iowa street until reaching Southwest Boulevard. Trucks will either turn left or right on Southwest Boulevard depending on their dump location. The BPU requires the awarded contractor to initiate the haul permit process by 9 February 2019 and to video the route and curb and gutter areas for damage and document existing damage to avoid disputed damage claims.

4. Describe how the unused property will be returned to public use.

Applicant Response: The BPU submitted plans to the Commission to use the road right of way along South Minnie to connect the existing sidewalk and continue down to S. Iowa Street. In addition, the BPU briefed the Rosedale Association in November 2017 on its intent to allow the public to use and maintain walking trails. In addition, BPU purchased property on the west side of S Minnie Street that the public can use for walking trails. Prior to the UG purchasing the land the trails were on private property and although public use was allowed this was not a guaranteed asset to the community. With BPU purchasing the land the county has full rights to any new walking paths.

5. In the BPU comments, they indicate the proper solution to turn around issues is a cul-de-sac. They also indicate the UG should Build a cul-de-sacs for 38th and for Lloyd to alleviate citizen concerns. While it does not appear a cul-de-sac on 38th street is not related to this project, the Lloyd Street issue is exacerbated by the fact that now the street cannot ever be a thru street due to this project. The BPU is responsible for this improvement, they cannot obligate the Unified Government to these improvement as they identified it as the necessary improvement to rectify the issue. The BPU will provide additional public improvement plans for the cul-de-sacs prior to any permits being issued.

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) The County Surveyor makes separate technical review of the vacation of right of way documents and submits comments directly to the preparer of the plat. Provide revised vacation documents in accordance with County Surveyor comments.
- 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-2018-90 and #R/W-2018-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Legal descriptions for the Vacations
Vacation Exhibit
Site Plan/Grading Plan
Fencing details
Aerial
Site photos
Neighborhood meeting minutes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	
Vacation	November 13, 2018	November 29, 2018
	Approval	

STAFF CONTACT:

Rob Richardson
rrichardson@wycokck.org

MOTIONS

Special Use Permit:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-90** 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-2018-90**, 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.

Vacation:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**R/W-2018-6** 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 #**R/W-2018-6**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:46:58:

SPECIAL USE PERMIT APPLICATION #SP-2018-90 – MARK RUSSELL WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS: Special Use Permit for Rosedale Substation at 3777 Lloyd Street.

RIGHT-OF-WAY VACATION APPLICATION #R/W-2018-6 – MARK RUSSELL WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS: Vacation of right-of-way at 3777 Lloyd Street

Detailed Outline of Requested Action: The Board of Public Utilities will construct a 161/13.2-Kilovolt Rosedale Substation to replace the current Fisher Substation. The new substation will provide for the current and growing needs of the area. It will have new high voltage power lines associated with the facility that interconnect to other substations to provide uniform power service for the area. The project will require significant dirt work and dirt removal from the site. The BPU has stated its intent to turn the excess project area back to the community for trails etc.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Mark Russell, applicant representing the Board of Public Utilities, 4953 Alden Street, Shawnee, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:52:43: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts at 1:52:52

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **RECOMMEND APPROVAL** of **Special Use Permit Application #SP-2018-90**:

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

This project will have a profound impact on the visual quality of some adjoining properties. Concerns regarding this issue are listed (as letting the remaining trees do the screening.) Any concerns related to this issue should be carefully considered

1. Following the vacation action, the Board of Public Utilities intends to consolidate all of the parcels. This must be done prior to issuance of various permits to prevent utilities from crossing property lines.

Applicant Response: The BPU is currently in one open court issue with one landowner who is disputing the amount of condemned parcel compensation. The BPU expects the matter to complete in late November 2018 and then consolidate all parcels to meet the commission's intent.

2. Please provide a detailed landscape plan. The plan should to the greatest degree possible to replace the forest in areas where it will not interfere with the future power lines.

Applicant Response: The BPU's original plan considered the heavily dense forest area around the substation and determined that complete clearing would be harmful to the existing aesthetics to the neighborhood. BPU kept the entire natural tree-lines perimeter around the substation equipment to hide / blend the facility from street, house and road views. In addition, the BPU will offer land to the Park Service to improve upon existing trails once substation construction is complete.

Staff Response: There will need to be a landscape plan for the entry area and for any areas not screened by existing trees that remain. Staff can approve prior to issuance of permits.

3. Describe the potential haul routes. A street assessment will be required on minor local streets utilized for the haul route before and after the project the applicant will be responsible for repairs.

Applicant Response: The primary construction entrance into the construction site is off South Minnie Street. The route will have trucks turn right out of the substation and travel north along South Minnie Street. Truck will turn left and continue northwest on North Iowa street until reaching Southwest Boulevard. Trucks will either turn left or right on Southwest Boulevard depending on their dump location. The BPU requires the awarded contractor to initiate the haul permit process by 9 February 2019 and to video the route and curb and gutter areas for damage and document existing damage to avoid disputed damage claims.

4. Describe how the unused property will be returned to public use.

Applicant Response: The BPU submitted plans to the Commission to use the road right of way along South Minnie to connect the existing sidewalk and continue down to S. Iowa Street. In addition, the BPU briefed the Rosedale Association in November 2017 on its intent to allow the public to use and maintain walking trails. In addition, BPU purchased property on the west side of S Minnie Street that the public can use for walking trails. Prior to the UG purchasing the land the trails were on private property and although public use was allowed this was not a guaranteed asset to the community. With BPU purchasing the land the county has full rights to any new walking paths.

5. In the BPU comments, they indicate the proper solution to turn around issues is a cul-de-sac. They also indicate the UG should Build a cul-de-sacs for 38th and for Lloyd to alleviate citizen concerns. While it does not appear a cul-de-sac on 38th street is not related to this project, the Lloyd Street issue is exacerbated by the fact that now the street cannot ever be a thru street due to this project. The BPU is responsible for this improvement, they cannot obligate the Unified Government to these improvement as they identified it as the necessary improvement to rectify the issue. The BPU will provide additional public improvement plans for the cul-de-sacs prior to any permits being issued.

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) The County Surveyor makes separate technical review of the vacation of right of way documents and submits comments directly to the preparer of the plat. Provide revised vacation documents in accordance with County Surveyor comments.

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

1) None

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Right-Of-Way Vacation Application #R/W-2018-6:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to the above stipulations

LEGAL DESCRIPTION OF LLOYD STREET TO BE VACATED:

A strip of land previously dedicated for street right of way in the plat of ROLLING MILL 2nd ADDITION TO ROSEDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows;

Beginning at the southeast corner of Block 7, ROLLING MILL 2nd ADDITION;

Thence North 30 degrees 54 minutes 22 seconds West, along the easterly line of said Block 7, 343.20 feet, to the northeast corner of said Block 7;

Thence North 87 degrees 29 minutes 33 seconds East, along the north line of ROLLING MILL 2nd ADDITION, 45.47 feet, to the Northwest corner of Block 8, ROLLING MILL 2nd ADDITION;

Thence South 30 degrees 54 minutes 22 seconds East along the westerly line of Block 8, 343.20 feet;

Thence South 87 degrees 29 minutes 33 seconds West, 45.47 feet, to the Point of Beginning.

Contains 13,728 square feet or 0.315 acres.

Bearings are based on the Kansas State Plane coordinate system, North Zone.

LEGAL DESCRIPTION OF RIDGE STREET TO BE VACATED:

A strip of land previously dedicated for street right of way in the plat of ROLLING MILL 2nd ADDITION TO ROSEDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows;

Beginning at the southwest corner of Block 7, ROLLING MILL 2nd ADDITION;

Thence South 87 degrees 29 minutes 33 seconds West, along the westerly extension of the north line of 38th Street, 34.10 feet, to the Southeast corner of Block 6, ROLLING MILL 2nd ADDITION;

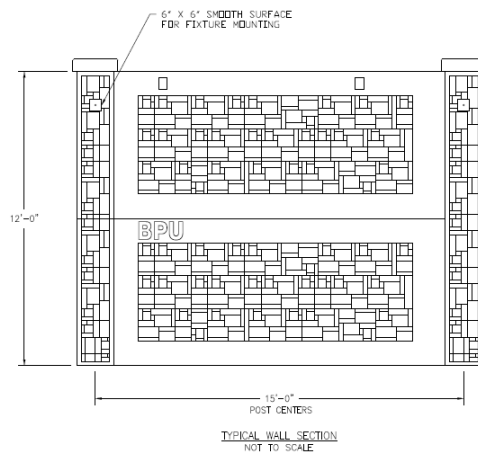
Thence North 30 degrees 54 minutes 22 seconds West, along the easterly line of said Block 6, 343.20 feet, to the northeast corner of said Block 6;

Thence North 87 degrees 29 minutes 33 seconds East, along the north line of ROLLING MILL 2nd ADDITION, 34.10 feet, to the Northwest corner of said Block 7;

Thence South 30 degrees 54 minutes 22 seconds East along the westerly line of Block 7, 343.20 feet, to the Point of Beginning.

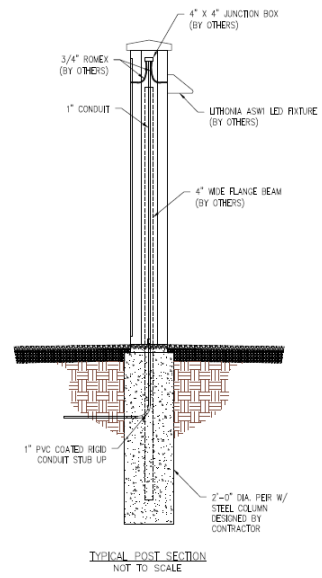
Contains 10,296 square feet or 0.2364 acres.

Bearings are based on the Kansas State Plane coordinate system, North Zone.



NOTES:

1. PRECAST PANELS TO BE CONCRETE USING DAVIS COLORS PEBBLE 641 PIGMENT.

















Rosedale Substation Open House
Resident Comments/Q&A
October 29th, 2018, 5:30 P.M.
Rosedale Development Association

NAME	ADDRESS	PHONE	EMAIL
Tam Grodsky	2033 S. 15 th St.		tmagrodsky@gmail.com
Mary Gonzales	3721 S. Thompson	913-638-4264	marygonzales1964@gmail.com
Frank Jones	3826 Lloyd	913-515-2675	
Doug Dodson	3815 S. Minnie St.	913-788-0825	mail4dodson@yahoo.com
Stephanie Dodson	3815 S. Minnie St.	913-788-0825	mail4dodson@yahoo.com
Gil Pintar	4178 Cambridge	913-314-7403	gilbearkc@gmail.com
Melvin Robinson	2712 Lake Ave.	913-262-1597	mrobinson6@kc.rr.com
Michelle Robinson	2712 Lake Ave.	913-262-1597	mrobinson6@kc.rr.com
Ricky White	3817 Lloyd	913-251-4814	
Sheila Sanders	3729 Thompson Circle	913-961-3106	sewbeit02@yahoo.com
John O'Brien	2302 S. Mill St.		

NAME	ISSUE	LANDOWNER	DISCUSSION TOPICS	RECOMMENDATION
Tam Grodsky	Non related Substation issue	Yes	Non response for customer complaints, water break. No return message from BPU.	Passed to Corp. Communications / Next Door responses
Sheila Sanders		Yes	- Noise Issues from substation, Fisher Substation. - Land Value - Road on S. Minnie needs to be straightened (UG issue).	Answered onsite
Stephanie Dodson	38 th Street Road	Yes	No turn around point on this street	Build cul-du-sac for 38 th St.
Doug Dodson	Various	Yes	- Ensure Sidewalk connects from top of hill to bottom. - Ensure street lights are operational on Minnie (currently in op UG issue) - No shielding from EMF - What will the trail system look like? Access from Minnie St.? - How much traffic will I expect during and after construction?	Answered onsite
Gil Pintar	Turnaround points	Yes	Turnaround points on 38th Street and Lloyd Street	UG Build cul-du-sac for 38th St. and Lloyd St.

			• Lights inside the sub	• Provide lighting plan for the site.
--	--	--	---	---

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: November 29, 2018

Re: **Petition #SP-2018-91**

GENERAL INFORMATION

Applicant:
Mark Murdick

Status of Applicant:
Sullivan Palmer Architects
8621 Johnson Drive
Merriam, KS 66202

Requested Action:
Approval for special use permit

Date of Application:
September 27, 2018

Purpose:
To obtain a special use permit to operate an auto sale and repair business

Property Location:
7521 Nebraska Ave

Commission Districts:

1. Commissioner At Large: Melissa Bynum
2. District Commissioner: Michael T. Kane



Existing Zoning: CP-2 Planned General Business District

Existing Surrounding Zoning: North: CP-2 Planned General Business District

South: CP-2 Planned General Business District

East: CP-1 Planned Limited Business and CP-2
Planned General Business Districts

West: CP-1 Planned Limited Business District

Existing Uses: North: Nursing home

South: Restaurant

East: Daycare

West: Medical office building

Total Tract Size: 0.64 acre

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

Major Street Plan: State Avenue is designated as a class A thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018

Letters to Property Owner – October 17, 2018 and October 20, 2018

Public Hearings: November 8, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 8, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: On behalf of the property owners, Opes Commercial Real Estate, the applicant, Mark Murdick of Sullivan Palmer Architects, would like to obtain a special use permit to operate an auto sale and repair business at the site of a previous self-service car wash.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The property is located along State Avenue which has many other properties with commercial usages. There are nearby subdivisions with single family housing.

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

The zoning and uses of properties nearby are set out above. There is potential to create issues over noise and other concerns if improperly managed.

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 so long as the property owners properly manage the operation.

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

N/A

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

The City-Wide Master Plan defines mixed-use as areas ideal for integrating complimentary land uses such as retail, offices, small businesses, and mixed-use residential. The proposed use conforms to the outlines of the 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 increase 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 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.*

If managed properly, this is not expected to be an issue.

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

If managed properly, 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.*

This is not expected to be an issue.

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

This is not expected to be an issue.

PREVIOUS ACTIONS

None to date.

NEIGHBORHOOD MEETING

The applicant held a meeting on October 25, 2018. The sign-in sheet, minutes, and affidavit are attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-91, subject to:

Urban Planning and Land Use Comments:

1. Please provide a more detailed description of the uses and what the operation will entail.

Applicant Response: Primarily the building will be used for auto sales and auto detailing. The maintenance bays are used to support the auto sales by providing the means of performing cleaning, light auto repair and maintenance if needed. The light auto repair shall entail cosmetic upkeep (buff scratches, replace headlights, etc.) and the light maintenance shall entail fluid exchanging and top-off (engine, transmission, brake fluids).

2. The building is over 4,200 square feet, which requires seventeen (17) parking spaces, however only six (6) are depicted on the site plan. Additionally, please illustrate on the site plan the location of vehicles for sale. Please revise and resubmit.

Applicant Response: We acknowledge the need for additional spaces. Please see sheet AS1 for additional parking spaces and their dimensions [Rev 11]

- 3. Sec. 27-466(c)(6) No inoperable motor vehicles shall be kept for a period longer than 48 hours and no more than two such vehicles may be kept at one time unless within a totally enclosed building. Screened outside storage for vehicles including additional inoperable vehicles may be allowed adjacent to the main building in a rear or side yard subject to the requirements set out in subsection (c)(5)b of this section and subject to the area of the storage being the lesser of the area of the building or 2,000 square feet.**

Applicant Response: Please see sheet AS1 [Rev 12]

- 4. The stucco that is proposed on the building shall be true, integrally-colored stucco, not E.F.I.S. or field painted after the stucco has been applied.**

Applicant Response: Please see exterior elevations on sheet A2 for stucco note [Rev 13]

- 5. Overhead doors shall be closed at all times except when vehicles are being loaded and unloaded into the bay.**

Applicant Response: Please see sheet A1 for overhead door note [Rev 14]

- 6. The parking lot shall be restriped and resurfaced, as the paving material has become degraded.**

Applicant Response: Please see sheet AS1 for existing note (note 2) for resurfacing and re-striping.

- 7. 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 acknowledge this comment and shall have a separate sign permit obtained during the building permit plan review process.

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

Applicant Response: There will be no displays on sidewalks.

- 9. The applicant and building owner shall comply with all the stipulations prior to the special use permit becoming valid and the applicant opening their business.**

Applicant Response: Acknowledged.

Public Works Comments:

General Engineering Review No. 1

1. Depending on the condition of the vehicles being serviced and repaired and stored in the additional bays, storm water quality hotspots may be applicable.

Applicant Response: We acknowledge the possibilities of storm water quality hotspot applicability.

2. Will the proposed auto service include changing oil and fluids? How do the oil changing areas drain? i.e., are there floor drains? In areas where there will be oil or other fluid changes, there will need to be an oil-water separator, meeting UG standards and criteria. Please indicate if there are existing oil-water separators and connections to the sanitary sewer system. If new oil-water separators and connection(s) to the sanitary sewer system shall be proposed in the building, provide details, as applicable. Further discussion with staff may be needed prior to resubmittal.

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1].

3. On the cover sheet, provide utility contact information for the Unified Government, Sanitary Sewer, and Storm Sewer with contact reference to sewer maintenance.

Applicant Response: Please see sheet AS1 for contact information [Rev 2].

4. On the cover sheet, provide a table of contents for the plan set and contact information for the design engineer, architect, and the developer.

Applicant Response: Please see sheet AS1 for table of contents and contact information [Rev 3].

5. On the site plan sheet, include a note in the plans stating, "All construction traffic, temporary traffic control devices, and pavement markings shall conform to the requirements of the latest Manual of Uniform Traffic Control Devices."

Applicant Response: Please see sheet AS1 [Rev 4].

6. Provide final contours or spot elevations of the parking area along the ramp adjacent to the ADA parking. Spot elevations and proposed ramp shall meet ADA requirements.

Applicant Response: The proposed plan will not change any of the existing grades. The proposed plan does not call out an ADA ramp. The accessible loading/unloading zone is on grade. We have moved the accessible parking space closer to the building (due to a planning comment requiring more parking spaces), the grade slope is adequate for accessibility.

7. On the floor plan sheet, revise restroom dimensions to make them more legible.

Applicant Response: Please see updated plan for notation legibility.

Erosion Control Review No. 1

1. For disturbed land area, include an erosion control plan that shows erosion control BMPs specific for the site and/or a written construction sequence that details the phases of construction, including final stabilization of the landscape area. These shall describe when BMPs will be placed and where, as well as when they shall be removed with leader notes.

Applicant Response: Please see sheet AS2 for new erosion control plan [Rev 5].

2. On the erosion control plan, include an erosion control notes section, and add the UG standard note as Note #1 to read, "All work in public easements and right-of-way and all erosion control work must comply with the latest edition of *The Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County / Kansas City, Kansas*. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County / Kansas City, Kansas (the UG) and the UG's standards shall override." Add a note regarding clean streets.

Applicant Response: Please see AS2 for note [Rev 6]

3. Add a note stating that the contractor shall install erosion control devices before starting any construction activity. The note could indicate which types of devices shall be installed.

Applicant Response: Please see AS2 for note [Rev 6]

4. Provide an erosion control note regarding excavated material that is not immediately loaded and hauled off site shall be stockpiled on site. Contractor shall provide the appropriate BMP (slit fence, compost stock, gravel filter bags, waddles, etc.) around stockpile area to protect adjacent inlets or areas, etc. until such time that the stockpile is removed from the site.

Applicant Response: Please see AS2 for note [Rev 6]

5. Add a “good housekeeping” note.

Applicant Response: Please see AS2 for note [Rev 6]

6. Add a note regarding additional measures.

Applicant Response: Please see AS2 for note [Rev 6]

7. In the erosion control plan, reference Standard UG Drawings and Details available in the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers of the Unified Government of Wyandotte County and Kansas City, Kansas for erosion control BMP's i.e. construction entrance, slit fence, etc. as applicable.

Applicant Response: Please see AS2 for note [Rev 7]

8. Will there be an access barrier between the active work area and areas to remain undisturbed? Please illustrate on plans.

Applicant Response: Please see AS2 for note [Rev 8]

9. It appears that concrete will be used on site. Please provide a concrete washout location.

Applicant Response: Please see sheet AS2 or concrete washout location [Rev 9]

Storm Drainage Review No. 1

1. As mentioned in general engineering, vehicle storage and repair sites with high likelihood of oil and grease releases are considered “hotspots” for storm water quality and treatment and are subject to additional consideration for pollution control measures. If the building or parking area(s) will be used to store and repair wrecked vehicles, there is potential for oil and grease spills. Therefore, appropriate measures shall be provided to reduce the risk of pollution in accordance with UG requirements and the MARC BMP manual, Appendix B requirements.

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1]

Sanitary Sewer Review No. 1

1. On the plans, label the sanitary sewer lines (private and public) with node numbers for UG structures. Show the service line connection to the building. Sanitary and storm sewer maps (with UG node numbers) and as-built drawings may be obtained from the Sewer Maintenance Department.

Applicant Response: Please see sheet AS1 for noted existing utility lines [Rev 10]

- 2. As mentioned in the general engineering review, will the proposed auto service include changing oil and fluids? How do the oil changing areas drain? In areas where there will be oil and other fluid changes, there will be needing to be an oil-water separator, meeting UG standards and criteria. Please indicate if there are existing oil-water separators and connections to the sanitary sewer system. If new oil-water separators and connection(s) to the sanitary sewer system shall be proposed in the building, provide details, as applicable.**

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1]

Business License Division Comments:

If approved, occupying businesses will need to file and maintain the occupation tax application with our office for all business activities.

Building Inspection Comments:

This will be DRC project for an occupancy conversion.

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-2018-91** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Zoning Map
Aerial Map
Site Plan (AS1)
Erosion Control Plan (AS2)
Elevations (A2)
Picture of property
Conservation District Comments
Neighborhood Meeting Sign-In
Neighborhood Meeting Minutes
Affidavit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

STAFF CONTACT: **Hannah Kroll**
 hkroll@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-91** 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-2018-91**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:54:01:

SPECIAL USE PERMIT APPLICATION #SP-2018-91 – MARK MURDICK –

SYNOPSIS: Special Use Permit for auto sales, detailing, light maintenance and repair at 7521 Nebraska Avenue. **Detailed Outline of Requested Action:** On behalf of the property owners, OPES Commercial Real Estate, the applicant, Mark Murdick of Sullivan Palmer Architects, would like to obtain a special use permit to operate an auto sale and repair business at the site of a previous self-service car wash.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Mark Murdick, applicant, 8621 Johnson Drive, Merriam, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:56:33: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts at 1:56:44:

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-91:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Please provide a more detailed description of the uses and what the operation will entail.

Applicant Response: Primarily the building will be used for auto sales and auto detailing. The maintenance bays are used to support the auto sales by providing the means of performing cleaning, light auto repair and maintenance if needed. The light auto repair shall entail cosmetic upkeep (buff scratches, replace headlights, etc.) and the light maintenance shall entail fluid exchanging and top-off (engine, transmission, brake fluids).

2. The building is over 4,200 square feet, which requires seventeen (17) parking spaces, however only six (6) are depicted on the site plan. Additionally, please illustrate on the site plan the location of vehicles for sale. Please revise and resubmit.

Applicant Response: We acknowledge the need for additional spaces. Please see sheet AS1 for additional parking spaces and their dimensions [Rev 11]

3. Sec. 27-466(c)(6) No inoperable motor vehicles shall be kept for a period longer than 48 hours and no more than two such vehicles may be kept at one time unless within a totally enclosed building. Screened outside storage for vehicles including additional inoperable vehicles may be allowed adjacent to the main building in a rear or side yard subject to the requirements set out in subsection (c)(5)b of this section and subject to the area of the storage being the lesser of the area of the building or 2,000 square feet.

Applicant Response: Please see sheet AS1 [Rev 12]

4. The stucco that is proposed on the building shall be true, integrally-colored stucco, not E.F.I.S. or field painted after the stucco has been applied.

Applicant Response: Please see exterior elevations on sheet A2 for stucco note [Rev 13]

5. Overhead doors shall be closed at all times except when vehicles are being loaded and unloaded into the bay.

Applicant Response: Please see sheet A1 for overhead door note [Rev 14]

6. The parking lot shall be restriped and resurfaced, as the paving material has become degraded.

Applicant Response: Please see sheet AS1 for existing note (note 2) for resurfacing and re-striping.

7. 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 acknowledge this comment and shall have a separate sign permit obtained during the building permit plan review process.

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

Applicant Response: There will be no displays on sidewalks.

- 9. The applicant and building owner shall comply with all the stipulations prior to the special use permit becoming valid and the applicant opening their business.**

Applicant Response: Acknowledged.

Public Works Comments:

General Engineering Review No. 1

- 1. Depending on the condition of the vehicles being serviced and repaired and stored in the additional bays, storm water quality hotspots may be applicable.**

Applicant Response: We acknowledge the possibilities of storm water quality hotspot applicability.

- 2. Will the proposed auto service include changing oil and fluids? How do the oil changing areas drain? i.e., are there floor drains? In areas where there will be oil or other fluid changes, there will need to be an oil-water separator, meeting UG standards and criteria. Please indicate if there are existing oil-water separators and connections to the sanitary sewer system. If new oil-water separators and connection(s) to the sanitary sewer system shall be proposed in the building, provide details, as applicable. Further discussion with staff may be needed prior to resubmittal.**

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1].

- 3. On the cover sheet, provide utility contact information for the Unified Government, Sanitary Sewer, and Storm Sewer with contact reference to sewer maintenance.**

Applicant Response: Please see sheet AS1 for contact information [Rev 2].

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Applicant Response: Please see sheet AS1 for table of contents and contact information [Rev 3].

- 5. On the site plan sheet, include a note in the plans stating, "All construction traffic, temporary traffic control devices, and pavement markings shall conform to the requirements of the latest Manual of Uniform Traffic Control Devices."**

Applicant Response: Please see sheet AS1 [Rev 4].

6. Provide final contours or spot elevations of the parking area along the ramp adjacent to the ADA parking. Spot elevations and proposed ramp shall meet ADA requirements.

Applicant Response: The proposed plan will not change any of the existing grades. The proposed plan does not call out an ADA ramp. The accessible loading/unloading zone is on grade. We have moved the accessible parking space closer to the building (due to a planning comment requiring more parking spaces), the grade slope is adequate for accessibility.

7. On the floor plan sheet, revise restroom dimensions to make them more legible.

Applicant Response: Please see updated plan for notation legibility.

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1. For disturbed land area, include an erosion control plan that shows erosion control BMPs specific for the site and/or a written construction sequence that details the phases of construction, including final stabilization of the landscape area. These shall describe when BMPs will be placed and where, as well as when they shall be removed with leader notes.

Applicant Response: Please see sheet AS2 for new erosion control plan [Rev 5].

2. On the erosion control plan, include an erosion control notes section, and add the UG standard note as Note #1 to read, "All work in public easements and right-of-way and all erosion control work must comply with the latest edition of *The Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County / Kansas City, Kansas*. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of the Unified Government of Wyandotte County / Kansas City, Kansas (the UG) and the UG's standards shall override." Add a note regarding clean streets.

Applicant Response: Please see AS2 for note [Rev 6]

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4. Provide an erosion control note regarding excavated material that is not immediately loaded and hauled off site shall be stockpiled on site. Contractor shall provide the appropriate BMP (slit fence, compost stock, gravel filter bags, waddles, etc.) around stockpile area to protect adjacent

inlets or areas, etc. until such time that the stockpile is removed from the site.

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Applicant Response: Please see AS2 for note [Rev 6]

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Applicant Response: Please see AS2 for note [Rev 8]

9. It appears that concrete will be used on site. Please provide a concrete washout location.

Applicant Response: Please see sheet AS2 or concrete washout location [Rev 9]

Storm Drainage Review No. 1

1. As mentioned in general engineering, vehicle storage and repair sites with high likelihood of oil and grease releases are considered “hotspots” for storm water quality and treatment and are subject to additional consideration for pollution control measures. If the building or parking area(s) will be used to store and repair wrecked vehicles, there is potential for oil and grease spills. Therefore, appropriate measures shall be provided to reduce the risk of pollution in accordance with UG requirements and the MARC BMP manual, Appendix B requirements.

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1]

Sanitary Sewer Review No. 1

1. On the plans, label the sanitary sewer lines (private and public) with node numbers for UG structures. Show the service line connection to the building. Sanitary and storm sewer maps (with UG node numbers) and as-built drawings may be obtained from the Sewer Maintenance Department.

Applicant Response: Please see sheet AS1 for noted existing utility lines [Rev 10]

2. As mentioned in the general engineering review, will the proposed auto service include changing oil and fluids? How do the oil changing areas drain? In areas where there will be oil and other fluid changes, there will be needing to be an oil-water separator, meeting UG standards and criteria. Please indicate if there are existing oil-water separators and connections to the sanitary sewer system. If new oil-water separators and connection(s) to the sanitary sewer system shall be proposed in the building, provide details, as applicable.

Applicant Response: We have included a sand/oil separator to the plan and a detail [Rev 1]

Business License Division Comments:

If approved, occupying businesses will need to file and maintain the occupation tax application with our office for all business activities.

Building Inspection Comments:

This will be DRC project for an occupancy conversion.





- STANDARD DRAWINGS NOTE**
STANDARD UG DRAWINGS AND DETAILS AVAILABLE IN THE LATEST EDITION OF THE TECHNICAL PROVISIONS & STANDARD DRAWINGS FOR ROADS AND SEWERS OF THE UNITED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS FOR EROSION CONTROL, BMPs, (i.e. CONSTRUCTION ENTRANCE, SILT FENCE, ETC., AS APPLICABLE).



20





Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

October 16, 2018

RE: SP-2018-91 Mark Murdick with Sullivan Palmer Architects Auto sales and repair
7521 Nebraska Avenue

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the site for SP-2018-91 Mark Murdick with Sullivan Palmer Architects Auto sales and repair 7521 Nebraska Avenue.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- 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.
- If the existing buildings are to be used and there is no regrading to be done there should not be any problems with the area as far as erosion control.
- All chemical vehicle spills need to be cleaned up immediately. Runoff can get into storm sewers and drainage ways which can cause pollution to the stream.

Technical assistance is available from our office. Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

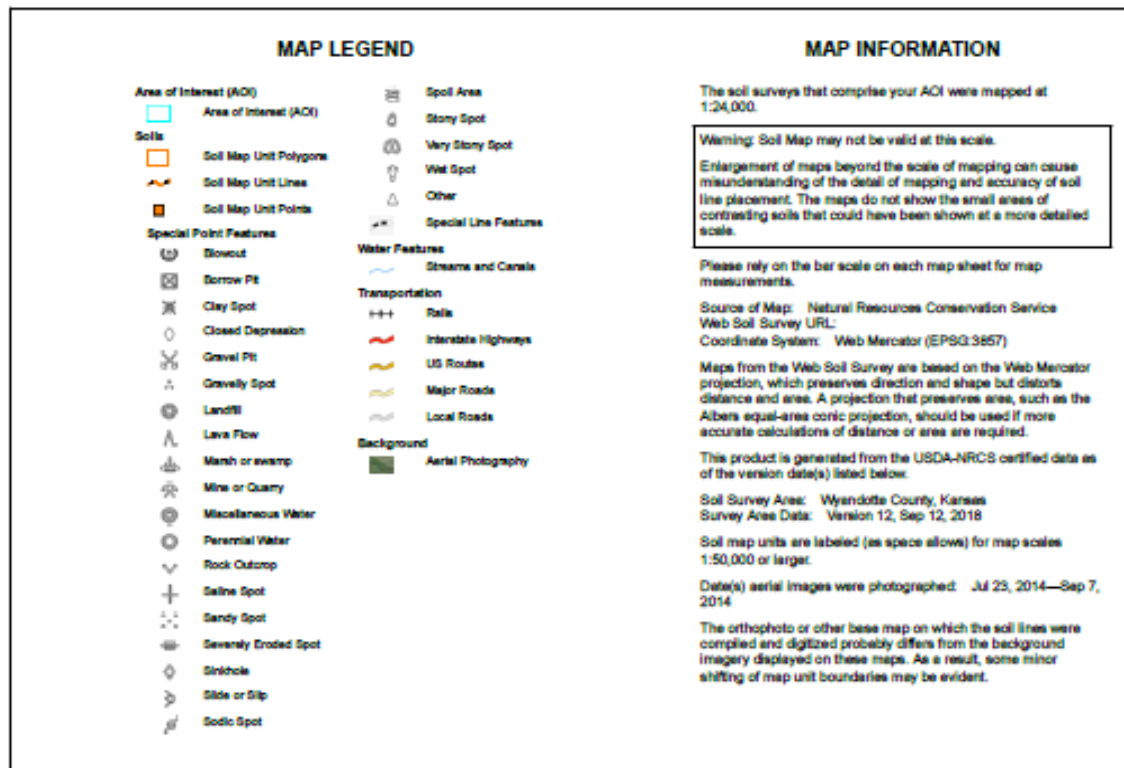
Cheri Miller
District Manager

enclosures



Web Soil Survey
National Cooperative Soil Survey

25



Neighborhood meeting attendance

Sign-in sheet

Special Use Permit for Auto Sales and Auto Detailing and Light Vehicle Maintenance

SP-2018-91

25 OCTOBER 2018

Name:	Address:	Initials:
1. MARK MURDICK (APPLICANT)	8621 JOHNSON DR	MM
2. Chuck Cuba	6051 N. Chestnut Chestone MO	CC
3.		
4.		
5.		
6.		
7.		
8.		
9.		
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11.		
12.		
13.		
14.		

NEIGHBORHOOD MEETING MINUTES

SPECIAL USE PERMIT #: SP-2018-91

DATE AND LOCATION: 25 October 2018 / West Wyandotte Library, 1737 N 82 St, Kansas City, KS

Meeting called to order at: 7:00 PM

In attendance: (also see attached sign-in sheet)

- Mark Murdick
 - Chuck Cuda
-

Introductions:

Mark Murdick (applicant) opened the meeting. Proposed plan packets which included site plan, floor plan, and elevations were available. Mr. Murdick then presented the scope of work to the group and explained the purpose of the meeting. Minutes below:

Meeting minutes:

- The meeting started promptly at 7:00pm. None of the attendance included the neighborhood meeting letter recipients. The owner of the site of subject and the applicant were the only two in attendance. The meeting doors were open until 7:30 before the applicant called the meeting to a close.
 - There was no discussion due to lack of attendance by neighborhood meeting letter recipients
-

Meeting adjourned: 7:35 PM

Minutes taken by Mark Murdick (applicant)

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

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

1. That I am the petitioner for Petition # SP-2018-91
2. That I conducted a neighborhood meeting on 25 OCTOBER 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 29th day of OCTOBER, 2018

My commission expires 31st of August 2020.

[Signature]
Notary Public

GRETCHEN YEARSLEY
Notary Public - State of Kansas
My Appointment Expires 8/31/20

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: November 29, 2018

Re: **Petition #SP-2018-92**

GENERAL INFORMATION

Applicant:
Jason and Jami Applegate

Status of Applicant:
Owners
10606 August Drive
Kansas City, Kansas 66109

Requested Action:
Special Use Permit for dog kennel
for four (4) dogs

Date of Application:
September 28, 2018

Purpose: Applicant has four dogs and is looking to acquire special use permit to retain existing dogs

Property Location:
10606 Augusta Drive

Existing Zoning:
R-1 Single Family District



Existing Surrounding Zoning: **North:** AG Agriculture District
South: AG Agriculture District
East: AG Agriculture District
West: AG Agriculture District

Existing Uses: **North:** Undeveloped agricultural land
South: Residential development and agricultural land
East: Residential development; undeveloped agricultural land
West: Piper High School

Total Tract Size: 0.2 acre

Master Plan Designation: Piper Master Plan designates this property as a mixed residential district

Major Street Plan: The City-Wide Master Plan classifies Hutton Road as a class B thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner – October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is applying for a special use permit for a dog kennel in order to retain four dogs. The applicant has had a special use permit in the past for a dog kennel for five dogs at a different address but have since moved and are looking to acquire one for this new address.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The property is in a family residential neighborhood which is within proximity of Piper High School

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

The nearby properties are zoned R-1 Single Family and A-G Agriculture. Without many surrounding neighbors and undeveloped agricultural land to the north, the keeping of one extra dog shouldn't be an issue.

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

If the owner has a 6-foot fence enclosing the backyard and a proper area for kennels, this would mitigate any factors that are potential detrimental effects for 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.*

The proposed dog kennel will not increase 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 dog kennel will not substantially or permanently injure the adjoining properties.

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.*

If dogs are continual barkers, this could create noise that could become a nuisance for neighbors

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

This is not an issue

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 gain to the public health, safety and welfare revolves around the noise and odor nuisance that could be created from allowing more dogs than the limit of 3. The hardship that would be imposed on the individual would be loss of companionship and security that the dogs provide.

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

PREVIOUS ACTIONS

Approval of SP-2016-51

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 26, 2018; the minutes are attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2018-92, subject to:

Urban Planning and Land Use Comments:

- 1. Please describe/or provide pictures of current fence and shelters for dogs that reside outside at your new residence**

Applicants Response: Please see pictures attached to email correspondence. There are 2 yards pictured. Due to the concerns Ms. Cheri Miller stated in her observation and opinions, we submitted our yard from our last residence. While being a smaller yard and having 1 additional larger dog on it (Haley was our largest dog being a lab mix, over 60 lbs., she was who we lost in Feb), we were one of the best kept yards in our neighborhood with green, plush and kid friendly grass! Despite her statement, we are very responsible with our yard and upkeep. We plan to continue our process of maintaining a well-kept yard at our new residence too.

2. Are dogs left outside just while you are away during the day or also at night?

Applicants Response: 2 dogs stay outside 100%: Bhodi and Sasha. Depending on the day, weather temperature/conditions, and if we are home, the 2 small dogs are primarily indoors. Sky is more weather resilient than Jager who is very cold blooded. He prefers to be indoors under a blanket unless it's over 80 degrees.

3. Have there been any issues at this new residence as far as complaints from surrounding neighbors?

Applicants Response: There have been no complaints at our new location. For the past 2 years, we haven't received any complaints after winning our kennel license permit and court case at our last residence.

4. Do you plan on just keeping the four dogs? Are there any plans of replacing the one that passed away this past year?

Applicants Response: Yes, we plan on keeping ONLY our 4 dogs and NOT add any additional pets. Our agreement with the last kennel license was to keep our 5 dogs we brought with us when we relocated to KC. We have no intentions of growing, breeding or any other form of additions to our household. Once we are within city ordinance of 3 dogs, that will remain our limit from there on.

5. Approval would be for two (2) years.

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-2018-92** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial Photo
Zoning Photo
Meeting Minutes
Yard Photos
Dog Photos
Vaccination Records

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	

STAFF CONTACT: **Alex Hufft**
 AHufft@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-92** 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-2018-92**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:58:20:

SPECIAL USE PERMIT APPLICATION #SP-2018-92 – JAMI AND JASON

APPLEGATE – SYNOPSIS: Special Use Permit (previous Special Use Permit #SP-2016-51 was at 2819 North 100th Street – expired 7/28/2018) for a kennel for four (4) dogs at 10606 Augusta Drive. **Detailed Outline of Requested Action:** The applicant is applying for a special use permit for a dog kennel in order to retain four dogs. The applicant has had a special use permit in the past for a dog kennel for five dogs at a different address but have since moved and are looking to acquire one for this new address.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Jami Applegate, applicant, 10606 Augusta Drive, Kansas City, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:01:24: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts at 2:01:32:

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-92:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye

Pauley	Aye
Reasons	Aye
Serda	Aye
Huey	Not Present
Miller	Not Present
Neal	Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

- 1. Please describe/or provide pictures of current fence and shelters for dogs that reside outside at your new residence**

Applicants Response: Please see pictures attached to email correspondence. There are 2 yards pictured. Due to the concerns Ms. Cheri Miller stated in her observation and opinions, we submitted our yard from our last residence. While being a smaller yard and having 1 additional larger dog on it (Haley was our largest dog being a lab mix, over 60 lbs., she was who we lost in Feb), we were one of the best kept yards in our neighborhood with green, plush and kid friendly grass! Despite her statement, we are very responsible with our yard and upkeep. We plan to continue our process of maintaining a well-kept yard at our new residence too.

- 2. Are dogs left outside just while you are away during the day or also at night?**

Applicants Response: 2 dogs stay outside 100%: Bhodi and Sasha. Depending on the day, weather temperature/conditions, and if we are home, the 2 small dogs are primarily indoors. Sky is more weather resilient than Jager who is very cold blooded. He prefers to be indoors under a blanket unless it's over 80 degrees.

- 3. Have there been any issues at this new residence as far as complaints from surrounding neighbors?**

Applicants Response: There have been no complaints at our new location. For the past 2 years, we haven't received any complaints after winning our kennel license permit and court case at our last residence.

- 4. Do you plan on just keeping the four dogs? Are there any plans of replacing the one that passed away this past year?**

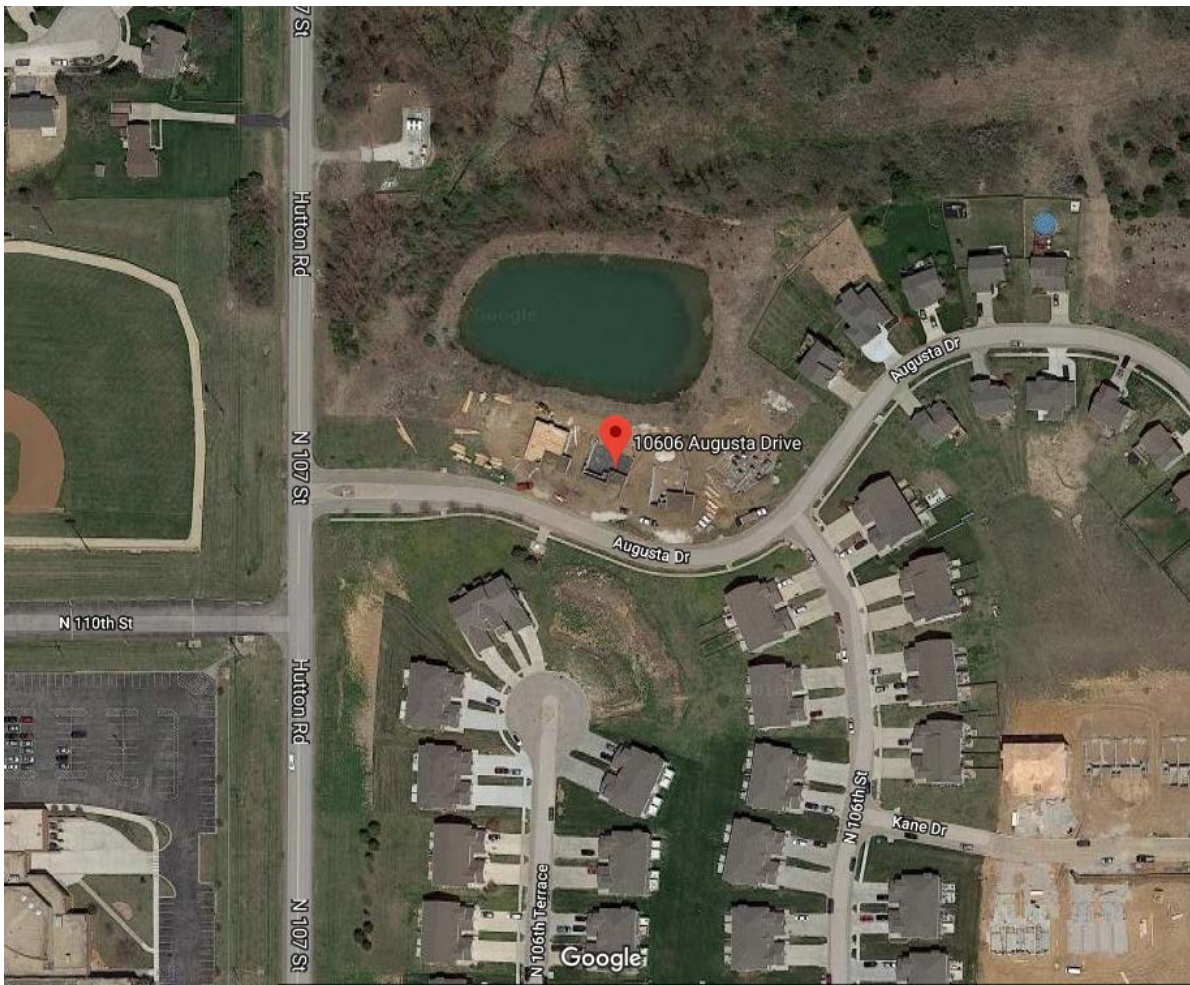
Applicants Response: Yes, we plan on keeping ONLY our 4 dogs and NOT add any additional pets. Our agreement with the last kennel license was to keep our 5 dogs we brought with us when we relocated to KC. We have no intentions of growing, breeding or any other form of

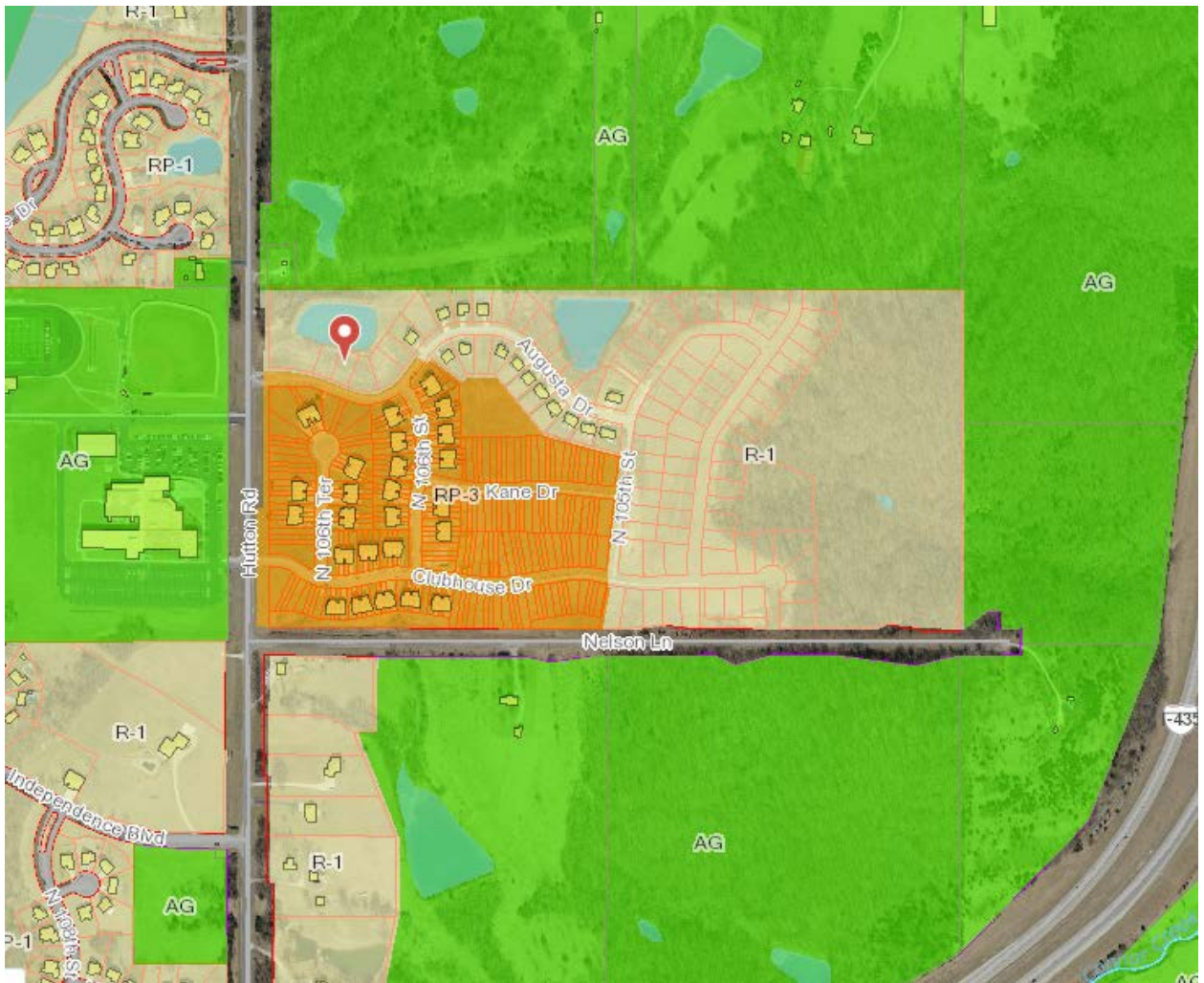
additions to our household. Once we are within city ordinance of 3 dogs, that will remain our limit from there on.

5. Approval would be for two (2) years.

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





AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Missouri }
COUNTY OF Jackson } SS:

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

1. That I am the petitioner for Petition # SP-2018-92
2. That I conducted a neighborhood meeting on Oct. 26, 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 29th day of October, 2018.

My commission expires 4th of August, 2021.

[Signature]
Notary Public

JENNIFER L. SIMS
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Aug 4, 2021
Commission # 13510734

SP-2018-92 Kennel Permit | MINUTES

Meeting date | time 10-26-18 | 6pm | Meeting location 10606 Augusta Drive

Meeting called by	Jami Applegate	Jami Applegate, Jason Applegate, Melissa Zwart
Type of meeting	Education of Kennel permit	(Kieran and Atley Applegate were present during introduction)
Facilitator	Jami Applegate	
Note taker	Jami Applegate	
Timekeeper	Jason Applegate	

AGENDA TOPICS

Time allotted | 5 minutes | Agenda topic Meet the Applegate's | Presenter Jami, Jason, Kieran and Atley Applegate

Introduction of our family: Jason, Jami, Kieran and Atley to Melissa Zwart and vice versa

Introduction and showing of indoor dogs: Sky and Jager; pointed out Bhodi and Sasha from window

Time allotted | 20 mins | Agenda topic Purpose of Permit; Questions & Concerns | Presenter Jami Applegate

Conversation was kept very casual with there only being attendee. Melissa heard how we got our 1st kennel permit, and why we were up applying again (still over limit, relocation, expiration of 2016 permit)

Melissa was very intrigued, didn't realize Wyandotte had a limit, was in support of us receiving a renewal and offered to have her daughter feed/water if ever we needed someone.

Conclusion: Melissa was very generous and easy going; will be a great resource to monitoring our residence during Holidays, vacations, weekend trips, etc. Melissa was very loving toward Jager and Sky during her 30 minute meeting.

Meeting Minutes sent to: Janet Parker and Alex Hufft on October 29, 2018

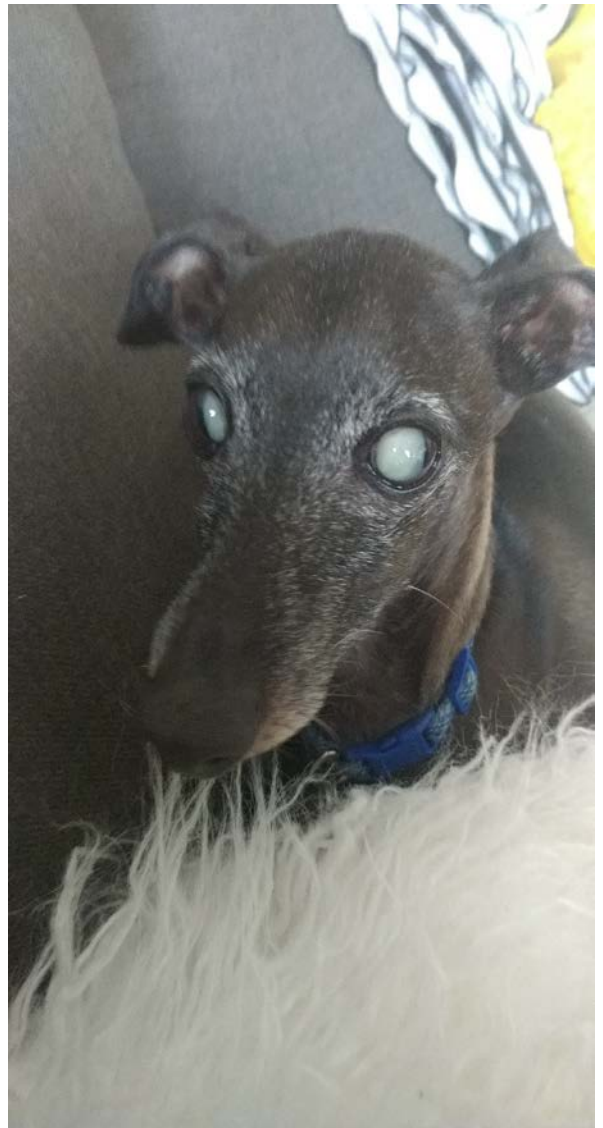
MEETING SIGN-IN SHEET

Project:	SP-2018-92 Neighborhood Meeting	Meeting Date:	10-26-18
Facilitator:	Jami Applegate	Place/Room:	10606 Augusta Drive KC, KS

[illegible]







CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 07-26-18
Next Rabies Vaccination On: 07-26-19

Previous Rabies Vaccination: 170554

VETERINARY CLINIC
Piper Heritage Vet Clinic
10041 Leavenworth Rd
Kansas City, KS 66109
913-299-0010

OWNER OF ANIMAL
Jamie Applegate
2819 N 100th Street
Kansas City, KS 66109
County:

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information...

PATIENT: Sky
SPECIES: Canine
SEX: S
BREED: Terrier, Yorkshire

TAG NO: 19244
WEIGHT: 17.40
AGE: 3 years
MICROCHIP: 985113000163521

Color and markings... Tan & Black

Signed _____

Colin Adley, DVM

License: 8572

Date Done	DVM	Services	Due Date
07-26-18	CTA	Bordetella Vaccination ORAL 6mo	01-24-19
07-26-18	CTA	DAPP Vaccination 1yr	07-26-19
07-26-18	CTA	Rabies Canine Vaccination 1yr, #19244	07-26-19
09-10-15	JJN	DA2PP Puppy Vaccination	

Rabies Vaccine Information...

MFG BY: ZOET
LOT EXP: 4-16-19

SER.NO: 262280B
ADM:

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 07-14-16
Next Rabies Vaccination On: 08-25-19

Previous Rabies Vaccination:

VETERINARY CLINIC
Piper Heritage Vet Clinic
10041 Leavenworth Rd
Kansas City, KS 66109
913-299-0010

OWNER OF ANIMAL
Jamie Applegate
2819 N 100th Street
Kansas City, KS 66109
County:

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information...

PATIENT: Bhodi
SPECIES: Canine
SEX: N
BREED: Mix, Australian Shep

TAG NO: 19431
WEIGHT: 59.10
AGE: 11 years
MICROCHIP:

Color and markings... Black & Brown

Signed _____

Jeni Nezerka, DVM

License: 8443

Date Done	DVM	Services	Due Date
08-25-18	CTA	DAPP Vaccination 1yr	08-25-19
08-25-18	CTA	Rabies Canine Vaccination 1yr, #19431	08-25-19

Rabies Vaccine Information...

MFG BY: ZOET
LOT EXP: 12-13-16

SER.NO: 107414B
ADM:

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 08-25-18
Next Rabies Vaccination On: 08-25-19

Previous Rabies Vaccination: 170553

VETERINARY CLINIC
Piper Heritage Vet Clinic
10041 Leavenworth Rd
Kansas City, KS 66109
913-299-0010

OWNER OF ANIMAL
Jamie Applegate
2819 N 100th Street
Kansas City, KS 66109
County:

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information...

PATIENT: Jager
SPECIES: Canine
SEX: N
BREED: Greyhound, Italian

TAG NO: 19432
WEIGHT: 10.30
AGE: 9 years
MICROCHIP:

Color and markings...

Signed _____

Colin Adley, DVM

License: 8572

Date Done	DVM	Services	Due Date
08-25-18	CTA	DAPP Vaccination 1yr	08-25-19
08-25-18	CTA	Rabies Canine Vaccination 1yr, #19432	08-25-19
03-03-14	CDH	DA2PP Vaccination 3 Year	

Rabies Vaccine Information...

MFG BY: ZOET
LOT EXP: 4-16-19

SER.NO: 2622808
ADM:

CERTIFICATE OF VACCINATION

Date of Rabies Vaccination: 08-25-18
Next Rabies Vaccination On: 08-25-19

Previous Rabies Vaccination: 160901

VETERINARY CLINIC
Piper Heritage Vet Clinic
10041 Leavenworth Rd
Kansas City, KS 66109
913-299-0010

OWNER OF ANIMAL
Jamie Applegate
2819 N 100th Street
Kansas City, KS 66109
County:

This is to certify...

THAT I HAVE VACCINATED AGAINST RABIES THE ANIMAL DESCRIBED BELOW.

Patient information...

PATIENT: Sasha
SPECIES: Canine
SEX: S
BREED: Beagle

TAG NO: 19433
WEIGHT: 38.70
AGE: 10 years
MICROCHIP:

Color and markings... Tricolor

Signed _____

Colin Adley, DVM

License: 8572

Date Done	DVM	Services	Due Date
08-25-18	CTA	DAPP Vaccination 1yr	08-25-19
08-25-18	CTA	Rabies Canine Vaccination 1yr, #19433	08-25-19

Rabies Vaccine Information...

MFG BY: ZOET
LOT EXP: 4-16-19

SER.NO: 2622808
ADM:



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: November 29, 2018
Re: Petition #SP-2018-90
Vacation Petition #R/W-2018-6

GENERAL INFORMATION

Applicant:
Mark Russell

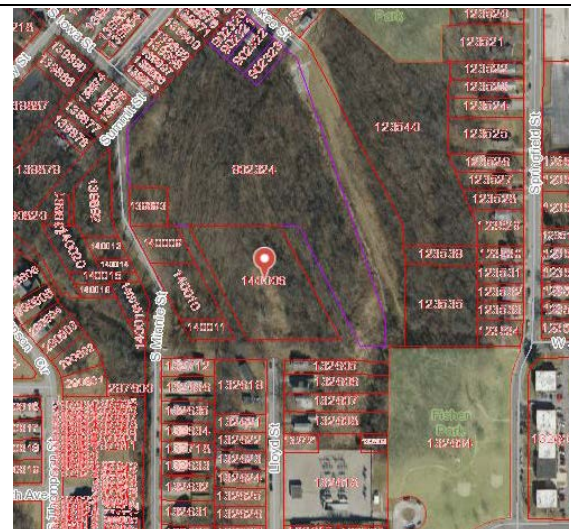
Status of Applicant:
Project Manager
Kansas City Board of Public Utilities
6742 Riverview
Kansas City, KS 66102

Requested Action:
Special Use Permit for a new substation and
associated right-of-way vacations

Date of Application:
September 28, 2018

Purpose:
To construct a new Rosedale Sub Station to provide for the growing needs of the area.

Property Location:
3777 Lloyd Street



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
West: R-1(B) Single Family District

Existing Uses: **North:** Vacant
South: Homes on Minnie Street and on Lloyd Street
East: Vacant
West: Vacant and Mission Cliffs Subdivision

Total Tract Size: 9.13 acres

Master Plan Designation: Parks and Open Space

Major Street Plan: Minnie and Lloyd are local streets

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owner – October 17, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 20, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The Board of Public Utilities will construct a 161/13.2-Kilovolt Rosedale Substation to replace the current Fisher Substation. The new substation will provide for the current and growing needs of the area. It will have new high voltage power lines associated with the facility that interconnect to other substations to provide uniform power service for the area. The project will require significant dirt work and dirt removal from the site. The BPU has stated its intent to turn the excess project area back to the community for trails etc.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The area is heavily wooded but just north and east of the Mission Cliffs development and new homes along Minnie.

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

The zoning is noted above, but it is hard to imagine the substation is compatible with single family 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 current zoning is adequate and the current use for area trails will be a significant loss to the community.

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

The property has never been developed

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

The Master Plan does not address Special Use Permits or future public utilities at this time.

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 proposal will require the removal of 60,000 cubic yards of dirt. The number of trucks accessing the site will have an impact during construction and may significantly damage the roads in the area.

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.*

A substation is necessary for the area. It will permanently injure the appropriate use, visual quality and will likely 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.*

It is likely the buzz from the lines will be heard by those in the area.

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

The site will be built to code so this should not be an issue.

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

While the current trail network will be lost describing it as irreplaceable would be difficult.

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

The public gain in terms of long-term reliable power is significant. That said those in the area may endure long term hardships. There is a balance BPU should explain why the substation could not be farther north in a more commercial/industrial area.

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

N/A

13. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

N/A – see #6 above

14. Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

While some surrounding parcels may be impacted, the availability of long-term reliable power is critical to the community.

15. Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

This factor has been completely ignored. The applicant is making a large flat site out of a hill.

16. Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.

While removing some trails, some of the area will be returned to public use and ownership.

17. Vacation will not create utility conflicts.

This is not an issue.

18. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

The only issue is the continuous buzzing of the power lines.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

A neighborhood meeting was held on October 29, 2018; meeting information is attached.

KEY ISSUES

Truck damage to public streets
Landscaping
Additional public improvements (cul-de-sacs)

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Special Use Permit Application **#SP-2018-90** and Right-Of-Way Application **#R/W-2018-6**, subject to:

Urban Planning and Land Use Comments:

This project will have a profound impact on the visual quality of some adjoining properties. Concerns regarding this issue are listed (as letting the remaining trees do the screening.) Any concerns related to this issue should be carefully considered

- 1. Following the vacation action, the Board of Public Utilities intends to consolidate all of the parcels. This must be done prior to issuance of various permits to prevent utilities from crossing property lines.**

Applicant Response: The BPU is currently in one open court issue with one landowner who is disputing the amount of condemned parcel compensation. The BPU expects the matter to complete in late November 2018 and then consolidate all parcels to meet the commission's intent.

- 2. Please provide a detailed landscape plan. The plan should to the greatest degree possible to replace the forest in areas where it will not interfere with the future power lines.**

Applicant Response: The BPU's original plan considered the heavily dense forest area around the substation and determined that complete clearing would be harmful to the existing aesthetics to the neighborhood. BPU kept the entire natural tree-lines perimeter around the substation equipment to

hide / blend the facility from street, house and road views. In addition, the BPU will offer land to the Park Service to improve upon existing trails once substation construction is complete.

Staff Response: There will need to be a landscape plan for the entry area and for any areas not screened by existing trees that remain. Staff can approve prior to issuance of permits.

3. Describe the potential haul routes. A street assessment will be required on minor local streets utilized for the haul route before and after the project the applicant will be responsible for repairs.

Applicant Response: The primary construction entrance into the construction site is off South Minnie Street. The route will have trucks turn right out of the substation and travel north along South Minnie Street. Truck will turn left and continue northwest on North Iowa street until reaching Southwest Boulevard. Trucks will either turn left or right on Southwest Boulevard depending on their dump location. The BPU requires the awarded contractor to initiate the haul permit process by 9 February 2019 and to video the route and curb and gutter areas for damage and document existing damage to avoid disputed damage claims.

4. Describe how the unused property will be returned to public use.

Applicant Response: The BPU submitted plans to the Commission to use the road right of way along South Minnie to connect the existing sidewalk and continue down to S. Iowa Street. In addition, the BPU briefed the Rosedale Association in November 2017 on its intent to allow the public to use and maintain walking trails. In addition, BPU purchased property on the west side of S Minnie Street that the public can use for walking trails. Prior to the UG purchasing the land the trails were on private property and although public use was allowed this was not a guaranteed asset to the community. With BPU purchasing the land the county has full rights to any new walking paths.

5. In the BPU comments, they indicate the proper solution to turn around issues is a cul-de-sac. They also indicate the UG should Build a cul-de-sacs for 38th and for Lloyd to alleviate citizen concerns. While it does not appear a cul-de-sac on 38th street is not related to this project, the Lloyd Street issue is exacerbated by the fact that now the street cannot ever be a thru street due to this project. The BPU is responsible for this improvement, they cannot obligate the Unified Government to these improvement as they identified it as the necessary improvement to rectify the issue. The BPU will provide additional public improvement plans for the cul-de-sacs prior to any permits being issued.

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) The County Surveyor makes separate technical review of the vacation of right of way documents and submits comments directly to the preparer of the plat. Provide revised vacation documents in accordance with County Surveyor comments.
- 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-2018-90 and #R/W-2018-6 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Legal descriptions for the Vacations
Vacation Exhibit
Site Plan/Grading Plan
Fencing details
Aerial
Site photos
Neighborhood meeting minutes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	November 13, 2018	November 29, 2018
Special Use	Approval	
Vacation	November 13, 2018	November 29, 2018
	Approval	

STAFF CONTACT:

Rob Richardson
rrichardson@wycokck.org

MOTIONS

Special Use Permit:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2018-90** 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-2018-90**, 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.

Vacation:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**R/W-2018-6** 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 #**R/W-2018-6**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 1:46:58:

SPECIAL USE PERMIT APPLICATION #SP-2018-90 – MARK RUSSELL WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS: Special Use Permit for Rosedale Substation at 3777 Lloyd Street.

RIGHT-OF-WAY VACATION APPLICATION #R/W-2018-6 – MARK RUSSELL WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS: Vacation of right-of-way at 3777 Lloyd Street

Detailed Outline of Requested Action: The Board of Public Utilities will construct a 161/13.2-Kilovolt Rosedale Substation to replace the current Fisher Substation. The new substation will provide for the current and growing needs of the area. It will have new high voltage power lines associated with the facility that interconnect to other substations to provide uniform power service for the area. The project will require significant dirt work and dirt removal from the site. The BPU has stated its intent to turn the excess project area back to the community for trails etc.

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 November 13, 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 October 18, 2018; and
7. The Notices to property owners dated October 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:

- ❖ Mark Russell, applicant representing the Board of Public Utilities, 4953 Alden Street, Shawnee, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 1:52:43: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts at 1:52:52

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Special Use Permit Application #SP-2018-90:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

This project will have a profound impact on the visual quality of some adjoining properties. Concerns regarding this issue are listed (as letting the remaining trees do the screening.) Any concerns related to this issue should be carefully considered

1. Following the vacation action, the Board of Public Utilities intends to consolidate all of the parcels. This must be done prior to issuance of various permits to prevent utilities from crossing property lines.

Applicant Response: The BPU is currently in one open court issue with one landowner who is disputing the amount of condemned parcel compensation. The BPU expects the matter to complete in late November 2018 and then consolidate all parcels to meet the commission's intent.

2. Please provide a detailed landscape plan. The plan should to the greatest degree possible to replace the forest in areas where it will not interfere with the future power lines.

Applicant Response: The BPU's original plan considered the heavily dense forest area around the substation and determined that complete clearing would be harmful to the existing aesthetics to the neighborhood. BPU kept the entire natural tree-lines perimeter around the substation equipment to hide / blend the facility from street, house and road views. In addition, the BPU will offer land to the Park Service to improve upon existing trails once substation construction is complete.

Staff Response: There will need to be a landscape plan for the entry area and for any areas not screened by existing trees that remain. Staff can approve prior to issuance of permits.

3. Describe the potential haul routes. A street assessment will be required on minor local streets utilized for the haul route before and after the project the applicant will be responsible for repairs.

Applicant Response: The primary construction entrance into the construction site is off South Minnie Street. The route will have trucks turn right out of the substation and travel north along South Minnie Street. Truck will turn left and continue northwest on North Iowa street until reaching Southwest Boulevard. Trucks will either turn left or right on Southwest Boulevard depending on their dump location. The BPU requires the awarded contractor to initiate the haul permit process by 9 February 2019 and to video the route and curb and gutter areas for damage and document existing damage to avoid disputed damage claims.

4. Describe how the unused property will be returned to public use.

Applicant Response: The BPU submitted plans to the Commission to use the road right of way along South Minnie to connect the existing sidewalk and continue down to S. Iowa Street. In addition, the BPU briefed the Rosedale Association in November 2017 on its intent to allow the public to use and maintain walking trails. In addition, BPU purchased property on the west side of S Minnie Street that the public can use for walking trails. Prior to the UG purchasing the land the trails were on private property and although public use was allowed this was not a guaranteed asset to the community. With BPU purchasing the land the county has full rights to any new walking paths.

5. In the BPU comments, they indicate the proper solution to turn around issues is a cul-de-sac. They also indicate the UG should Build a cul-de-sacs for 38th and for Lloyd to alleviate citizen concerns. While it does not appear a cul-de-sac on 38th street is not related to this project, the Lloyd Street issue is exacerbated by the fact that now the street cannot ever be a thru street due to this project. The BPU is responsible for this improvement, they cannot obligate the Unified Government to these improvement as they identified it as the necessary improvement to rectify the issue. The BPU will provide additional public improvement plans for the cul-de-sacs prior to any permits being issued.

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) The County Surveyor makes separate technical review of the vacation of right of way documents and submits comments directly to the preparer of the plat. Provide revised vacation documents in accordance with County Surveyor comments.

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

1) None

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Right-Of-Way Vacation Application #R/W-2018-6:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to the above stipulations

LEGAL DESCRIPTION OF LLOYD STREET TO BE VACATED:

A strip of land previously dedicated for street right of way in the plat of ROLLING MILL 2nd ADDITION TO ROSEDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows;

Beginning at the southeast corner of Block 7, ROLLING MILL 2nd ADDITION;

Thence North 30 degrees 54 minutes 22 seconds West, along the easterly line of said Block 7, 343.20 feet, to the northeast corner of said Block 7;

Thence North 87 degrees 29 minutes 33 seconds East, along the north line of ROLLING MILL 2nd ADDITION, 45.47 feet, to the Northwest corner of Block 8, ROLLING MILL 2nd ADDITION;

Thence South 30 degrees 54 minutes 22 seconds East along the westerly line of Block 8, 343.20 feet;

Thence South 87 degrees 29 minutes 33 seconds West, 45.47 feet, to the Point of Beginning.

Contains 13,728 square feet or 0.315 acres.

Bearings are based on the Kansas State Plane coordinate system, North Zone.

LEGAL DESCRIPTION OF RIDGE STREET TO BE VACATED:

A strip of land previously dedicated for street right of way in the plat of ROLLING MILL 2nd ADDITION TO ROSEDALE, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows;

Beginning at the southwest corner of Block 7, ROLLING MILL 2nd ADDITION;

Thence South 87 degrees 29 minutes 33 seconds West, along the westerly extension of the north line of 38th Street, 34.10 feet, to the Southeast corner of Block 6, ROLLING MILL 2nd ADDITION;

Thence North 30 degrees 54 minutes 22 seconds West, along the easterly line of said Block 6, 343.20 feet, to the northeast corner of said Block 6;

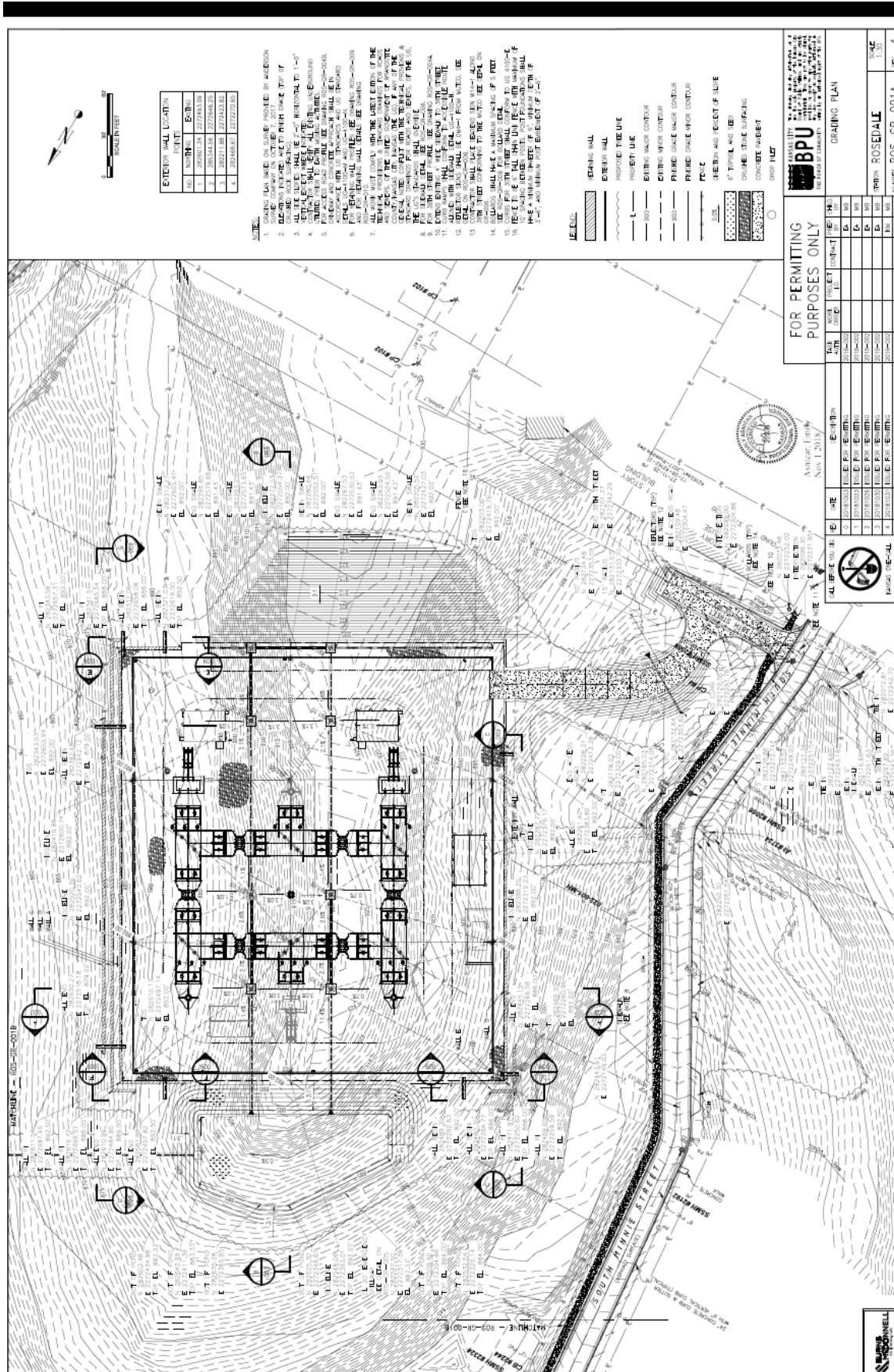
Thence North 87 degrees 29 minutes 33 seconds East, along the north line of ROLLING MILL 2nd ADDITION, 34.10 feet, to the Northwest corner of said Block 7;

Thence South 30 degrees 54 minutes 22 seconds East along the westerly line of Block 7, 343.20 feet, to the Point of Beginning.

Contains 10,296 square feet or 0.2364 acres.

Bearings are based on the Kansas State Plane coordinate system, North Zone.



















Rosedale Substation Open House
Resident Comments/Q&A
October 29th, 2018, 5:30 P.M.
Rosedale Development Association

NAME	ADDRESS	PHONE	EMAIL
Tam Grodsky	2033 S. 15 th St.		tmagrodsky@gmail.com
Mary Gonzales	3721 S. Thompson	913-638-4264	marygonzales1964@gmail.com
Frank Jones	3826 Lloyd	913-515-2675	
Doug Dodson	3815 S. Minnie St.	913-788-0825	mail4dodson@yahoo.com
Stephanie Dodson	3815 S. Minnie St.	913-788-0825	mail4dodson@yahoo.com
Gil Pinter	4178 Cambridge	913-314-7403	gilbearkc@gmail.com
Melvin Robinson	2712 Lake Ave.	913-262-1597	mrobinson6@kc.rr.com
Michelle Robinson	2712 Lake Ave.	913-262-1597	mrobinson6@kc.rr.com
Ricky White	3817 Lloyd	913-251-4814	
Sheila Sanders	3729 Thompson Circle	913-961-3106	sewbeit02@yahoo.com
John O'Brien	2302 S. Mill St.		

NAME	ISSUE	LANDOWNER	DISCUSSION TOPICS	RECOMMENDATION
Tam Grodsky	Non related Substation issue	Yes	Non response for customer complaints, water break. No return message from BPU.	Passed to Corp. Communications / Next Door responses
Sheila Sanders		Yes	- Noise Issues from substation, Fisher Substation. - Land Value - Road on S. Minnie needs to be straightened (UG issue).	Answered onsite
Stephanie Dodson	38 th Street Road	Yes	No turn around point on this street	Build cul-du-sac for 38 th St.
Doug Dodson	Various	Yes	- Ensure Sidewalk connects from top of hill to bottom. - Ensure street lights are operational on Minnie (currently in op UG issue) - No shielding from EMF - What will the trail system look like? Access from Minnie St.? - How much traffic will I expect during and after construction?	Answered onsite
Gil Pinter	Turnaround points	Yes	Turnaround points on 38th Street and Lloyd Street	UG Build cul-du-sac for 38th St. and Lloyd St.

			• Lights inside the sub	• Provide lighting plan for the site.
--	--	--	---	---



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: November 29, 2018
Re: Petition #PR-2018-27

GENERAL INFORMATION

Applicant:
Bruce K. Adib-Yazdi

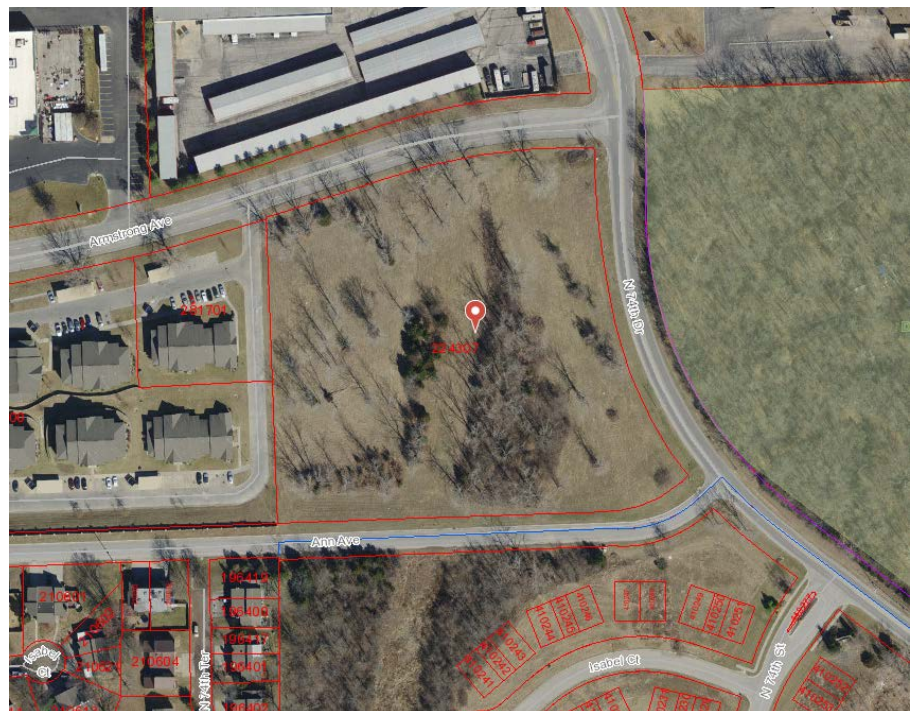
Status of Applicant:
Representative
Vecino Group
305 West Commercial
Street
Springfield, MO

Requested Action:
Approval of Preliminary
Development Plan

Date of Application:
August 24, 2018

Purpose:
To build a multi-family
housing development
with on-site daycare.

Property Location:
7401 Armstrong



Existing Zoning: CP-1 Planned Limited Business District and RP-5 Planned Apartment District

Surrounding Zoning:

North:	CP-3 Planned Commercial District
South:	RP-4 Planned Garden Apartment District
East:	R-1 Single Family District
West:	RP-5 Planned Apartment District

Existing Uses:

North:	Self Storage Business
South:	Residential
East:	Vacant Land/Park
West:	Multi-family Apartments

Total Tract Size: 5.8 acres

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

Major Street Plan: The City-Wide Master Plan designates Armstrong Avenue and 74th Street as a Class C Thoroughfares.

Advertisement: Property Owner Letters – September 12, 2018, October 2, 2018 and November 20, 2018
Wyandotte Echo – September 13, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Bruce K. Adib-Yazdi with Vecino Group, has submitted an application for a preliminary development plan for a multi-family housing development with an on-site daycare at 7401 Armstrong. The development includes 60 units in 5 apartment buildings.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This property is just south and east of the commercial area at 78th and State. There are multi-family apartments to the west and triplexes and duplexes to the south.

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 would likely increase traffic in the area, but not beyond the capacity of the street network.

3. The degree of conformance of the proposed use to the Master Plan.

The density of the proposed use conforms with the City-Wide Master Plan. The Medium Density Residential district recommends a density of 4-16 dwelling units per acre. The proposed development has a density of 10.3 dwelling units per acre.

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

Development will be required to be on sanitary sewer

c. Storm water control

To UG code.

d. Police

Police service is provided by the West Patrol, District #221

e. Fire

Fire service is provided by District #4

f. Transit

KCATA provide Transit Service

g. Schools

USD 500

5. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting all requirements.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 18, 2018. The meeting minutes are attached.

KEY ISSUES

Conformance to Multi-Family Design Guidelines.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2018-27, subject to:

Urban Planning and Land Use Comments:

1. A minimum 6-foot sidewalk is required along all street frontage. Include ADA ramps at the intersection and any driveways. Sidewalks must connect to the internal pedestrian circulation system.

Applicant Response: Sidewalks have been shown along street frontage, and connection to internal pedestrian path has been made on the east side. ADA ramps have been provided at driveways.

Staff Response: ADA Ramps are also required at the intersections of Armstrong Avenue and 74th Drive and Ann Avenue and 75th Drive.

2. For new multi-family development, safe rooms are to be provided for residents in the complex. Safe room designations are not indicated on the site plan, please illustrate on the site plan.

Applicant Response: Safe Room will be included as part of the clubhouse. See clubhouse Plan

3. Please provide color renderings of the building elevations.

Applicant Response: See colored elevations.

4. All landscaping shall be irrigated.

Applicant Response: Landscape shall be irrigated.

5. All overstory trees shall be at least 4" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least 6' when planted. All shrubs shall be 5 gallons when planted.

Applicant Response: All plant materials will meet these requirements.

6. 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. Rooftop mechanical equipment shall be screened from public view by an architectural screen.

Applicant Response: No rooftop mechanical equipment will be installed. Wall mounted building utilities will be screened or painted to match building.

7. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.

Applicant Response: Downspouts will be concealed as best as possible while maintaining required drainage.

8. The rear elevation of the buildings shall maintain the same level of architectural interest by continuing the stone veneer wainscot on all sides of the buildings. Four-sided architecture shall be incorporated into all structures. This includes articulation.

Applicant Response: In this design the rear of the buildings face each other and will be articulated, and we intend on screening the short space at the end of the buildings.

Staff Response: Staff does not support this request. The rear of the buildings shall maintain the same level of architectural interest by continuing the stone veneer wainscot on all sides of the building as shown in the revised elevations.

9. The clubhouse shall incorporate a stone veneer wainscot on all sides to match the apartment buildings.

Applicant Response: This has been added.

10. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.

Applicant Response: Satellite dishes will not be allowed on apartments.

11. Exterior dryer vents shall be painted to match the building.

Applicant Response: These shall be painted to match.

12. All signs must follow the requirements in Chapter 27 Planning and Development, Article VIII Zoning, Division 11 Signs.

Applicant Response: All signs will follow these requirements.

13. Per the Multi-Family Residential Design Guidelines:

- a. Pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide.

Applicant Response: All sidewalks will be 6' wide.

- b. All pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - i. The primary entrance or entrances to each principal multi-family building;

Applicant Response: Sidewalks connect each of the buildings

- ii. To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development;

Applicant Response: Not applicable

- iii. Any adjacent commercial land uses, including but not limited to retail shopping centers, office buildings, restaurants, or personal services establishment; and

Applicant Response: Not applicable

- iv. Any adjacent public park, greenway, or other public/semi-public use including but not limited to schools, libraries, churches, parks, etc.

Applicant Response: Not applicable

- c. To the maximum extent feasible, garage entries, carports, parking areas and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.

Applicant Response: This has been accomplished, have done this, to the maximum extent possible.

Staff Response: The current site plan does not meet the intent of this requirement in the multifamily design guidelines. Armstrong Avenue and North 74th Drive are both major streets. The current site plan orients parking lots toward both Armstrong Avenue and North 74th Streets. Parking areas will be the dominant visual experience for

both Armstrong Avenue and North 74th Street. The Final Plan will orient parking areas away from Armstrong Avenue and North 74th Street so that parking areas are behind buildings, internalized to the site, and not the prominent feature along Armstrong Avenue and North 74th Street.

- d. The maximum length of multi-family residential buildings shall be 200 feet.

Applicant Response: Maximum length of any building is 182' +/-

- e. Predominant roof materials shall be high quality, durable material such as, but not limited to:
 - i. Wood shake shingles
 - ii. Clay or concrete tiles

Applicant Response: We intend on providing architectural asphalt shingles with 30-year warranty.

14. Landscaping is required to screen all parking areas and service entries.

Applicant Response: Requisite landscaping will be provided. See landscape plan.

Staff Response: The landscape plan is not updated to reflect the hammer head turn around by the clubhouse. This paved area will need to be screened with landscaping.

- a. This includes the trash enclosure.
- b. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant Response: Trash enclosures will be constructed as noted.

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) Final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include

final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans must meet the requirements of UG standards. Only preliminary drawings have been submitted at this time

Fire Department Comments:

- 1) Compliance with the International Building Code -2012 Edition
 - 2) Compliance with the International Fire Code – 2012 Edition
 - 3) Compliance with current NFPA 101® Life Safety Code
 - 4) Compliance with existing fire codes, Unified Government ordinances, state rules and regulations
- **Submit automatic fire sprinkler plans and calculations for approval prior to installation.**
- **Submit automatic fire alarm plans including battery calculations and circuit-drop calculations for approval prior to installation.**
- **AERIAL FIRE APPARATUS ACCESS ROUTE- Provide plans showing method of providing aerial fire apparatus vehicle access to the structures. Per Sec.D105, 2012, IFC. Plans to be stamped by a KS registered qualified design professional.**
- **Provide location of code compliant fire hydrants for the new buildings. Per Sec. 507.5, 2012 IFC**

Additional Stipulations at City Planning Commission Meeting:

1. The staff and applicant continue to discuss 74th connection with the Traffic Engineer as they move forward to final plan.
2. Approval of the project as the gas pipeline splits the site but work with them to see if they can park on the gas pipeline. The staff can change the layout of the 60 units as it comes forward at final plan if something can be worked out.

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-2018-27 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Preliminary Development Plan
Email from Jean Lin
Meeting Minutes

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	November 13, 2018	November 29, 2018
Final Plan	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2018-27 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-2018-27, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 2:02:17:

PLAN REVIEW APPLICATION #PR-2018-27 – BRUCE ADIB-YAZDI WITH VECINO GROUP – SYNOPSIS: Preliminary Plan Review for a multi-family development with day care amenity component at 7401 Armstrong Avenue. **Detailed Outline of Requested Action:** The applicant, Bruce K. Adib-Yazdi with Vecino Group, has submitted an application for a preliminary development plan for a multi-family housing development

with an on-site daycare at 7401 Armstrong. The development includes 60 units in 5 apartment buildings.

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 November 13, 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 September 12 and October 2, 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:

- ❖ Bruce Adib-Yazdi, Vecino Group, applicant and Vice President, 305 Commercial Street, Springfield, Missouri
- ❖ Chris Ball, architect, Vecino Group
- ❖ Matt Watkins, Reece Nichols

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:12:47: Planning Director Richardson stated that he would note that the financing mechanism for the proposal is not a "Golden" criteria and therefore cannot be used in the Commission's evaluation of this project. He would add the stipulation that the staff and applicant continue to discuss 74th connection with the Traffic Engineer as they move forward to final plan. Director Richardson also stated that he would recommend approval as the gas pipeline sits but will work with them to see if they can't park on the gas pipeline. They are at 60 units but the site could be more efficiently developed if they can park on the gas pipeline. The staff would request approval from the Planning Commission to change the layout of the 60 units as it comes forward at final plan if something can be worked out. It would reduce their costs and there would be more open space on the property.

Motion and Vote Starts at 2:14:00:

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Plan Review Application #PR-2018-27:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye

Huey Not Present

Miller Not Present

Neal Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. A minimum 6-foot sidewalk is required along all street frontage. Include ADA ramps at the intersection and any driveways. Sidewalks must connect to the internal pedestrian circulation system.

Applicant Response: Sidewalks have been shown along street frontage, and connection to internal pedestrian path has been made on the east side. ADA ramps have been provided at driveways.

Staff Response: ADA Ramps are also required at the intersections of Armstrong Avenue and 74th Drive and Ann Avenue and 75th Drive.

2. For new multi-family development, safe rooms are to be provided for residents in the complex. Safe room designations are not indicated on the site plan, please illustrate on the site plan.

Applicant Response: Safe Room will be included as part of the clubhouse. See clubhouse Plan

3. Please provide color renderings of the building elevations.

Applicant Response: See colored elevations.

4. All landscaping shall be irrigated.

Applicant Response: Landscape shall be irrigated.

5. All overstory trees shall be at least 4" caliper when planted. All ornamental trees shall be at least 2" caliper when planted. All evergreens shall be at least 6' when planted. All shrubs shall be 5 gallons when planted.

Applicant Response: All plant materials will meet these requirements.

6. 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. Rooftop mechanical equipment shall be screened from public view by an architectural screen.

Applicant Response: No rooftop mechanical equipment will be installed. Wall mounted building utilities will be screened or painted to match building.

7. Downspouts shall be painted to match the building and recessed into the corners of building as not to be in plain view of the public.

Applicant Response: Downspouts will be concealed as best as possible while maintaining required drainage.

8. The rear elevation of the buildings shall maintain the same level of architectural interest by continuing the stone veneer wainscot on all sides of the buildings. Four-sided architecture shall be incorporated into all structures. This includes articulation.

Applicant Response: In this design the rear of the buildings face each other and will be articulated, and we intend on screening the short space at the end of the buildings.

Staff Response: Staff does not support this request. The rear of the buildings shall maintain the same level of architectural interest by continuing the stone veneer wainscot on all sides of the building as shown in the revised elevations.

9. The clubhouse shall incorporate a stone veneer wainscot on all sides to match the apartment buildings.

Applicant Response: This has been added.

10. Banks need to be provided for satellite dishes on apartment units. They need to be hidden from view from the public streets and the public.

Applicant Response: Satellite dishes will not be allowed on apartments.

11. Exterior dryer vents shall be painted to match the building.

Applicant Response: These shall be painted to match.

12. All signs must follow the requirements in Chapter 27 Planning and Development, Article VIII Zoning, Division 11 Signs.

Applicant Response: All signs will follow these requirements.

13. Per the Multi-Family Residential Design Guidelines:

- a. Pedestrian walkways and sidewalks shall be a minimum of six-feet (6') wide.

Applicant Response: All sidewalks will be 6' wide.

- b. All pedestrian walkways shall be designed to provide direct access and connections to and between the following:
 - i. The primary entrance or entrances to each principal multi-family building;

Applicant Response: Sidewalks connect each of the buildings

- ii. To any sidewalks or walkways on adjacent properties that extend to the boundaries shared with the multi-family development;

Applicant Response: Not applicable

- iii. Any adjacent commercial land uses, including but not limited to retail shopping centers, office buildings, restaurants, or personal services establishment; and

Applicant Response: Not applicable

- iv. Any adjacent public park, greenway, or other public/semi-public use including but not limited to schools, libraries, churches, parks, etc.

Applicant Response: Not applicable

- c. To the maximum extent feasible, garage entries, carports, parking areas and parking structures shall be internalized in building groupings or oriented away from the arterial or collector street frontage.

Applicant Response: This has been accomplished, have done this, to the maximum extent possible.

Staff Response: The current site plan does not meet the intent of this requirement in the multifamily design guidelines. Armstrong Avenue and North 74th Drive are both major streets. The current site plan orients parking lots toward both Armstrong Avenue and North 74th Streets. Parking areas will be the dominant visual experience for both Armstrong Avenue and North 74th Street. The Final Plan will orient parking areas away from Armstrong Avenue and North 74th Street so that parking areas are behind buildings, internalized to the site, and not the prominent feature along Armstrong Avenue and North 74th Street.

- d. The maximum length of multi-family residential buildings shall be 200 feet.

Applicant Response: Maximum length of any building is 182' +/-

- e. Predominant roof materials shall be high quality, durable material such as, but not limited to:
 - i. Wood shake shingles
 - ii. Clay or concrete tiles

Applicant Response: We intend on providing architectural asphalt shingles with 30-year warranty.

14. Landscaping is required to screen all parking areas and service entries.

Applicant Response: Requisite landscaping will be provided. See landscape plan.

Staff Response: The landscape plan is not updated to reflect the hammer head turn around by the clubhouse. This paved area will need to be screened with landscaping.

- a. This includes the trash enclosure.
- b. All trash receptacles shall be enclosed with a screening wall or fence constructed of the same materials as the primary structure. The screen must be a minimum of six feet in height on all sides and designed with the gate facing away from streets or adjacent land uses. All screening materials must be well maintained at all times.

Applicant Response: Trash enclosures will be constructed as noted.

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) Final development plans will have to be approved before going to planning commission with approval to obtain permits. This will include final engineering, calculations, and complete drawings with construction notes and details. Final Development Plans must meet the requirements of UG standards. Only preliminary drawings have been submitted at this time

Fire Department Comments:

- 1) Compliance with the International Building Code -2012 Edition
 - 2) Compliance with the International Fire Code – 2012 Edition
 - 3) Compliance with current NFPA 101® Life Safety Code
 - 4) Compliance with existing fire codes, Unified Government ordinances, state rules and regulations
- **Submit automatic fire sprinkler plans and calculations for approval prior to installation.**

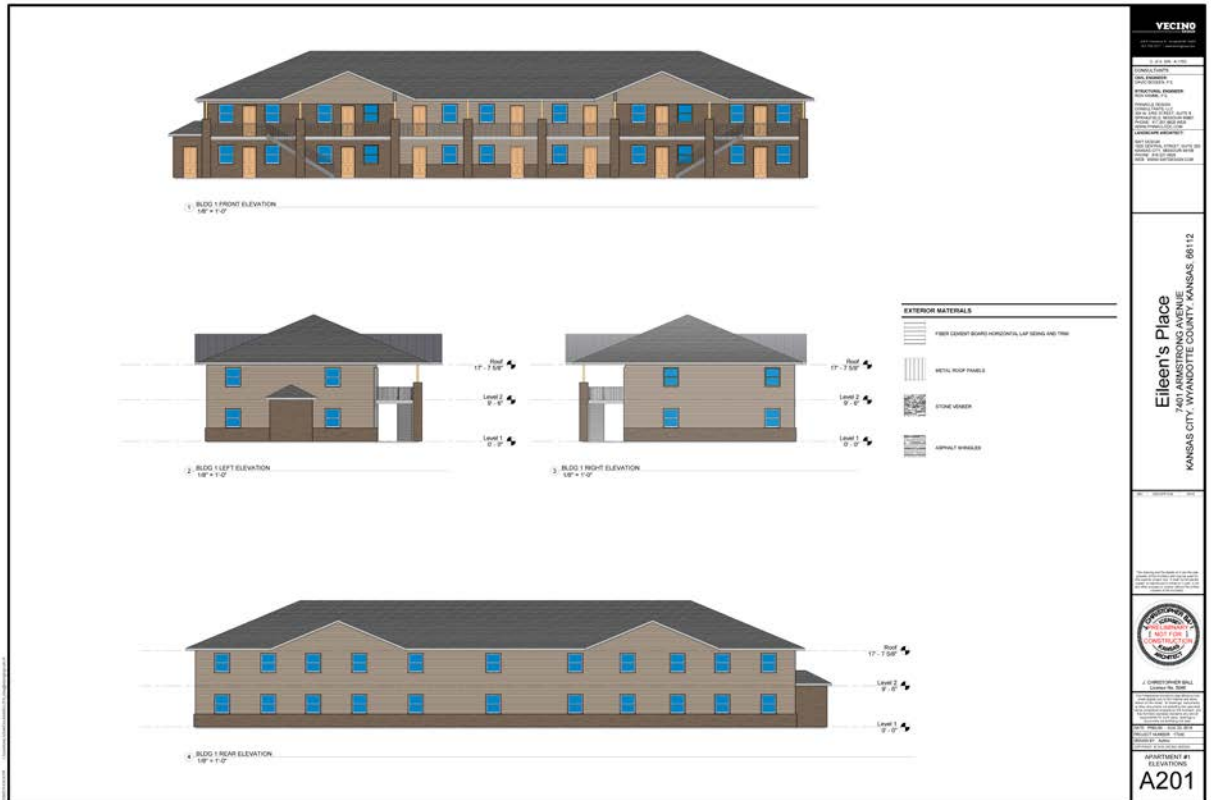
****Submit automatic fire alarm plans including battery calculations and circuit-drop calculations for approval prior to installation.**

****AERIAL FIRE APPARATUS ACCESS ROUTE- Provide plans showing method of providing aerial fire apparatus vehicle access to the structures. Per Sec.D105, 2012, IFC. Plans to be stamped by a KS registered qualified design professional.**

****Provide location of code compliant fire hydrants for the new buildings. Per Sec. 507.5, 2012 IFC**

Additional Stipulations at City Planning Commission Meeting:

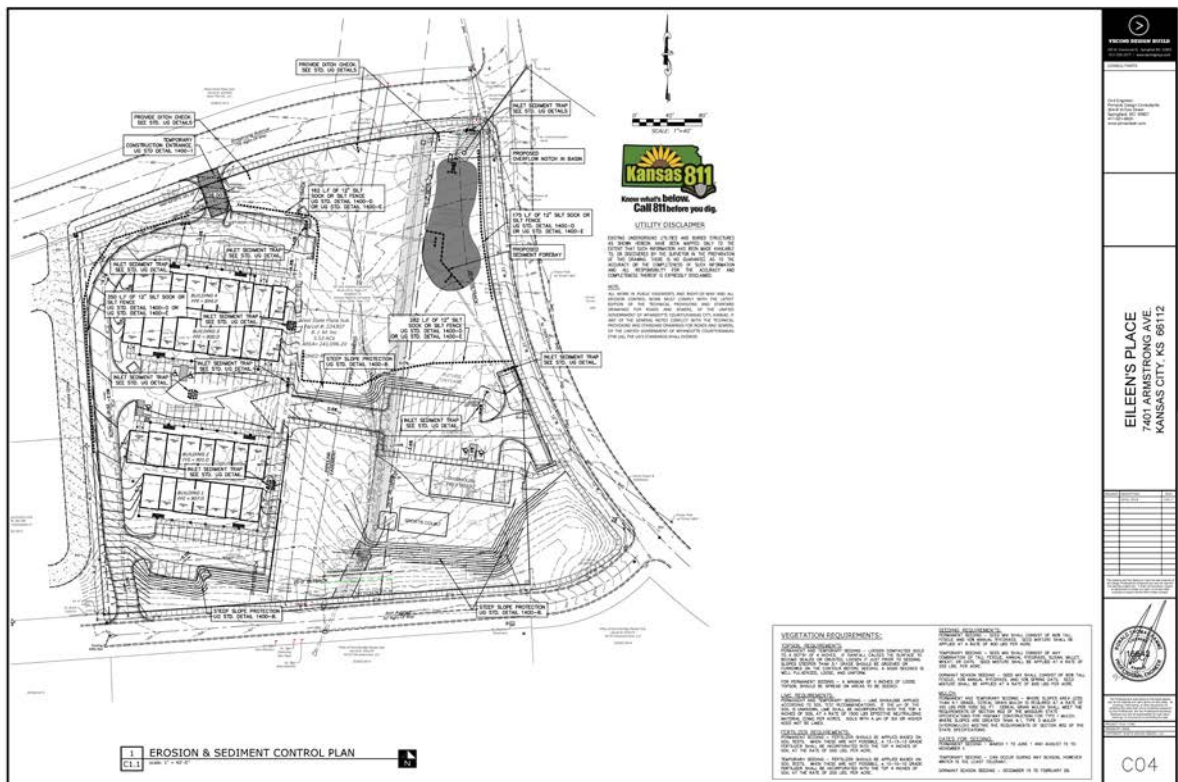
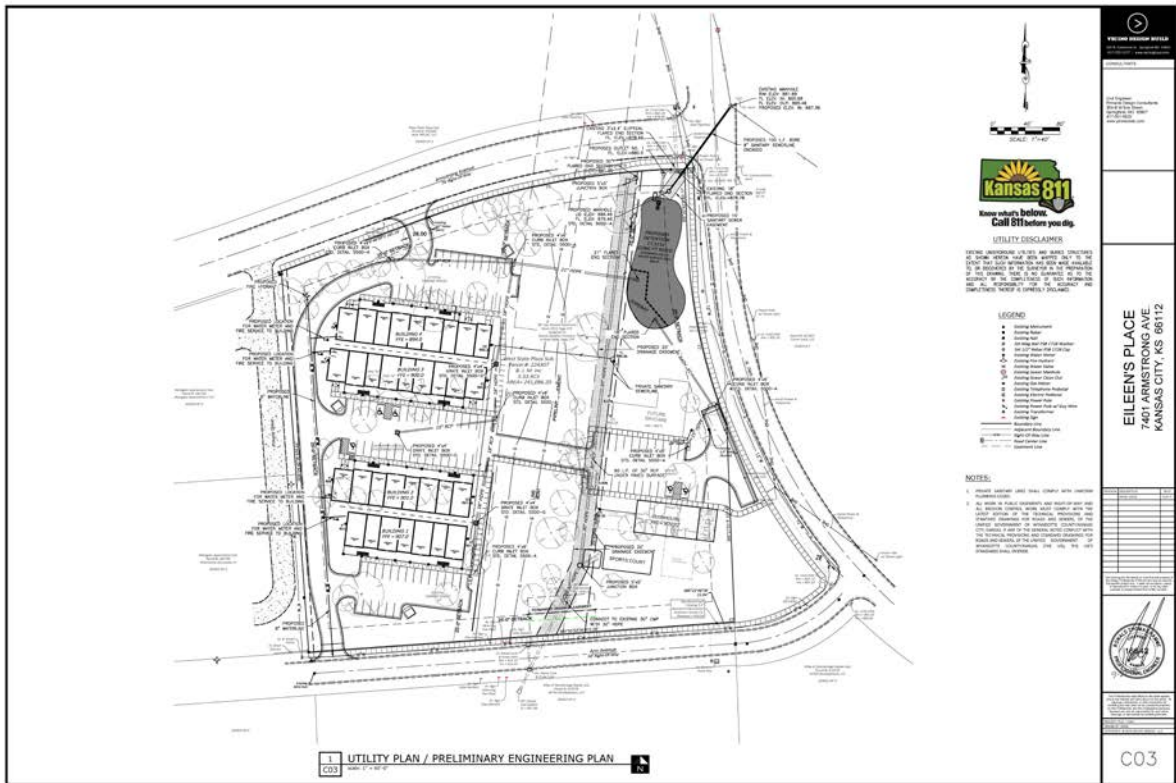
1. The staff and applicant continue to discuss 74th connection with the Traffic Engineer as they move forward to final plan.
2. Approval of the project as the gas pipeline splits the site but work with them to see if they can park on the gas pipeline. The staff can change the layout of the 60 units as it comes forward at final plan if something can be worked out.











Hi Heather,

Thank you so much for sharing the plans for the Eileen's Place project at 7401 Armstrong Drive (File No. PR-2018-27) . I am generally supportive of the proposed uses on the site and recognize its benefits to the larger community. I do, however, have some concerns over the site layout:

1. Future residents for both this development and the adjacent Stonebridge development will be looking out onto parking lots, which is not the most pleasant view. As it relates to my property, I am opposed to any parking lots along or visible from Ann Avenue. There is opportunity to bring the buildings closer to the street and provide landscape enhancements so that parking lots aren't the primary feature. Bringing buildings closer to the street will foster a stronger sense of community so that this development isn't separated from the rest of the neighborhood by parking lots. It will also enhance the streetscape experience so that the buildings and people, not the cars, are the focus.

2. There are four parking lots serving this site, which seems like an inefficient use of land with a lot of space devoted to vehicular circulation. Where these parking lots are located around and between buildings, cars seem to be the priority, not people. I would suggest consolidating the parking area in the western portion of the site by adding parking stalls along one or both sides of the proposed driveway. At the very least, the parking lot between Buildings 2 and 3 should be eliminated and converted to a courtyard/open space area. It would also improve safety by limiting the amount of vehicles traversing through the middle of the site, better serve the recreational needs of future residents, and help foster a stronger sense of community. I understand that a parking lot is needed for the daycare center, and that could be a separate parking lot.

3. It is unclear why there needs to be a vehicular connection between the residences and the daycare center/clubhouse, as it seems like they are within easy walking distance. Consider an enhanced pedestrian path connecting the two uses, with perhaps decorative paving, landscaping, and furniture (i.e., trellises, arbors, benches, etc.). Eliminating the vehicular connection would improve the safety and quality of the open space area over the gas pipeline easement.

4. There are three trash enclosures shown on the site plan, of which two would be prominently visible from the street. Trash facilities should be tucked away from streets as much as possible. My concern is that future residents will be looking out the window and see the parking lots and trash enclosures, and these are facilities that should not be highlighted and will adversely impact my property values. There does not appear to be a trash enclosure for the daycare center and clubhouse - are the trash facilities integrated into these buildings?

5. The buildings on the site seem to be designed to operate independently of each other without a strong connection between the buildings or the street. With the exception of Buildings 2 and 3, these buildings seem to turn their backs to each other, and it is unclear how the gap spaces at the rear of these buildings will be designed/utilized. Design is a powerful determinant for human behavior - consider providing opportunities for interaction and gathering between buildings, and between the buildings and the surrounding neighborhood. Some options would be to break up the buildings with inviting pedestrian paths in between the buildings or incorporate breezeways to facilitate getting from one building to another. The design should also integrate with the surrounding neighborhood by providing pedestrian connections from the buildings to the streets.

Once again, I appreciate your outreach efforts and the opportunity to provide feedback on this proposal. I would be interested in receiving updates, including any changes to the development scope and/or design. Please note that I am also copying the Urban Planning and Land Use Department, and that these comments will be part of the public record.

Please let me know if you have any questions.

Thanks,

Jean Lin
jeanplin@gmail.com
(408) 750-7160

On Tue, Sep 18, 2018 at 8:15 AM Heather Bradley-Geary <heather@vecinogroup.com> wrote:

Ms. Lin: Thank you so much for reaching out. I have attached the following information:

Elevations

1. Site Plan
2. Fact Sheet

Please let me know if you have any questions or I can provide further information.

Heather Bradley-Geary, Director of Supportive Housing

(o) 417-720-1577 | (c) 913-905-9645

From: Jean Lin <jeanplin@gmail.com>
Sent: Monday, September 17, 2018 11:39 PM
To: Heather Bradley-Geary <heather@vecinogroup.com>
Subject: 7401 Armstrong Ave, Kansas City

Hi Heather,

I own property on Isabel Court adjacent to the proposed multi-family residential and day care use at 7401 Armstrong Avenue. I understand that there will be a neighborhood meeting tomorrow night, and regret that I will be unable to attend. However, I am interested in learning more about the proposed development. Could you send me the site plan, floor plan, and elevations/massing being contemplated at this stage?

Thanks,

Jean Lin

Application Number: PR-208-27

Date and Location: September 18, 2018 at Mason Jar (941 North 74th Drive, Kansas City, KS 66112)

Meeting called to order at: 6:05 PM

Names of people in attendance (sign-in sheet attached): Lenora Carpenter, Cohen Esrey; Tammi Jordan, Cohen Esrey; Melissa Bynum, Wyandotte County Commissioner; Clifford Dale, Mason Jar; Heather Bradley-Geary, Vecino Group; Joselyn Pfliegier, Vecino Group; Heather Furr, Cohen Esrey; Cassie Colston, Cohen Esrey; Duane Dean, Metro Lutheran Ministry; Jim Glynn, Metro Lutheran Ministry; Matt Watkins, Reece Commercial; and Chris Ball, Vecino Group

Introductions: Heather Bradley-Geary, Vecino Group led introductions. Each person in the room introduced themselves.

Presentation by applicant and/or team: Heather Bradley-Geary provided an overview of the project. Eileen's Place is a proposed 60-unit supportive housing community to serve families who are at-risk of homelessness. Eileen's Place is a partnership between Vecino Group and Metro Lutheran Ministry. Metro Lutheran Ministry will provide full-time, on-site services. Cohen Esrey will provide on-site, full-time property management. Of the 60 units, 45 will have project-based section 8 vouchers, the remaining 15 units will be market rate units. The funding has been allocated by Kansas Housing Resource Corporation in May of 2018. The site will host a community building, playground equipment, community gardens, and a fitness center. Each member was provided a fact sheet (attached). In addition, each member was able to view renderings (attached).

Questions and answers: Those in attendance, were all members of the project or partnership. Therefore, there were not any questions that were asked.

Meeting adjourned at 6:30 PM

Minutes taken by: Heather Bradley-Geary, Director of Supportive Housing, Vecino Group



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: November 29, 2018
Re: Petition #PR-2018-32

GENERAL INFORMATION

Applicant:
Unified Government of Wyandotte County/Kansas
City, Kansas

Status of Applicant:
Owner
701 North 7th Street
Kansas City, KS 66101

Requested Action:
Approve a Preliminary Plan Review

Date of Application:
September 28, 2018

Purpose:
Build a new Piper Fire Station

Property Location:
2913 Hutton Road

Existing Zoning:
AG Agriculture District



Existing Surrounding Zoning: **North:** AG Agriculture District
South: AG Agriculture District
East: AG Agriculture District
West: AG Agriculture District and R-1 Single Family District

Existing Uses: **North:** Vacant
South: Vacant
East: vacant
West: Single family homes

Neighborhood Characteristics: This is a developing suburban area with a new senior housing development planned to the south and east of the site along with a park on a portion of the site.

Total Tract Size: 4.49 acres

Master Plan Designation: Mixed Residential

Major Street Plan: Hutton Road is a local street

Advertisement: Property Owners Letters – October 17, 2018 and November 20, 2018
Wyandotte Echo – Not Required

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The Unified Government has selected this site to be the site of the new Piper Fire Station. The site was selected after a study of the current and future needs of the area and the ability to provide the best and most efficient service to the area. The three-bay fire facility will allow for trucks to circle the building and drive through the facility rather than backing into the facility.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The area is a growing part of Kansas City, Kansas. The land around the facility was once part of the New Market Development that never got off the ground due to the recession. Much of that area is now being developed as a senior housing development.

- 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.**

N/A

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

Public facilities were planned, but not mapped for this area. The fire station would be part of a mixed residential area.

- 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

Sewer is being extended

c. Storm water control

Provided on-site

d. Police

Police service is provided by the West Patrol, District #223

e. Fire

Fire service is provided by Station #8

f. Transit

Not available

g. Schools

USD 203 Piper School District

- 5. The capability of the proposed use to meet applicable ordinance and other requirements.**

The proposal will meet all codes.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The neighborhood meeting was held. Minutes are attached. It did not appear any particular Planning issues were raised that needed to be addressed in the review.

KEY ISSUES

Variance approval

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2018-32, subject to:

Urban Planning and Land Use Comments:

1. There is an associated variance application. If the variance is not approved, the station will need to be shifted to the east to accommodate the agriculture setback. (**NOTE:** Appeal was approved.)
2. The applicant should provide an updated site plan to the Planning Commission.
3. This is a Preliminary Plan review. Final plans for architecture and site work will be approved with the Final Plan.

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 #PR-2018-32 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial
Reply to staff comments from the Architect.
Neighborhood meeting minutes
Site Plan
Landscape Plan
Elevations

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	November 13, 2018	November 29, 2018
Final Plan	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2018-32 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-2018-32, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 2:14:36:

PLAN REVIEW APPLICATION #PR-2018-32 – DOUG BACH WITH UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS – SYNOPSIS:

Preliminary Plan Review for a new fire station at 2913 Hutton Road. **Detailed Outline of Requested Action:** The Unified Government has selected this site to be the site of the new Piper Fire Station. The site was selected after a study of the current and future needs of the area and the ability to provide the best and most efficient service to the area. The three-bay fire facility will allow for trucks to circle the building and drive through the facility rather than backing into the facility.

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 November 13, 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 dated October 17, 2018; and
7. The testimony from the Board of Zoning Appeals meeting earlier this evening.

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

Present in Support:

- ❖ Kile Morrison, architect representing the applicant, 14205 West 95th Street, Lenexa, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 2:20:41: Planning Director Richardson stated noting that the building will be moved 10' to the south, the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts at 2:21:39:

On motion by Dr. Serda, seconded by Ms. Jones, the Planning Commission voted as follows to **RECOMMEND APPROVAL of Plan Review Application #PR-2018-32:**

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye

Reasons	Aye
Serda	Aye
Huey	Not Present
Miller	Not Present
Neal	Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0
Subject to:

Urban Planning and Land Use Comments:

1. There is an associated variance application. If the variance is not approved, the station will need to be shifted to the east to accommodate the agriculture setback. (**NOTE:** Appeal was approved.)
2. The applicant should provide an updated site plan to the Planning Commission.
3. This is a Preliminary Plan review. Final plans for architecture and site work will be approved with the Final Plan.

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

November 7, 2018

Re: PDP Petition #PR-2018-32
Urban Planning and Land Use Comments
Comment response

The following is a revision to the previously submitted response dated October 29, 2018 and is based on conversations with Rob Richardson on November 6, 2018.

Petition #PR-2018-32 Urban Planning and Land Use draft comments

Comment 1: Provide required landscape calculations as if this is a commercial building in the Overlay Zone. The site appears to lack enough trees per code.

Item 1 response: Please see attached revised landscape drawing from BHC Rhodes. After reviewing the landscape requirements for a “Commercial Building in an Overlay District”, we revised the Landscape Plan as follows:

- While there is proposed adjacent development, we have taken the approach that there is no currently approved adjacent development. Based upon current zoning (AG), there will be no additional landscape and screening required by adjacent zoning.
- Based upon the site area, with a 75-percent exceedance required for overlay, the full site, including the future park, would require about 50 trees. Our approach is to identify the ‘site area’ as the ‘limits of construction’ for the fire station. For this area we have shown the required 29 trees. Additional trees would then be required at the time of construction of the park.
- Parking lot screening. We propose not to screen the east parking row. This parking is about 135-feet from the property line and is at an elevation of about 15-feet below the property line, with headlights being directed into the slope directly behind the parking.
- A 12-foot landscape easement is required between the building and right-of-way. Based upon the proposed building location, this easement will lie on top of the sanitary sewer easement and the sanitary sewer. We will not be able to plant trees over the sewer line. We propose to cluster the trees wherever a minimum 10-foot separation from the sewer line can be obtained. We will also locate trees beyond the toe of the detention pond dam.
- A minimum of 75-percent of the building foundation facing public streets, the exterior of the development, or common spaces must be planted. Due to the apparatus doors and apron, 75-percent cannot be met at the front and rear. Landscaping will be provided to the extent feasible. No foundation planting is provided along north face of building as the roof drain system, a swale, and the

14205 W. 95th St. • Lenexa, Kansas 66215 • (913) 378-9533 • www.archimages-stl.com

retaining wall is between the building and property line. The building floor elevation is about 5-feet below the elevation at the property line and the adjacent property continues to slope upward, away from building.

- The trash enclosure will be enclosed by an architectural screen.

Comment 2: Provide calculations for accent materials on each façade. A maximum of 15 percent accent material is allowed. 85 percent of the façade must use the proposed brick and stone.

Item 2 response: Per our discussion with Rob Richardson on November 6, 2018 cement plaster stucco will be used in lieu of the proposed aluminum architectural metal panels. As indicated in our October 29, 2018 response, in order to achieve the intended massing and horizontal linear design, we are proposing to use cement plaster stucco (not EIFS) with the horizontal lines formed into it.

The attached elevation drawings replace the earlier drawings. They reflect the reduced size of the building that has occurred since the original September 28, 2018 submittal.

The material calculations for the revised elevations are as follows.

Material	Façade Orientation				Total building
	West	South	East	North	
Face brick	7%	53%	53%	14%	30%
Stone texture	31%	25%	12%	52%	21%
Stucco	33%	12%	17%	27%	23%
Glass/glazing/openings	29%	10%	18%	7%	16%

Response submitted by:



Kile R. Morrison, AIA, DBIA
Managing Director

Meeting Minutes

Meeting Date: October 29, 2018

Re: New Fire Station, KCKFD – Hutton Road

Attendees: Refer to attached sign-in sheets

Distribution: Department of Urban Planning and Land Use

KCKFD: Mike Callahan and Jack Andrade

UG Buildings & Logistics: John Kelly and Tim Nick

Archimages: Shohreh Hershey and Kile Morrison

This confirms and records our interpretations of the discussions which occurred, and our understanding reached during this meeting. Unless notified in writing within seven days of the issue date, we will assume that the following interpretations or description is complete and accurate.

ITEMS DISCUSSED:

A neighborhood meeting was held at the Patricia “Diane” Kane Community Center to introduce the project to the public. Approximately 80 people attended. Many of them were current or past Kansas City Kansas Firefighters.

Sign-in sheets were provided along with name tags. Everyone was encouraged to sign-in as they entered and offered a name tag.

John Kelly opened the meeting and made introductions. He also asked anyone who had not signed in to please do so before leaving.

Chief Callahan then presented the operations of the fire station, explained the pull-through apron design of the two full bays, the location of the station and the general size.

Kile Morrison of Archimages gave a general overview of the project, going into further detail of the project’s site and the major landscaping elements and features. A brief explanation of the floor plan was made, describing the organization and layout of the rooms. Lastly, the front elevation of the building was presented to the public, providing an explanation of the materials and colors considered.

The meeting was then opened to questions to address any concerns/issues from citizens attending.

Questions and answers:

There were no questions or comments raised concerning the design and aesthetics of the project.

The following questions were asked regarding the building's functionality. Many of these were asked by present and past fire fighters.

1. *What has been done or considered concerning the causes of cancer in fire stations? Another question of whether an extractor would be present or not was followed up afterwards.*
 - a. Kile Morrison – Decontamination areas are planned, an extractor will be included to clean turnout gear, and pressurization is planned (positive pressure in the house relative to apparatus bays).
2. *Are there plans for additional apparatus? Overbuild for future needs?*
 - a. Mike Callahan – Initially there will be an ambulance and pumper. 2 ½ apparatus bays are planned. One of the bays will be for future equipment.
3. *Is this station meant to replace #8?*
 - a. Kile Morrison/Jack Andrade – No, this is a new station.
4. *How big is this station?*
 - a. Kile Morrison – approx. 12,000 sq ft, 65' bays.
5. *Will the station come fully furnished?*
 - a. Mike Callahan – Fire department will furnish it
6. *How many will the station house? Do you have enough staff, would a station have to close to relocate company?*
 - a. Mike Callahan – 10 fire fighters.
 - b. Mike Callahan – there will be no closures, but some may be relocated from an existing company.

Other questions were raised and many of these were from members present from the general public.

7. *Are any sustainability certifications being pursued?*
 - a. Kile Morrison – No, but best practices in energy efficiency and performance will be incorporated in the design.
8. *When is the completion date?*
 - a. Kile Morrison – We are expecting site work to begin in the mid-December to early-January time frame, and end of 2019 projected for completion.
9. *Any plans for this station to be used as a polling place?*
 - a. Kile Morrison – We have not discussed that.
10. *What is the cost of the project? Where is the funding coming from?*
 - a. John Kelly - \$4M budget and it is funded from general funds.
11. *Any plans for future fire stations in new NW development?*
 - a. Kile Morrison – That area is on the radar for a new station.
 - b. John Kelly – It will need to be in a future funding cycle.
12. *Is there anyone working on identifying the new site for future station?*
 - a. John Kelly – That will need to be addressed as a schedule for funding is worked out.
13. *A person mentioned that Fire station #8 needs remodeling*
 - a. John Kelly – We are aware of the needs of several stations and we are working on programming it into the annual funding.

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14. How much did the city pay for the land?

- a. John Kelly - \$340,000

15. How will you keep everyone updated on the project?

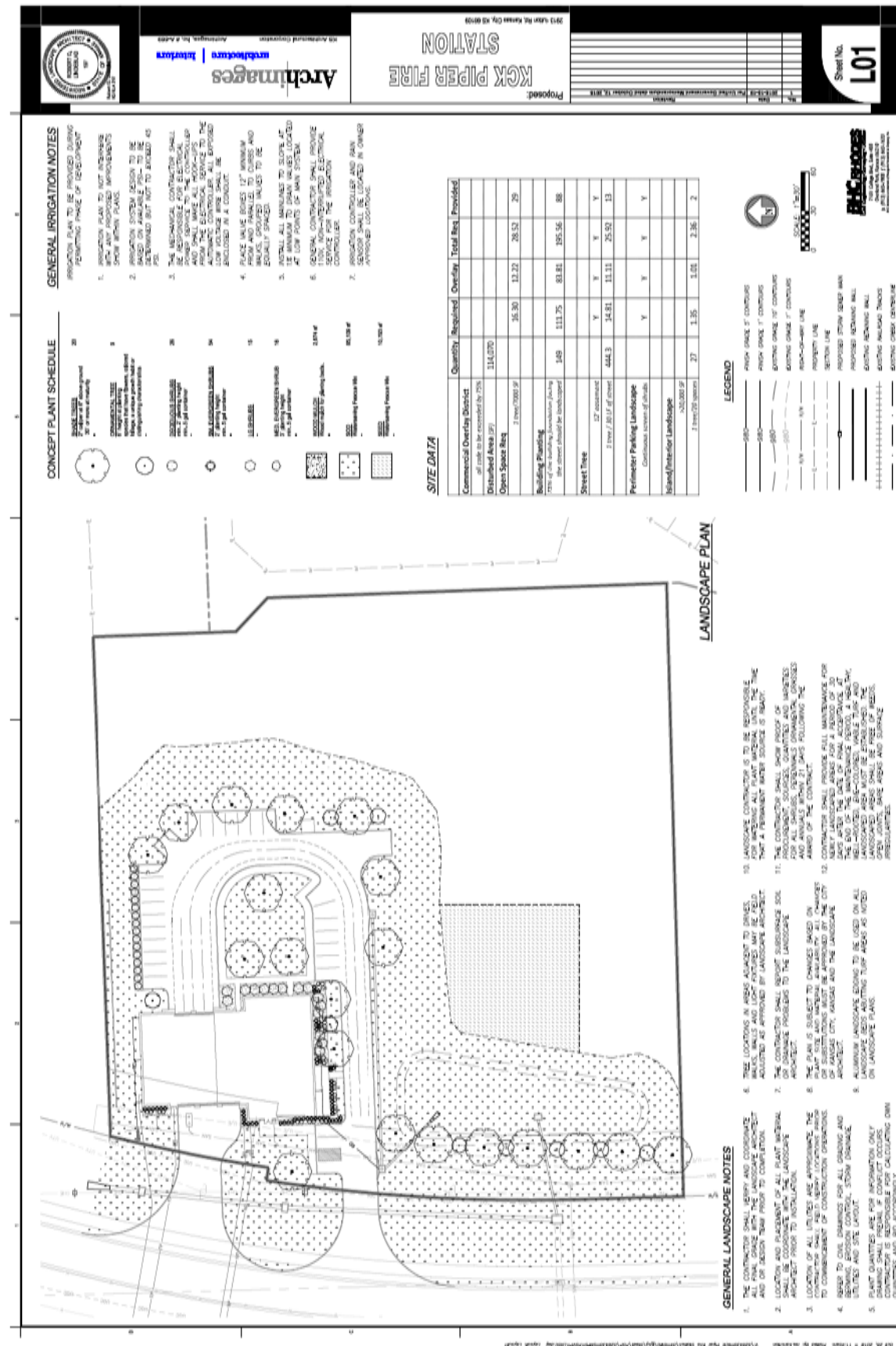
- a. John Kelly – We will set something up, probably via our website. This will be updated periodically to show status of the project.
- b. Commissioner Melissa Bynum suggested that anyone interested in receiving updates should leave their email address. A note pad was then provided near the exit for people to record their email addresses.

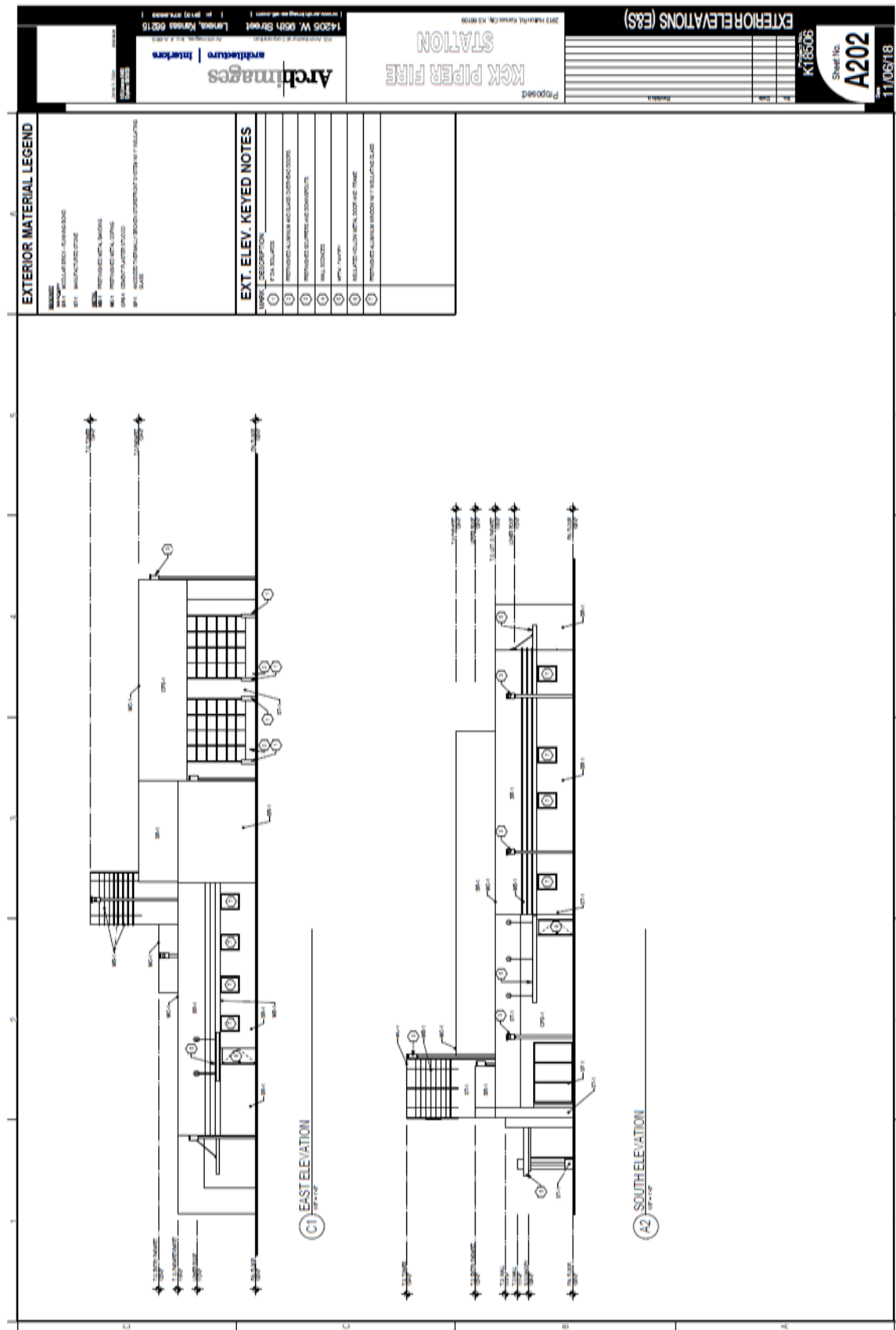
16. The meeting ended with comments and discussion from audience members and Commissioner Mike Kane about the amount of time it has taken to get to this stage of the project. Significant concern with the process was expressed. John Kelly and Chief Callahan responded that they are aware of the past issues and are currently moving forward with the project to get it done in a timely manner.

Attachments: Sign-in sheets, slides used in the presentation

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Site Plan (old does not reflect the current size of the 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: November 29, 2018

Re: **Change of Zone Petition #3171 and Master Plan Amendment MP-2018-4**

GENERAL INFORMATION

Applicant:

Becky Everett and Glenn W.
Eastwood

Status of Applicant:

Owners
Glenn's Pre-Owned Appliances
66 South Bethany
Kansas City, Kansas

Requested Actions:

Change of Zone from
R-1(B) Single Family District to C-3
Commercial District (CP-3
recommended by staff)

Master Plan Amendment from Urban
Density Residential (City-Wide
Master Plan) to Community
Commercial (City-Wide Master Plan)



Date of Application:

September 28, 2018

Purpose: To obtain approval for a change of zone to C-3 to use the property for pre-owned appliances sales.

Property Location: 817 Central Avenue

Existing Zoning: R-1B Single Family District

Surrounding Zoning:

North:	R-2(B) Two Family District
South:	R-1(B) Single Family District
East:	R-1(B) Single Family District
West:	C-3 Commercial District

Existing Uses:

North:	Residential
South:	High Density Residential
East:	Residential and Commercial
West:	Vacant Commercial

Total Tract Size: .29 acre

Master Plan Designation: The City-Wide Master Plan designated this property for public/semi-public use.

Major Street Plan: Central Avenue is designated as a Class C Thoroughfare

Advertisement: The Wyandotte Echo – October 18, 2018
Letters to Property Owners – October 16, 2018 and November 20, 2018

Public Hearings: November 13, 2018 and November 29, 2018

Public Opposition: No one appeared in opposition at the November 13, 2018 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant is seeking a rezoning to C-3 for the site to be used as a pre-owned appliance store. There are two buildings on the lot. For the proposed rezoning, a master plan amendment is required from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan). In 2003 the property was rezoned from C-3 to R-1(B) as part of a neighborhood downzoning. The current owners did not own the property at that time.

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

This area is a dense mix of residential and commercial uses.

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

The nearby properties along Central Avenue have a mix of residential commercial uses, however along 8th Street there are residential properties directly adjacent to this one. Outdoor storage of miscellaneous parts and equipment is not ideal. Privacy for those single-family homes could also be a concern.

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 an issue.

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

This property is not currently vacant and is being used for storage of the appliances.

5. *The extent to which 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 nearby property.*

The use is not necessary for the public, however may benefit the public by providing stipulations for the improvement and upkeep of the building, where zoning and code enforcement violations currently exist. The proposed zoning would be more fitting for the existing use of the building.

6. *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 is not expected to increase traffic. The lot currently has a parking lot that should remain open for parking and should not be used for storage.

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

The change of zone would require a Master Plan Amendment from Urban Density Residential to Community Commercial. The amendment has been filed.

8. The extent to which the proposed use could cause environmental harm or enhance the environment.

This is not an issue.

9. 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

Existing

d. Police

Police service is provided by KCK Police District #115

e. Fire

Fire service is provided by District #1

f. Schools

Kansas City Kansas, USD 500

g. Streets

See item #6 above

10. The economic impact of the proposed use on the community.

The proposed use would likely increase tax revenue from the parcel.

11. The capability of the proposed use to meet applicable ordinance requirements.

The proposed use is expected to meet applicable ordinance requirements.

12. 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.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on October 22, 2018. Three people were in attendance. There was no opposition expressed.

KEY ISSUES

Compliance with City-Wide Master Plan
Outdoor Storage
Condition of Building

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Master Plan Amendment #MP-2018-4.

The Planning Commission voted 6 to 0 to recommend **APPROVAL** of Change of Zone Application #3171 to CP-3 Planned Commercial District, subject to:

Urban Planning and Land Use Comments:

1. Provide a landscape and screening plan that shows how the property will meet the following requirements:
 - a. The CP-3 Planned Commercial District landscaping requirement is one (1) tree per 7,000 square feet of site area.
 - b. Six-foot high architectural screening is to be provided along all side and rear property lines common to or across an alley from residentially zoned property. Screening is required along the east, south and west property lines.
 - c. Screening shall not impede the sight triangle at the intersection of Central Avenue and South Mill Street.

Applicant Response: The main building is effectively along the boundary and therefore we or the neighbors would see no benefit to fencing/ screening along the easterly and southerly boundaries of the site.

2. Provide parking layout to show the existing number of parking spaces available.
 - a. All paved areas must be utilized for parking. Any storage in paved spaces shall require a variance through the Board of Zoning Appeals.

Applicant Response: Parking spaces will be marked. There is no intent to have outside storage.

3. What is the current use of the building in the southwest corner?

Applicant Response: The second building is also used for storage.

4. Property maintenance issues must be resolved.

- a. Both buildings show paint is peeling. The building in the southwest corner is also multiple colors. Buildings shall be scraped and repainted one color.
- b. A sign permit must be obtained for all signage on site.
- c. Trash enclosure shall be screened.
- d. Outside storage in parking areas or within the sight triangle is not permitted.

Applicant Response: The site now is much neater and clear. Both buildings are in the process of being prepared for painting. Sign permit will be obtained. Trash enclosure is planned. Outside storage within the sight triangle will not happen. Both buildings were power washed in preparation for painting. The existing street tree on Central at the Northeast corner of the site is causing damage to the sidewalk.

5. Provide a site plan depicting all parking. Parking areas may not be converted to storage without a variance.

Staff Response: Site plan has not been received.

6. If outside storage is desired, a parking variance is required. Only 20 percent of the building area may be used as outside storage area. Outside storage must be completely screened with a solid fence with masonry pilasters every 32 feet.

Applicant Response: There is no intention to have outside storage. The only time there is items outside is when they trade in goods they are generally in a very poor condition and likely to have bugs, etc. which the client does not wish to bring into the storage buildings. These items are generally in the back of a pick-up truck located towards the rear of the site and would be removed from the site on average every three days.

Staff Response: The applicant will need to find an alternate site for this activity. This would be considered outside storage.

Public Works Comments

1. Items that require plan revision or additional documentation before engineering can recommend approval:
 - a. None.

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

Business License Comments

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

Staff Conclusion:

Per the applicant there will be no outside storage. This is a stipulation of approval. The trash enclosure can remain in its currently location, as depicted on the site plan submitted by the applicant on November 13, 2018. As the main building is on the property line, screening will not be required along the building to the east and south, however will be required along the south where there is visibility to the adjacent alley and also required to screen from view of Central Avenue in areas where storage will occur.

No landscaping or fencing shall be allowed in the sight distance triangle, UG Standard for sight distance triangle is laid out in section 8-198, All corner lots shall provide two sight distance triangles, the short leg of which shall be 20 feet and the long leg of which shall be 140 feet measured along the curb line or edge of pavement. Such area shall be and shall remain free of shrubbery, fences or other obstruction to vision more than two feet high, measured from the roadway.

Based on the above, it appears a portion of the ornamental fence is within the sight triangle and will need to be moved.

All improvements must be completed before the zoning ordinance will be published. The applicant has six (6) months from the date of approval to complete the improvements or any approval will be void.

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to *Factors to be Considered* and *Key Issues* and recommends **APPROVAL** of Petition **#3171 as CP-3 Planned Commercial District** and **#MP-2018-4** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

November 13, 2018 City Planning Commission Minutes
Aerial Image
Zoning Map
Photos submitted by applicant
Conservation District Comments
Neighborhood Meeting Affidavit, Minutes and Sign In

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	November 13, 2018	November 29, 2018
Rezoning	Approval	
Master Plan		
Amendment	Approval	

STAFF CONTACT: **Kimberly Portillo**
 kportillo@wycokck.org

MOTIONS

Master Plan Amendment Application:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**MP-2018-4** 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 #**MP-2018-4**, 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.

Change of Zone Application:

I move the Unified Government Board of Commissioners **APPROVE** Petition #**3171** 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 #**3171**, 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.

November 13, 2018 City Planning Commission Minutes:

Hearing Starts At 19:30:

CHANGE OF ZONE APPLICATION #3171 – GLENN EASTWOOD AND BECKY EVERETT WITH GLENN’S PRE-OWNED APPLIANCES – SYNOPSIS: Change of Zone from R-1(B) Single Family District to C-3 Commercial District for storage of used appliances at 817 Central Avenue

MASTER PLAN AMENDMENT #MP-2018-4 – GLENN EASTWOOD AND BECKY EVERETT WITH GLENN’S PRE-OWNED APPLIANCES – SYNOPSIS: Master Plan Amendment from Urban Residential to Community Commercial at 817 Central Avenue.

Detailed Outline of Requested Action: The applicant is seeking a rezoning to C-3 for the site to be used as a pre-owned appliance store. There are two buildings on the lot. For the proposed rezoning, a master plan amendment is required from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan). In 2003 the property was rezoned from C-3 to R-1(B) as part of a neighborhood downzoning. The current owners did not own the property at that time.

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 November 13, 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 October 18, 2018;
7. The Notices to property owners dated October 16, 2018; and
8. The revised site plan that was submitted to staff today and distributed to the Commission this evening.

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

Present in Support:

- ❖ Rick Rehorn, 4151 Cambridge, Kansas City, Kansas, attorney representing the applicants
- ❖ There were three (3) persons present that did not speak

Present in Opposition:

- ❖ No one appeared

Staff Recommendation starts at 25:60: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report and notes that the dumpster can remain in its current location (as shown on the site plan submitted today.) Planning Commissioner Serda urged consideration of the Central Avenue Master Plan especially where properties were downzoned. Director Richardson further stated that the staff is working to get a meeting with neighborhood leaders concerning a plan that will be called the Central Area Plan that will extend from the Northeast Master Plan/Downtown Master Plan to I-70 and then east to west from I-70 to I-635.

Motion and Vote starts at 27:08:

On motion by Dr. Serda, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend **APPROVAL of Master Plan Amendment #MP-2018-4:**

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

Motion to RECOMMEND APPROVAL Passed: 6 to 0

On motion by Dr. Serda, seconded by Mr. Reasons, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3171 to CP-3**

Planned Commercial District:

Carson	Chairman
Connelly	Aye
Ernst	Aye
Jones	Aye
Pauley	Aye
Reasons	Aye
Serda	Aye

Huey Not Present

Miller Not Present

Neal Not Present

Motion to RECOMMEND APPROVAL Passed: 6 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Provide a landscape and screening plan that shows how the property will meet the following requirements:
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Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 -
wyco.conservation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

October 16, 2018

RE: COZ 3171, MP-2018-4 Becky Everett and Glenn Eastwood with Glenn's Preowned
Appliances 817 Central Avenue

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural
Resources Conservation Service, has completed an environmental review of the Change of
Zoning COZ 3171, MP-2018-4 Becky Everett and Glenn Eastwood with Glenn's Preowned
Appliances 817 Central Avenue.

In addition to the site review the following reports were generated from the Wyandotte
County Soil Survey to assess the limitations for development and/or natural resources
concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil types identified: Knox silt loam, 7 to 12 percent slopes and Ladoga silt loam, 3 to 8 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- If there is no major grading to be done, there is no resource problem with the Change of Zoning
- 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.

Technical assistance is available from our office. Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office. Pasture planning is available.

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures



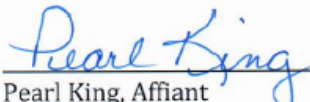
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KANSAS)
) SS:
COUNTY OF WYANDOTTE)

Comes now Pearl King, of lawful age, sound mind and upon her oath states as follows:

1. I am the agent for the petitioner for Change of Zone Petition #3171 and Master Plan Amendment MP-2018-4.
2. I conducted a neighborhood meeting on October 22, 2018.
3. Attached are the minutes 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.



Pearl King, Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 29th day
of October, 20 18.



Notary Public

My appointment expires:  THERESA BAKER
5/13/19

MINUTES – NEIGHBORHOOD MEETING

Application Number: Change of Zone #3171 and MP-2018-4

Date and Location: October 22, 2018 / 817 Central Avenue

Meeting called to order at: 4:03 pm

Names of people in attendance: Paul Soptick, John Wieliczka, Kristina Eastwood, applicants Glenn Eastwood and Becky Everett, Pearl King presenter.

Introductions: Pearl King introduced herself to Mr. Soptick and Mr. Wieliczka.

Presentation: This meeting was very informal and held in the parking lot of the subject property. Ms. King shared the Staff Draft Report with the group and went through the staffs' comments and suggestions with the group. Mr. Eastwood advised, weather permitting, both buildings would be power-washed and re-painted this Fall. We walked about the property noting various portions of the report. There were no objections to applicant's petition.

Questions and answers:

- Paul Soptick asked if the draft staff report was available online.
- Pearl King responded that she did not know if it would be posted but she would email the report to Mr. Soptick. Mrs. King handed Mr. Soptick her copy of the report for him to read.
- Mr. Soptick gave Mrs. King his business card with his email address. (Mrs. King emailed the draft staff report to Mr. Soptick.)

Meeting adjourned at: 4:42 pm

Minutes taken by: Pearl King

817 CENTRAL AVENUE

NEIGHBORHOOD MEETING
October 22, 2018 at 4:00 p.m.

Attendance Sheet

[illegible]



AUGUST 2018

NORTHEAST AREA MASTER PLAN

KANSAS CITY, KANSAS

DRAFT

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS



PROJECT TEAM

camiros borderless SE3

Valerie S. Kretchmer Associates, Inc.
Real Estate and Planning Consulting





ACKNOWLEDGMENTS

We would like to acknowledge the residents, local community members and other partners who participated in this process, especially those that served on the Steering Committee, including:

UNIFIED GOVERNMENT

David Alvey, Mayor
Melissa Bynum, At-Large Commissioner
Harold Johnson, Commissioner
Gayle Townsend, Commissioner
Rob Richardson, Director of Planning
Zach Flanders, Urban Planner
Christal Watson, Mayor's Office
Jon Stephens, Director of Economic Development
Andrea Generaux, Director of Livable Neighborhoods
Wesley McKain, Health Department
Jeff Fisher, Director of Public Works
Jeremy Rogers, Director of Parks
Justus Welker, Director of Transit

KCK HOUSING AUTHORITY

Milton Scott, Director

HISTORIC NORTHEAST MIDTOWN ASSOCIATION

Rachel Jefferson, Director
Elnora Jefferson

FAIRFAX INDUSTRIAL ASSOCIATION

Melissa Clark, Director

WYANDOTTE ECONOMIC DEVELOPMENT COUNCIL

Greg Kindle
Danica Rome

COMMUNITY LIAISONS

Stevie Wakes
Karen French







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PLANNING AREA





EXECUTIVE SUMMARY

Beginning in fall 2017, the Unified Government of Wyandotte County/Kansas City, Kansas dedicated \$178,000 towards the development of the Northeast Area Master Plan (NEAMP) (neamasterplan.com). From listening and learning have emerged strategies aimed at building stronger local relationships, increasing job opportunities, improving local housing and services and addressing neighborhood safety and infrastructure. These strategies are organized around the themes of **A Rich History, A Food Hub, A Healthy Community** and **An Expanded Economy**.

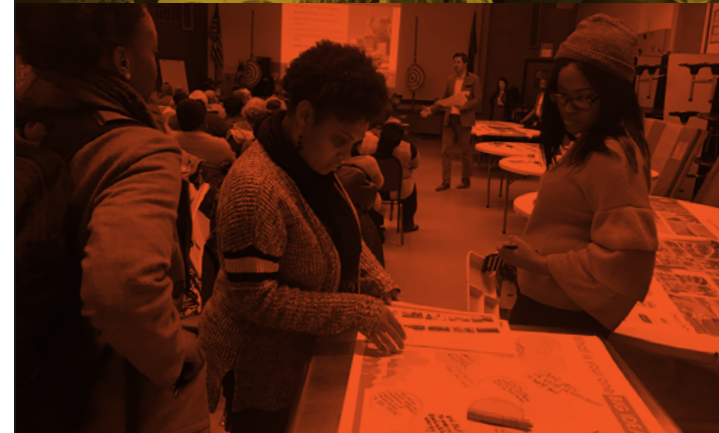
Public meetings for the NEAMP have been consistently well attended. The community is fully engaged and helping to move projects forward. The Unified Government promoted the project using bilingual postcard mailings along with a tailored media plan of trusted TV, radio and newspaper outlets in order to reach residents. Local partnerships with community groups, churches and the school district have been leveraged to distribute information, while helping to generate interest and excitement for the project.

The Unified Government used a variety of interactive techniques to engage the community during meetings, including the storyboarding of assets and challenges, image preference surveys using keypad

polling and dot mapping exercises. Each meeting began with a summary of project successes and achievements that help build support for future changes. Youth engagement sessions were held, as well as focus group meetings around other key topic areas. Over 500 stakeholders were involved in the process of creating the NEAMP and two neighborhood residents were hired as community liaisons to the project team, helping to ensure enhanced local capacity building.

The Unified Government also dedicated \$15,000 towards the implementation of resident-selected early action projects, including a community grocery initiative, a medical clinic initiative and a strategic partnership with Youthbuild for a model block project. This funding has been leveraged through an additional grant award of \$3,000 from the Neighborhood Rising Fund. These projects are creating positive momentum upon which the Plan can be built and implemented.

The next few pages summarize the plan's overarching themes and collective vision, which lay the groundwork for the plan's community development, economic development, quality of life, land use, transportation and infrastructure strategies.



PLANNING THEMES



The plan's themes of A Rich History, A Food Hub, a Healthy Community and An Expanded Economy provide a framework for the collective vision and became a consistent part of the community dialogue throughout the planning process. The planning themes are not stand-alone options, but are intended to act as "layers" of linked projects which define future improvements to the neighborhood. As the Northeast Area's future is shaped, the themes will serve as beacons to guide the efforts of the Unified Government and the community.

A RICH HISTORY

The Northeast area holds a rich history of people, places and events that are nationally significant. This planning theme focuses on projects that promote and acknowledge community history as a way to develop neighborhood identity, improve perception and promote tourism. The story of the Northeast Area is told through physical improvements to the streets, sidewalks and parks that link together existing, improved and newly defined historic resources.



A FOOD HUB

When asked to identify their favorite places in the community, local residents repeatedly acknowledged unique restaurants located in and around the neighborhood. The Northeast Area, including the Fairfax Industrial District, has a long history of both mom-and-pop restaurants and food production through companies, such as Kellogg's. Residents have also been vocal about the need for food-related uses, including grocery stores and urban farms, within the community. The planning theme of A Food Hub organizes projects and actions around a new food-based economy for the Northeast Area.



A HEALTHY COMMUNITY

Residents of the Northeast area are impacted by some of the worst health outcomes and social determinants of health in Wyandotte County and the State of Kansas, stemming from the absence of an integrated social support services network in the community to provide ongoing and necessary health, nutrition, counseling, familial development and other at-risk intervention services. On average, residents living in the Northeast Area die 20 years earlier than those living in the western portion of Wyandotte County. The planning theme of A Healthy Community focuses on improving overall community health through the creation of great public and private spaces integrated with new medical uses to provide needed services for area residents.



AN EXPANDED ECONOMY

Economic development and linking residents to jobs is critical to the future of the community. The planning theme of An Expanded Economy focuses on improving access to jobs, as well as the development of new employment opportunities within the Northeast Area, including the Fairfax Industrial District. The Northeast Area has the opportunity to take advantage of its central location within the Kansas City metropolitan area to foster new job growth that will benefit local residents within walking, biking and transit distance.

COMMUNITY VISION

The community vision map illustrates residents' and stakeholders' collective vision for the Northeast Area. Aspirations commonly relate to quality of life, neighborhood preservation, environmental awareness and cultivation of community assets.

The major projects outlined in the plan were identified and prioritized by community meeting participants and refined based on a combination of public feedback and feasibility. The projects are organized by the plan themes of A Rich History, A Food Hub, A Healthy Community and An Expanded Economy.

A Rich History

- 1 Quindaro Townsite Reinvestment
- 2 Fairfax District Branding
- 3 Vacant Building Reuse
- 4 Senior Housing & Services
- 5 Sumner High School Museum
- 6 Northeast Historical Markers & Tour

A Food Hub

- 7 Downtown Grocery & Community Center
- 8 Community Gardens & Farms
- 9 Northeast Grocery Store
- 10 Mobile Food Market
- 11 Restaurant & Food Business Incubator

A Healthy Community

- 12 Home Repair Program
- 13 YouthBuild Expansion & Model Block
- 14 Jersey Creek Restoration
- 15 Northeast Police Substation
- 16 KCK Greenway Urban Trail System
- 17 Implement Parks Master Plan

An Expanded Economy

- 18 Fairfax Job Training Program
- 19 Improved Access to Job Centers
- 20 Focused Retail Nodes

COMMUNITY VISION MAP



QUALITY OF LIFE

health and well-being	safety	parks and green spaces
police protection and law enforcement	sustenance and stability	a grocery store and access to healthy food sources
equality	family and friends	clean streets
low taxes for seniors	to clean up abandoned houses	playgrounds for children to play safely in
locally owned businesses	community leaders	a healthy and active life
faith	help for the community	access to living wage jobs
safe neighborhoods, streets and sidewalks	affordable housing	peace
beautiful scenery	community activities	to know God
to listen to the people	to walk in the neighborhood without fear	a community without drugs
economic prosperity	home improvement grants	to preserve historic sites
access to community resources	places to have fun with the family	a good bus system



At Community Meeting 1, residents of the Northeast Area defined what the term “Quality of Life” means to them. The figures summarize the definitions provided and the visualize the frequency of words used throughout residents’ definitions. Community, health and safety emerge as important factors in determining quality of life for Northeast Area residents.



NEIGHBORHOOD OVERVIEW

The Northeast Area is an older, majority minority, urban community situated at the confluence of the Missouri and Kansas Rivers. As of 2017, the Northeast Area was home to approximately 21,496 residents living across 7,847 households. The racial makeup of the Northeast Area is 56% Black, 31% White and 11% Asian. 29% of the population identifies as Hispanic/Latino. Between 2000 and 2010, population in the Northeast Area fell by 9.7% and the number of households decreased by 12.1%, representative of a long-term trend of population decline. Since 1970, increasing numbers of properties within the Northeast Area have been neglected and eventually abandoned, the result of a set of broad socio-economic factors. As these trends have largely run their course, reinvestment and redevelopment are on the horizon.

The Northeast Area faces significant challenges, including high levels of vacancy, poverty and crime. Property taxes have fallen into arrears, blocks of single-family homes have been demolished, and vacant land has accumulated in the City's Land Bank. Residents are also impacted by some of the worst health outcomes and social determinants of health in Wyandotte County and the State of Kansas, stemming from the absence of an integrated social support services network in the community to provide

ongoing and necessary health, nutrition, counseling, familial development and other at-risk intervention services. On average, residents living in the Northeast Area die 20 years earlier than those living in the western portion of the County.

Over the last decade, the City has worked aggressively to clear abandoned and dilapidated housing within the Northeast Area while supporting initiatives to increase neighborhood safety, stabilize home values, reduce blight and promote private investment. The vast amount of well-located vacant land in the Northeast Area is a significant resource in attracting new development. Planning for the neighborhood is well underway. In 2017, the City committed \$178,000 to develop the community-driven Northeast Area Master Plan (NEAMP), which focuses on creating a more viable and mixed-income community that supports positive outcomes and improved quality of life for all residents.

In addition to the development of the NEAMP, positive steps have been taken that strengthen the Northeast Area. The Fairfax Industrial District, directly adjacent to Juniper Gardens, is currently home to over 120 businesses and 10,000 employees. In order to reinforce this economic asset and improve the

business climate, the Fairfax Industrial Association has developed recommendations to address issues relating to infrastructure, amenities and security. The City is currently in the process of overhauling its zoning regulations, which will better direct reinvestment to build the kind of physical environment that reinforces the character of the Northeast Area: a vibrant and diverse community with access to employment opportunities, education and social services.

The Northeast Area is home to diverse neighborhood organizations, committed residents and businesses, and a strong culture of collaboration. Community input throughout the NEAMP process confirms that the redevelopment of Juniper Gardens is one of the most important and catalytic reinvestment projects for improving conditions in the Northeast Area. The emerging community vision calls for a safe, stable and mixed-income residential neighborhood in which new public housing is integrated and connected to a full range of job opportunities, housing types, community facilities and commercial uses.

THE NEIGHBORHOOD





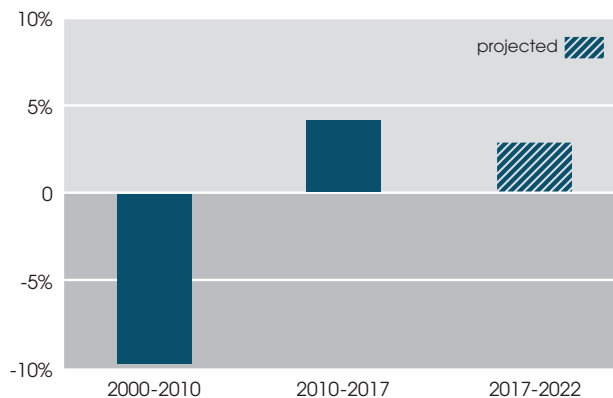
POPULATION & HOUSEHOLDS

Northeast Area

In 2017, the Northeast Area of Kansas City, Kansas, was home to approximately 21,496 residents living across 7,847 households. Population in the Northeast Area is rebounding after a decade of significant decline. Between 2000 and 2010, population in the Northeast Area fell by 9.7% and the number of households decreased by 12.1%.

Since 2010, the area's population has grown by 4.2% and the number of households has increased by 2.8%, indicating that household size has also increased. The population of the Northeast Area is projected to increase by 2.9% in the next five years. Population is rising in the Northeast Area but at a slower rate than in greater Wyandotte County (*Esri, US Census Bureau, and ACS*).

Northeast Area Population Change



(*Esri, US Census Bureau and ACS*)

Wyandotte County

Wyandotte County was home to 166,945 people living in 61,311 households in 2017, an increase of 6.0% in population and 5.0% in households since 2010. The county's total population is projected to increase by 3.7% in the next five years (*Esri, US Census Bureau, and ACS*).

Household Size

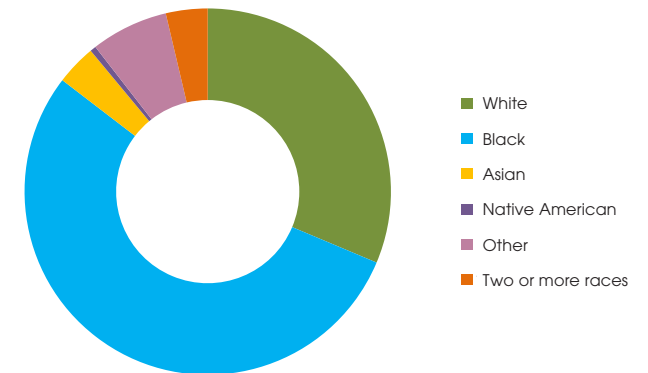
Average household size in the Northeast Area (2.73 persons) is similar to that of greater Wyandotte County (2.70 persons) (*Esri, US Census Bureau, and ACS*).

Age

The age profile of the Northeast Area is similar to that of Wyandotte County. The Northeast area has a median age of 32.4 while the county has a median age of 34.1. Both figures are lower than the 2016 national median age of 37.9.

The Northeast Area has a higher share of children (28%) than Wyandotte County (23%). However, senior share of the Northeast Area (12%) is nearly equal to that of the county (13%). 75% of households in the Northeast Area and 78% of households in Wyandotte County are under the age of 65 (*Esri, US Census Bureau, and ACS*).

Northeast Area Population by Race



(2011-2015 ACS 5-Year Estimates by Block Group)

Race & Ethnicity

Wyandotte County and the Northeast Area have historically been a melting pot of race and ethnicity. Today, the county is among just a few dozen in the United States without an ethnic majority.

Northeast Area Population by Race

White	31.3%
Black	54.1%
Asian	3.6%
Native American	0.5%
Other	6.8%
2+ races	3.7%

(2011-2015 ACS 5-Year Estimates by Block Group)

Northeast Area Population by Ethnicity

Hispanic/Latino	31.2%
Not Hispanic/Latino	68.8%

(2011-2015 ACS 5-Year Estimates by Block Group)

INCOME & EMPLOYMENT

Income

Median household income in the Northeast Area is low by local and national comparison. The Northeast Area has a significantly lower median household income (\$29,138) than Wyandotte County (\$41,124). The Northeast Area's median household income is approximately half the national median household income, which was \$59,039 in 2016.

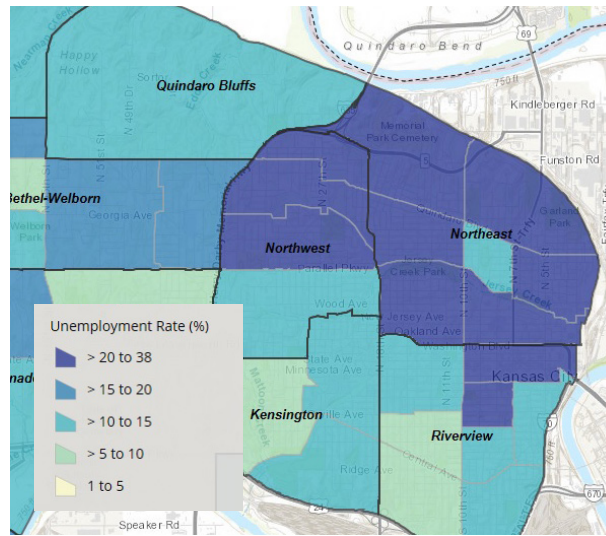
57% of Northeast Area households and 42% of Wyandotte County households have incomes under \$35,000. Only 13% of households in the Northeast Area have incomes over \$75,000, compared with 24% in the county (*Esri, US Census Bureau, and ACS*).

Household Income in the Northeast Area (2017)

Household Income	Number	Percent
Under \$15,000	2,122	27.0%
\$15,000-24,999	1,283	16.4%
\$25,000-34,999	1,060	13.5%
\$35,000-49,999	1,252	16.0%
\$50,000-74,999	1,099	14.0%
\$75,000 or more	1,031	13.1%

Employment

The unemployment rate in the Northeast Area is high by local and national comparison. In 2017, the unemployment rate in the Northeast Area was 15.5%. The unemployment rate for Wyandotte County was 8.4% and the statewide unemployment rate for Kansas was 4.6%, on par with the national figure of 4.4%



2017 HEAT report map showing most of the census tracts within the Northeast Area have unemployment rates higher than 20%

As of 2015, 9,629 workers were employed within the Northeast Area study area. Manufacturing far outweighs other sectors as the largest employment sector in the Northeast Area, though employment levels have fallen across the board in the past several years. Since 2011, overall employment in the Northeast Area decreased by 4.0% (399), with the largest decline in Manufacturing (732).

The following are the dominant employment sectors in the Northeast Area:

- Manufacturing (5,650)
- Transportation and Warehousing (1,028)
- Administration and Support, Waste Management and Remediation Services (701)

While manufacturing firms in the Northeast Area continue to be a strong source of employment, local residents tend to find work in other sectors, indicating that many of the workers employed in the Northeast Area commute from outside the area. Of the approximately 8,500 employees working in the Fairfax Industrial Area, only 2.6% live in the Northeast Area and only 15.4% live in Kansas City, KS.

The following are the dominant employment sectors for Northeast Area residents:

- Health Care and Social Assistance (18%)
- Administration and Support, Waste Management and Remediation Services (13%)
- Accommodation and Food Services (10%)
- Retail Trade (10%)
- Manufacturing (10%)

(*US Census Bureau, OnTheMap*)



Workers at the General Motors plant in Fairfax

HOUSING

The Northeast Area struggles with a relatively high level of residential vacancy and issues of housing affordability. As of 2010, the Northeast Area had a significantly higher share of vacant housing units (20%) than Wyandotte County (12.5%). Despite the large difference in incomes in the Northeast Area and Wyandotte County, the median gross rent in the Northeast Area is very close to that of the county (\$750 vs. \$777). However, the share of renters paying over 35% of their income in gross rent is very high in the Northeast Area (53%) by comparison with the county (40%).

The share of owner-occupied housing is slightly lower in the Northeast Area (56%) than in the county (60%), but not by a wide margin. The ownership share among those aged 65 years and older is similar at 76-77% in both areas. Among those younger than 65, the ownership share in the NE is 50%, which is lower than in the county (56.5%).

Interestingly, 52% of owners in the NE do not have a mortgage, a much higher rate than the county as a whole (39%). This is likely attributable to the lower share of younger homeowners in the Northeast Area who are more likely to have mortgages than long-term residents (*US Census Bureau, ACS*).

Housing Stock

The Northeast Area has a higher share of single-family detached homes (75%) than Wyandotte County (70%). The housing stock in the Northeast Area is also much older, with 71% built prior to 1960 and 33% built before 1940. In Wyandotte County, 50% was built prior to 1960 and 20% before 1940 (*US Census Bureau, ACS*).

Almost half of the owner-occupied units in the Northeast Area have a value less than \$50,000, with almost one third between \$25,000 and \$50,000. In Wyandotte County, only 19% of owner-occupied units are valued at less than \$50,000. In both areas, a similar 38-39% of homes are valued at \$50,000-100,000.

Housing Type in the Northeast Area and Wyandotte County (2011-2015)

Housing Type	Northeast Area		Wyandotte County	
	Number	Percent	Number	Percent
Single Family Detached	7,967	74.9%	47,055	70.1%
Single Family Attached	955	9.0%	5,257	7.8%
2-4 Units	687	6.5%	3,363	5.0%
5-9 Units	620	5.8%	3,151	4.7%
10+ Units	406	3.8%	6,654	9.9%
Mobile Home, Other	4	0.0%	1,633	2.4%
Total	10,639		67,113	

Home Sales

According to data from the Heartland MLS, the average sales price in the area that approximates the NE Study Area (but also includes a portion outside of the study area south of Washington to the Kansas River west of 18th Street to I-635) was \$51,638 in 2017 through September, a 23% increase in average price over the same period one year earlier. There were a total of 125 sales to date in 2017 with an average market time of 67 days. However, there were only 26 sales to date in 2017 and 27 for the full year of 2016 in the section of the Northeast Area Master Plan study area east of 18th Street.



Homes in the Northeast Area

TRANSPORTATION

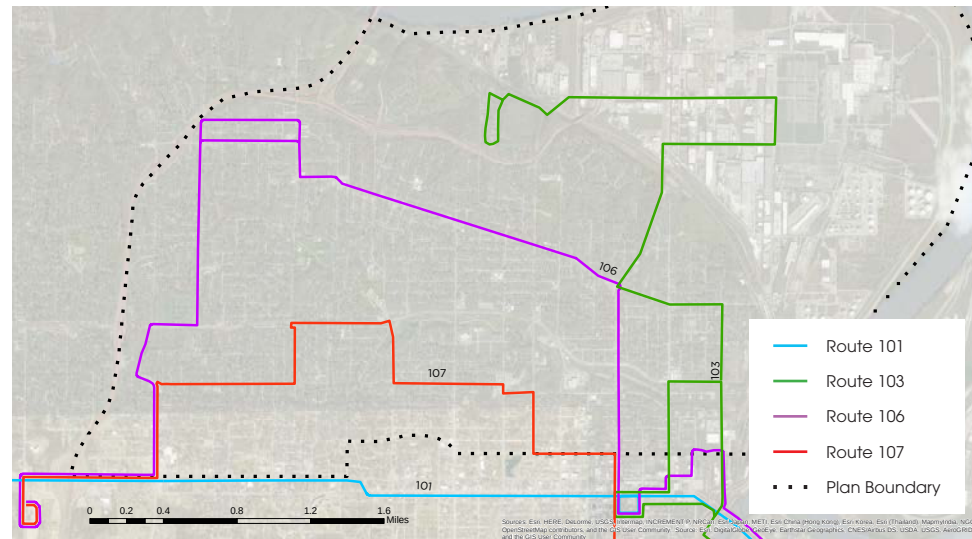
The Northeast Area is located at the center of the Kansas City metropolitan area, with direct access to an extensive highway system. Major roadways linking the Northeast Area to surrounding areas include:

- Interstate 70 – To Kansas City, Missouri, to the east and Topeka, Kansas/Denver, Colorado, to the west.
- Interstate 635 – Connects the Kansas suburbs with Kansas City, Kansas, and Kansas City International Airport.
- K-5 – A minor freeway bypassing the north of Kansas City, Kansas, connecting the GM Fairfax plant with I-635. K-5 continues as Leavenworth Road west to I-435 then on to Leavenworth, Kansas.
- US-169 – A U.S. Route following 7th Street through the Northeast Area.
- State Avenue
- Parallel Parkway

Residents and businesses of the Northeast Area are also served by the RideKC bus system. RideKC is a brand for public transportation systems in the Kansas City metropolitan area. Bus routes serving the Northeast Area include:

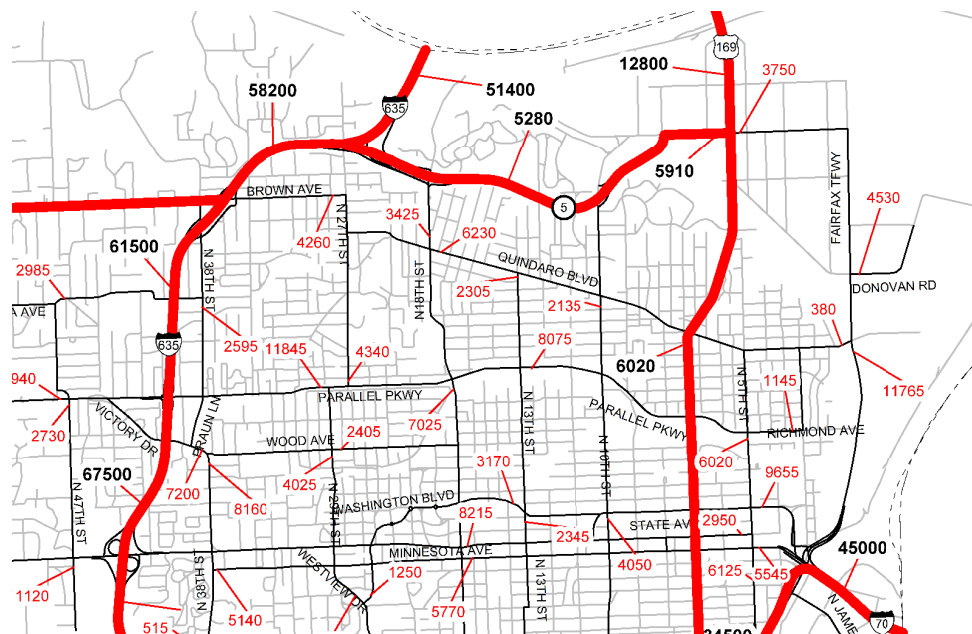
- 101 - State Avenue
- 103 - 3rd-Fairfax
- 106 - Quindaro
- 107 - 7th Street-Parallel

Existing Transit Routes



Source: BikeWalkKC

Annual Average Daily Traffic on Major Northeast Area Roads



Source: Kansas Department of Transportation, 2018

PLANNING EFFORTS

The strategies and objectives within these existing planning and policy documents formed a foundation upon which to build the Northeast Area Master Plan:

- City-Wide Master Plan (2008) *
- Downtown Master Plan (2007) *
- Downtown Parkway District Plan (2014) *
- Sidewalk and Trail Master Plan (2012) *
- Complete Streets Resolution (2011) *
- MetroGreen Action Plan (2002)
- Douglass-Sumner Master Plan (2007)
- Local Initiatives Support Corporation of Greater Kansas City (LISC) NeighborhoodsNOW Quality of Life Plan - Douglass Sumner (2016)

** Indicates formally adopted by Unified Government*

City-Wide Master Plan

The 2008 Unified Government of Wyandotte County / Kansas City, KS City-Wide Master Plan is designed to achieve the community's vision of a forward looking, environmentally minded city with development that supports healthy neighborhoods and the City's rich and diverse cultural history. The plan is intended to serve as a resource for developers, property owners, business owners and residents. The plan recommends encouraging green industries and businesses, incorporating sustainable approaches to development, enhancing natural areas, revitalizing neighborhoods and prioritizing public infrastructure investments.

Downtown Master Plan

The Downtown Master Plan identifies the downtown as the primary community destination point east of I-635 and envisions it being a regional destination. The plan emphasizes the principles of place diversity, safety

and image, history of place, connections, location, vitality, infrastructure and economic development.

Douglass-Sumner Master Plan

The Douglass-Sumner Master Plan seeks to coordinate pockets of development within the neighborhood, improve amenities, promote local history, collaborate with local institutions, emphasize quality new construction, improve development standards and support the neighborhood's ownership of implementation. The plan envisions construction of primarily new housing. Detached single family houses form the center core while attached housing (duplexes and townhouses) and commercial development are located at the edges of the neighborhood. Additional improvements include new open spaces, a new street off Washington Boulevard and improvements to Sumner Academy.

Downtown Parkway District Plan

The Downtown Parkway District Plan (Healthy Campus Plan) seeks to address the food desert that extends across the downtown and Northeast Area. The plan proposes a new grocery store with excellent pedestrian access, a central farmer's market with a permanent pavilion space and land for urban agriculture.

Sidewalk and Trail Master Plan

The Sidewalk and Trail Master Plan focuses on the few trail and bicycle facilities within Wyandotte County, which are located in existing parks and lack safe and convenient pedestrian connections. The plan identifies numerous opportunities for connections to established trail and bicycle networks in adjacent counties. The plan also proposes a future trail and bicycle network building on and refining previous planning efforts, including the Johnson and Wyandotte County Bicycle Plan, the MetroGreen

Action Plan, the Southwest Boulevard/Merriam Lane Corridor Master Plan and the City-Wide Master Plan.

MetroGreen Action Plan

The MetroGreen vision is a proposed 1,144-mile interconnected system of public and private open spaces, greenways, and trails designed to link seven counties in the Kansas City metropolitan area. The MetroGreen system plan covers Leavenworth, Johnson, and Wyandotte counties in Kansas and Cass, Clay, Jackson, and Platte counties in Missouri. MetroGreen builds on the area's tradition of valuing green space by extending the "parkways and boulevards" concept of the 1894 Kessler Plan for Kansas City, Missouri. MetroGreen identifies 85 separate corridors that form a regional network of greenways connecting many of the area's most valuable natural assets.

Complete Streets Resolution

The UG's Complete Streets resolution as part of ongoing efforts to develop an effective policy that supports the goals developing an infrastructure that encourages active living in Kansas City, Kansas. This program is part of the Mayor's Healthy Community Task Force Initiative and helps to ensure that all users are considered at the outset of every transportation project.

LISC NeighborhoodsNOW Quality of Life Plan - Douglass Sumner

LISC partnered with the Douglass-Sumner Neighborhood Association (DSNA) to develop the NeighborhoodsNOW Quality of Life Plan for the neighborhood, which seeks to expand physical development and housing, advance resident engagement, enhance communication efforts and increase organizational capacity to create a more livable and vibrant multicultural community.

PLANNING PROCESS

The Northeast Area Master Plan process was built upon local strengths by engaging neighborhood residents, local businesses and organizational partners in a comprehensive and collaborative way. Beginning in fall 2017, public meetings for the NEAMP have been well attended throughout the planning process. The community is fully engaged and helping to move projects forward. Local partnerships with community groups, churches and the school district were leveraged to distribute information, while helping to generate interest and excitement for the project.

The Planning Team used a variety of interactive techniques to engage the community during

meetings, including the storyboarding of assets and challenges, image preference surveys and dot mapping exercises. Meetings were organized so that neighborhood residents could help craft Plan elements and achieve consensus through polling and other means of recording resident preferences. The project website (www.neamasterplan.com) provided opportunities for residents and stakeholders to easily engage in planning and stay abreast of the progress being made. Meeting notices, Powerpoint presentations, meeting notes, the Neighborhood Planning Handbook and the other documents were posted to the website.

Each Community Meeting was held both in the afternoon and evening to ensure broad participation. Meetings began with a summary of project successes and achievements that help build support for future changes. Youth engagement sessions were held, as well as focus group meetings around key topic areas. Two neighborhood residents were hired as community liaisons to the project team, helping to ensure enhanced local capacity building. Over 500 stakeholders participated in the process of creating the NEAMP.



COMMUNITY ENGAGEMENT

Community Liaisons

\$2,500 of the project budget was dedicated to be awarded as a stipend to 2 Community Liaisons to help facilitate the Northeast Area Master Plan process. Community Liaisons Karen French and Stevie Wakes were selected from the Northeast Area community through an open application process. The Community Liaisons assisted in the following: attending and helping lead NEAMP community meetings; providing regular updates and outreach to Northeast Area neighborhood associations and organizations; organizing and attending meetings with neighborhood residents and stakeholders; performing outreach to residents; and providing detailed notes and documentation of activities as needed and assisting in the development of TLC Early Action Projects.



Northeast Area Master Plan Community Liaisons Karen French (left) and Stevie Wakes (right)

Listening and Learning

The initial phase of the NEAMP planning process included interviewing stakeholders, creating a project Steering Committee and establishing a project website. Key person interviews involved selected agencies and service providers, such as the Northeast Economic Development Corporation, the Fairfax Industrial District, the Food Inequality Initiative, the Historic Northeast Midtown Association (HNMA), LISC, the Boys and Girls Club, Unity with a Purpose, the Kansas City, Kansas Housing Authority and many others. These sessions were designed to gain local insights into the project area, its history, existing conditions, planned improvement initiatives, and other topics to be addressed in the development of the NEAMP, and to begin to build local support for implementation. This phase helped establish the community context, and provided the Planning Team important information on the assets, issues, and opportunities present in the Northeast Area.

Northeast Area stakeholders find that residents of the Northeast Area want to stay in the area but desire access to opportunities that are not currently available, including quality housing and jobs. Fully occupying existing housing has been difficult due to the public perception of the area. Stakeholders agree that conditions in the Northeast Area and the public's perception of the community need to change in order for people to stay in or be attracted back to the community.

Residents of the Northeast Area feel there has been little recent momentum toward revitalization of the community and that some of the improvements that were made may be reverting back toward a

state of decline. With high-quality housing, stable neighborhoods, high-paying jobs, retail centers, a range of amenities and a recent wave of redevelopment in the western portion of Wyandotte County, residents of the Northeast Area look to their neighbors to the west and see what they want located within their own neighborhoods.

Community Meeting 1

The first community meetings were held on the afternoon and evening of October 2, 2017. The Planning Team introduced themselves, provided an overview of the NEAMP schedule of tasks, and had attendees vote on a logo for the project. The Team explained the purpose of the NEAMP and its relationship to previous and ongoing planning efforts. Residents of the Northeast Area defined what the term "Quality of Life" means to them. Community, health and safety emerge as important factors in determining quality of life for Northeast Area residents.

Residents and stakeholders of the Northeast Area also mapped some of their favorite places in the community. The Planning Team summarized their own observations of the project area as well as interviews with residents and people from key agencies and organizations, highlighting key points that were identified through those discussions. Attendees were then asked to identify the Northeast Area's assets, issues, and opportunities. For the final activity, audience members proposed potential early action projects to be completed during the NEAMP's planning process.



Residents and stakeholders create assets and challenges storyboards at Community Meeting 1

Visioning for the Future

The Visioning phase involved working with neighborhood residents and stakeholders to define a broad outlook for the future of the community.

Community Meeting 2

Community Meeting 2 took place on the afternoon and evening of December 6, 2017. This meeting provided an analysis of assets, issues, and opportunities identified at Community Meeting 1, highlighting common themes of each category and specific examples that were seen repeatedly. The planning team gave an overview of the SOAR initiative and how it related to the Master Plan effort. The team also reintroduced the concept of early action projects and had community members rank 10 options that were developed from the results of the first Community Meeting. Attendees were then asked to think about the future of the Northeast neighborhood and the ways its improvement could manifest over the next 10-15 years. The visioning exercise identified ten “place types” within the larger project area that generated discussion about targeted improvements. These “place types” exemplify challenges within their immediate context, and attendees were asked to offer their vision for each through a visual preference survey.



At Community Meeting 2, residents and stakeholders vision for place types found throughout the Northeast Area

WYEDC Board / Investor Meeting

On February 13, 2018, the Planning Team was invited by the Wyandotte County Economic Development Council to provide an overview of the NEAMP to board members and investors. The meeting included a discussion relating to the question of, “What is the biggest development challenge for the Northeast Area and what can be done to help meet this challenge?”

Unity With a Purpose Meeting

Unity with a Purpose is a community collaborative established to connect existing community groups. It focuses on economic, social, and environmental issues affecting the area. Unity is made of concerned people who have made a mission of pulling all of the active programs, groups, and initiatives in the community together. Due to a historically strained relationship between the community and government entities, the group feels it is important that the grassroots aspect of the planning process be fully engaged. On February 16, 2018, led by NEAMP Community Liaison Karen French, Unity with a Purpose met to provide feedback and ideas on six overall topic areas related to the NEAMP: Economic development/Jobs; Housing/Neighborhoods; Safety/Policing; Cultural/Education; Food/Health; and Recreation/Entertainment.

Strategy Development

The Strategy Development phase involved consolidating information gathered through previous activities and drafting options for concept plans. Feedback was crucial to the NEAMP’s progression to a Draft Plan, so the Planning Team sought input from community members, stakeholders and elected officials along the way.

Community Meeting 3

Between the second and third community meetings, information and ideas gathered through engagement with residents and UG staff were organized into four planning themes for the project area. These thematic planning concepts were displayed at Community Meeting 3, an open house held on the afternoon and evening of March 13, 2018. Attendees viewed the displays and offered feedback that was used to prioritize projects within each theme. In addition, information from local partners including HNMA and YouthBuild was available for feedback and discussion.



Spark Bookhart of YouthBuild discusses the organization’s work and the model block project at Community Meeting 3

Hispanic Residents Meeting

Finding a balanced and inclusive demographic representation in neighborhood planning processes is often times challenging. On March 13, 2018, seeking for diversity of residents' input, the Planning team organized a meeting with Hispanic residents in collaboration with the organization El Centro Inc., a non-profit focused on providing educational and economic services for Hispanic families in Kansas City, KS. Approximately 20 residents participated in the meeting, and the conversation focused on the different themes and respective strategies of the plan. Residents were enthusiastic about ideas related to resources for small businesses, new community amenities, education programs for youth, resources for home improvements, and more programming and physical improvement for public spaces.



Hispanic residents discuss the plan's proposed themes and strategies at a meeting hosted by El Centro

Wyandotte High School Student Meeting

High School students are often underrepresented in traditional planning processes. On May 8, 2018, The Planning Team was invited to meet with a class of students from Wyandotte High School to discuss their thoughts and ideas relating to the Northeast



Wyandotte High School students discuss their thoughts and ideas related to their neighborhood and the plan

neighborhood. Results from that meeting showed that students are concerned about transportation and walkability, as well as the lack of significant retail and services in the neighborhood.

Juniper Gardens Choice Neighborhoods Meeting

In support of a HUD Choice Neighborhoods Initiative application, a meeting was held on June 6, 2018 with residents of the Juniper Gardens public housing site, owned and managed by the Housing Authority of Kansas City, Kansas. By aligning the NEAMP effort with a potential Choice Neighborhoods grant, local leaders are attempting to leverage resources in order to improve the quality of life for both neighborhood and public housing residents.

Groundwork Trust Tour and Meeting

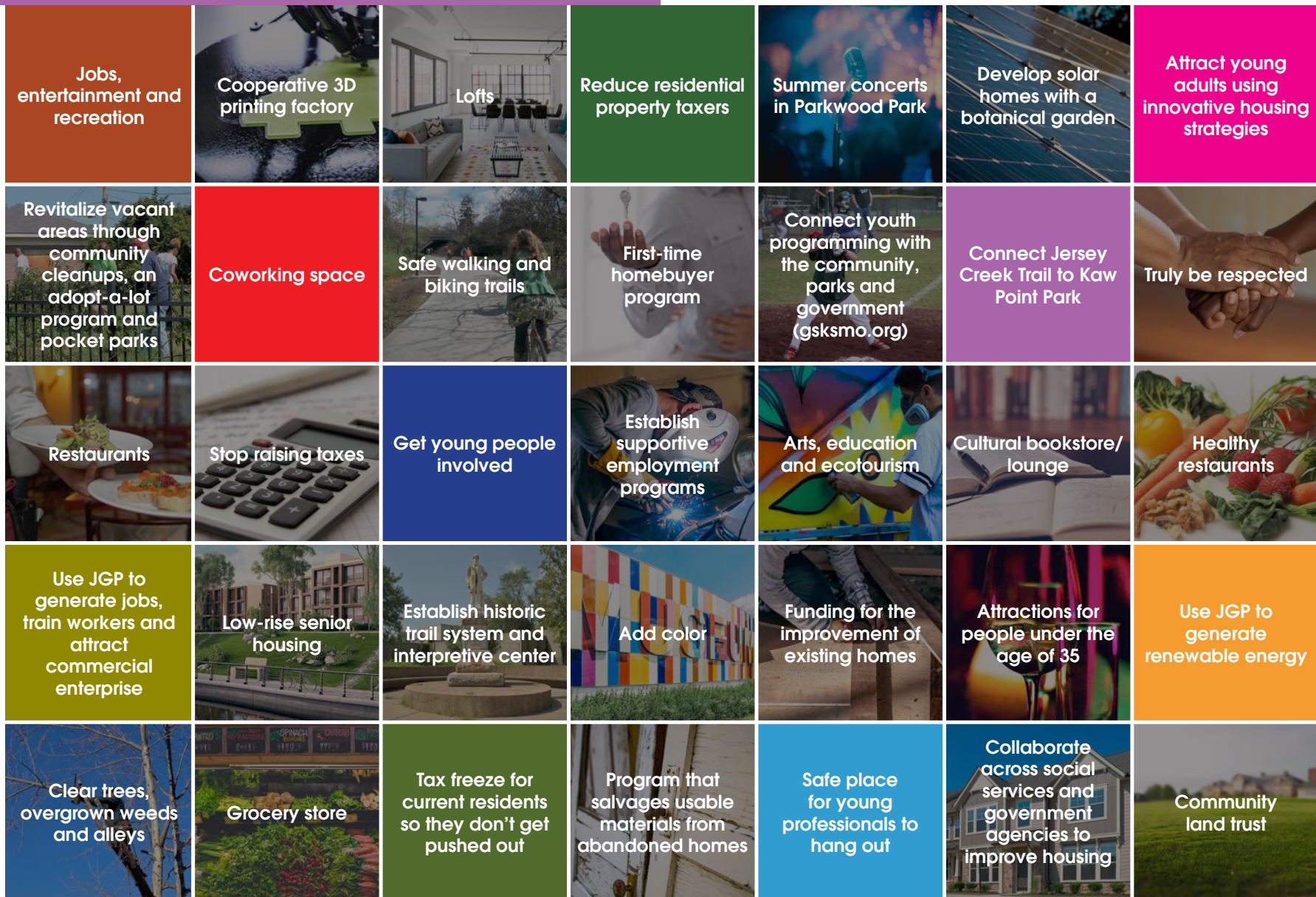
Groundwork USA works with its network of 20 Trusts throughout the country to apply best practices and research to meet the unique needs of small-to medium-sized cities, neighborhoods, and rural communities across the US, working hand-in-hand with local residents, government officials, and business owners.



The Groundwork Trust tour makes a stop at the Quindaro Townsite overlook

In support of an application for designation of the Northeast Area as a new Groundwork Trust (GT), a neighborhood tour and meeting were held on June 25, 2018. The NEAMP Planning Team had a lead role along with implementation lead Historic Northeast Midtown Association (HNMA) in promoting local assets and discussing ways to leverage NEAMP projects towards goals established by Groundworks USA. Becoming a GT will greatly enhance the ability to continue to collaborate around the transformation of the natural and built environment while empowering local residents to address issues relating to air quality, stormwater management, open space conservation, brownfield redevelopment, public health, safety, economic development and youth engagement.

WHAT IS YOUR ONE BIG IDEA?



At Community Meeting 2, residents and stakeholders of the Northeast Area shared their "One Big Idea" for the community.

EARLY ACTION PROJECTS

Showing the Northeast area community that their participation would result in real action helped to maintain participation momentum and establish implementation support for larger initiatives. \$15,000 of the project budget was allocated to the implementation of 3 TLC Early Action Projects. A list of potential projects was formulated by community members and curated by the consultant team.

Three final projects were selected through a voting process at the 2nd Community Meeting in December 2017. These resident-selected early action projects include a community grocery initiative, a medical clinic initiative, and a strategic partnership with Youthbuild for a model block project. This funding has been leveraged through an additional grant award of \$3,000 from the Neighborhood Rising Fund. These projects are creating tremendous positive momentum upon which larger projects can be implemented. These projects are described in greater detail in the section on "TLC Early Action Projects."

TLC Early Action Projects

Please check the box of the project option that you feel should be pursued in the next few months.



☐ Work with YouthBuild on rehab of homes on a "model block" identified by community



☐ Conduct a springtime neighborhood clean-up and celebration and fund landscaping improvements, and other beautification projects throughout the neighborhood



☐ Develop program for health services at Quindaro Community Center clinic space, and identify willing service providers



☐ Develop and promote the Nextdoor.com online social network as a community resource, and connect existing neighborhood associations



☐ Develop an initial trail network at the Quindaro Townsite and apply for grants through the African-American Cultural Heritage Action Fund for additional improvements



☐ Construct and install heritage trail markers in the Douglass-Summer area and elsewhere in neighborhood



☐ Purchase and install computers in existing community centers, and utilize for teaching and training while working with Connecting for Good to improve wifi networks



☐ Utilize community centers to host quarterly "parties with a purpose" with a focus on training, jobs, financial literacy, gardening and home upkeep



☐ Further explore the cooperative community-owned grocery model, and invite experts to the community to teach us how it's done



☐ Develop summertime schedule of activities to promote and activate local parks, including sports, food, community gathering and movies in the park

Would you like to volunteer to help with an Early Action Project? Sign up here!

Name _____
Phone _____
Email _____

Do you have an idea for a future Early Action Project? Tell us about it!

Voting sheet used by residents and stakeholders to select three early action projects at Community Meeting 2

ASSETS, CHALLENGES & OPPORTUNITIES

Defining community assets, challenges and opportunities was an integral part of Community Meeting 1. In addition, the Market Study completed for the NEAMP identified residential retail and industrial assets, challenges and opportunities that were utilized to help create the Plan. A community asset is anything that can be used to improve the quality of community life. A challenge represents a liability that is lowering the community's quality of life. If left unabated for too long, its impact can grow and adversely impact the larger city or region.

Opportunities, once identified, can be nurtured through a combination of community support, dedicated resources, and strategies structured to enhance their transformative properties.

This chapter outlines the Northeast Area's key assets and challenges, as identified by residents and stakeholders through the planning process. The NEAMP Market Study then proposes residential, retail and industrial strategies that build on opportunities in the community.



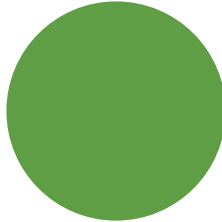
COMMUNITY ASSETS



Big 11 Lake



Sumner Academy



Parkwood Swimming Pool



Ms R's Cafe



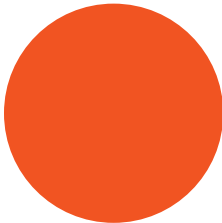
Klamm Park



Wilson's Pizza & Grill



Good News Church



Old Quindaro Museum



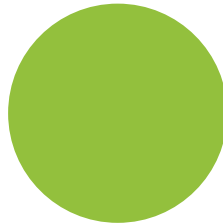
Gates Bar-B-Q



Boston Daniels Park



Big 11 Park



John Brown statue



Mark Twain Elementary



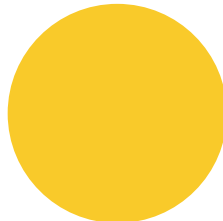
Bethel Baptist Church



Douglass Elementary



Indian Springs site



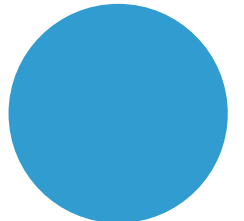
My house



J's Fish & Chicken



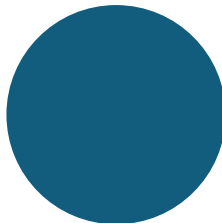
Parkwood Park



Juniper Gardens Training Farm



Beatrice L. Lee Community Center



Adrien Roberson Athletic Field



Bertram Caruthers Elementary



Eighth Street Baptist Church



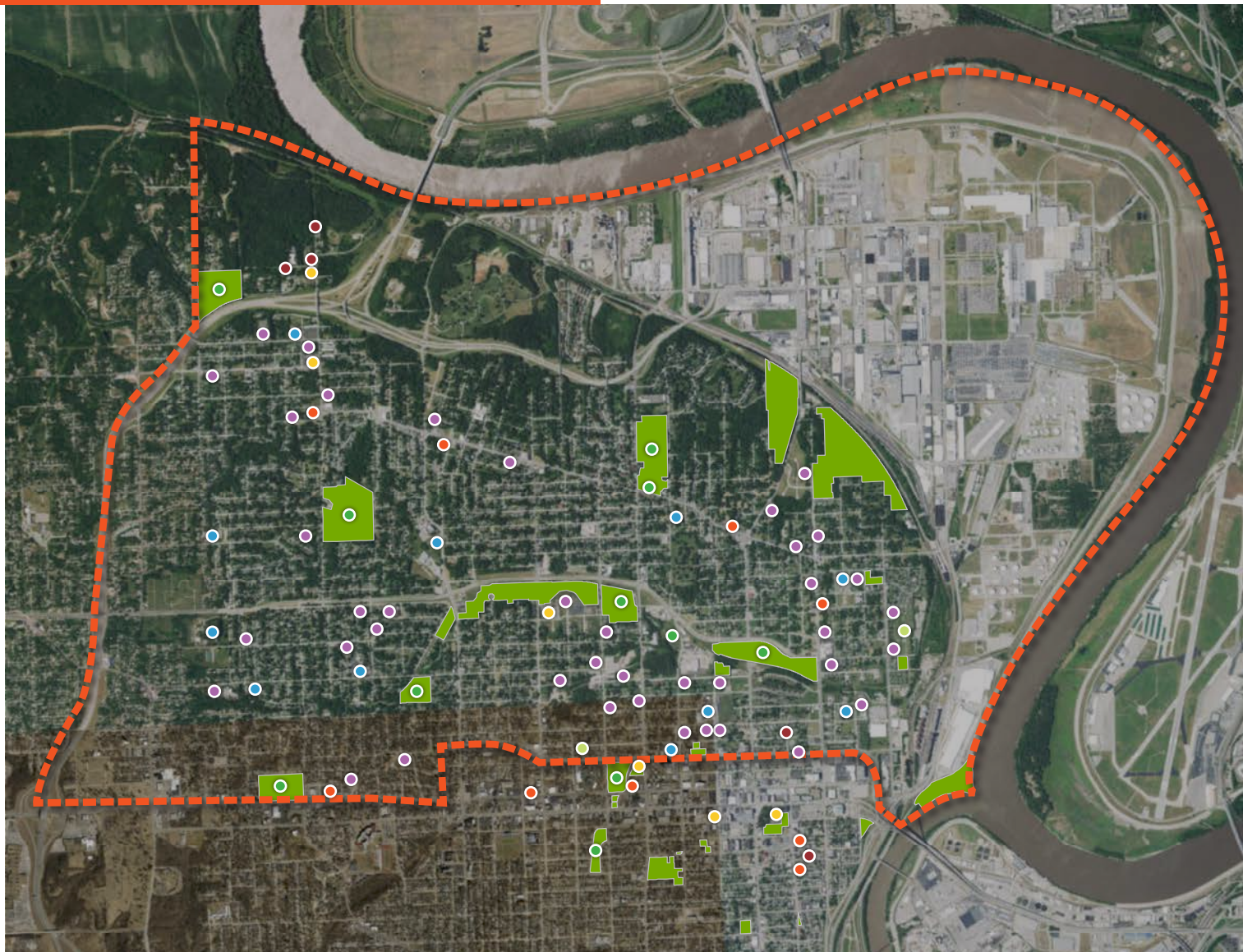
Northeast Junior High Place



Quindaro Ruins (Quindaro Town Site)

At Community Meeting 1, residents and stakeholders of the Northeast Area mapped some of their favorite places in the community. The images above reflect just some of their favorite places to play, eat, worship, socialize and relax.

COMMUNITY ASSET MAP



At Community Meeting 1, Northeast Area residents and stakeholders worked in groups to identify assets that currently exist in the community. The map above illustrates places that the community views as assets to the Northeast Area.

- **Churches**
- **Schools & Daycares**
- **Restaurants**
 - Big Grill & More
 - City Fish & More Restaurant
 - Dorothy D's
 - Gates Bar-B-Q
 - J's Fish & Chicken
 - Kansas City Cupcake Co. Cafe
 - Mad Jack's Fresh Fish
 - Ms R's Cafe
 - Wilson's Pizza
- **Parks and Recreation**
 - Facilities**
 - Adrian Roberson Athletic Field
 - Big 11 Lake
 - Heathwood Park
 - Jersey Creek Trail
 - Kensington Park
 - Klamm Park
 - Parkwood Park
 - Parkwood Pool
 - Quindaro Park
 - Waterway Park
 - Westhelght Park
- **Community Gardens**
 - Juniper Gardens Training Farm
 - Strugglers Hill Neighborhood Garden
- **Historic Assets**
 - John Brown statue
 - Quindaro Town Site
 - Old Quindaro Museum
 - Turtle Hill
 - Strawberry Hill
- **Community Facilities**
 - 8th Street YMCA
 - Beatrice L. Lee Community Center
 - Boys and Girls Club
 - Breidenthal Youth and Family Community Center
 - KCK Public Library
 - Quindaro Community Center
 - Vernon Multi Purpose Center

COMMUNITY CHALLENGES

PHYSICAL CHALLENGES



Poor **sidewalk** conditions are a barrier to the safe travel of children, senior residents and people with disabilities. In certain areas, many residents have no other option but to walk in roadways.



Existing parks and infrastructure do not incorporate universal design principles to ensure **accessibility** for persons of all ages and abilities. Seniors and residents with disabilities are especially impacted by limited accessibility.



Community centers in the Northeast Area need updating, are underused and lack programming. The community's pool, play areas, programmed activities and senior centers need to be expanded.



The local **bike and walk trail** system is limited and has few connections.



Existing **transit service** does not effectively connect residents to jobs, healthcare facilities or shopping destinations. Low-income and senior residents who are unable or cannot afford to drive are especially impacted by the limited connectivity of alternative transportation options.



Existing **street lighting**, which keeps streets safe after dusk, is limited.



Little has been invested in landscaping and other **beautification** treatments in the Northeast Area. Tree overgrowth lends to the area's blighted conditions.

Utility companies frequently damage public and private property to make improvements to service infrastructure but do not properly repair damages. Additionally, the overgrowth of trees near to electric lines frequently causes outages.



Environmental hazards in the Northeast Area, including poor air quality and brownfields, put resident health at risk.



An **outdated sewer system** combines both stormwater and sewage, which results in overflow into local waterways during times of heavy rainfall.



Blight is a central challenge to the Northeast Area. Currently, the high number of vacant lots and structures are not properly maintained. Broken windows lend to general blight of the Northeast Area.

Some residents view weak **code enforcement** as a contributing factor to neighborhood blight. Others feel that code enforcement is often too aggressive and unfairly targeted.



Low-income residents and seniors, in particular, cannot afford to make the **home repairs** necessary to comply with local building regulations.



A common lack of in-home **laundry** combined with a lack of laundromats in the community makes doing laundry difficult for some residents.

Existing housing and infrastructure does not incorporate **sustainable design** or technology.



Trash collection in the Northeast Area is reported to be unreliable. Litter is also an ongoing problem.



Residents report that **stray dogs** and farm animals are frequent nuisances in the Northeast Area. Animal owners frequently fail to leash their pets and pick up animal waste.



Rodent and **pest infestation** is a common problem across the Northeast Area.

ECONOMIC CHALLENGES



The Northeast Area does not have a full-service **grocery store** that sells fresh produce and healthy food items. Additional dollar stores and auto-oriented retail and service establishments are considered to be undesirable.

In general, relatively few **businesses** are located in the Northeast Area, making it difficult for residents to access goods and services. Notable retail and service gaps include laundry facilities, restaurants, banks, coffee shops, bakeries, hardware stores and movie theaters. While residents report a lack of entrepreneurship, they also do not see enough community support of existing local businesses.



Access to **financing** and credit is a barrier to homeownership in the Northeast Area. Residents do not have access to grants, subsidies or other resources to offset the high cost of purchasing.

Low **home prices**, high repair costs and a lack of comparables are barriers to homeownership and rehabilitation in the Northeast Area.

Residents struggle to afford paying relatively **high taxes** in the Northeast Area.



Residents of the Northeast Area do not have adequate access to high-quality **jobs** that provide living wages. Poverty is widespread and existing jobs only maintain the low-income status of many residents.



Economic development efforts within Wyandotte County and Kansas City, Kansas, focus on areas to the west and not the **entire county**, which exacerbates poor economic conditions in the Northeast Area.

As a whole, the community is lacking in the **capital** required for local investment.

SOCIAL CHALLENGES



High levels of **crime** are a major problem in the Northeast Area. Vandalism, burglary, speeding, violence and drug use are everyday threats to the health and safety of Northeast Area residents. Young adults are often unable to exit an ongoing cycle of violence.



Illegal dumping is a commonly reported problem in the Northeast Area.



Speeding and **reckless driving** are ongoing issues in the community that threaten the safety of residents.



The police force lacks **community trust** in the Northeast Area. Residents feel that police patrolling and relationship building with the community do not go far enough. Residents also feel that the police department does not properly protect the anonymity of people who report crime.



Residents feel that the law is not **equally enforced** across the county.



Local police and fire departments are lacking in **diversity**.



The Northeast Area lacks the **healthcare facilities** needed to provide adequate care to residents. Patients must travel outside the community area to access dentists, medical clinics, hospitals and urgent care facilities.



Few **maternal and infant services** and parent education classes are available to local families.

The Northeast Area does not have adequate options for affordable **childcare**.



Local schools are in need of improvement to facilities, staffing, resources and curriculum. Residents also feel that school affairs frequently lack transparency.

The community lacks **educational opportunities** to help youth and adults to motivate and advance themselves. Residents have poor access to technical training programs and facilities.

The Northeast Area does not have enough **after-school programs** for youth and teens to keep them safe and engaged. Girl Scout and Boy Scout programs should be expanded.

Families with children have few opportunities for **entertainment** and family activities.



Internet and **computer access** and education currently limited in the community. There are few places that offer free WIFI or charging stations.



Not enough has been done to preserve and promote the historic legacy of the **Quindaro Ruins** (Quindaro Town Site).



Northeast Area residents have poor access to **financial literacy** education resources.





Assets & Opportunities

- KCK Housing Authority's planned rehabilitation and/or redevelopment of **Juniper Gardens**
- **Chief Properties**, a Kansas City-based real estate agency with staff who have a social work background and who cater to first-time homebuyers, particularly immigrants and refugees
- Available **homeownership financial assistance** programs, including the Wyandotte County Community Housing Investment Partnership (CHIP), Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP), and FHLB Homeownership Set-Aside Program (HSP)
- Local **community development organizations**, including the Historic Northeast Midtown Association, Community Housing of Wyandotte County, Mount Carmel Redevelopment Corporation, NBC Community Development Corporation
- Many strong **neighborhood associations**
- Adjacency to jobs in the **Fairfax Industrial District**
- **New Bethel Church** and community center redevelopment at 7th Street and Walker Avenue
- The rebuilding of **Northwest Middle School** at 2400 N 18th Street and the closing of Parker Elementary School at 3334 Haskell Avenue
- **Land Bank** properties available for rehab or infill development



Rendering of future New Bethel Church Worship Center



Signage for Chief Properties



Signage advertising the UG Land Bank Rehab Program



Fairfax Industrial District

Challenges

- Very **few retail businesses or other amenities** in the Northeast Area that are desired by neighborhood residents
- The **cost of construction** and what buyers are willing and able to pay, making the short-term development of new market-rate housing unlikely
- **Crime** and the perception of crime
- A long **history of disinvestment** in the Northeast Area
- A significant amount of **vacant land** and a large number of tax delinquent properties
- **Poor condition** of many existing homes
- **Low property values**
- Until recently, the Unified Government's lack of support for **Low-Income Housing Tax Credit (LIHTC)** affordable housing developments
- Kansas City, Kansas, LIHTC applications not being funded, lending to a perception shared by developers that the City is not receiving its "**fair**" share of state **funding**
- Overall **uncertainty over federal housing** and Community Development Block Grant (CDBG) funding and the impact of tax reform legislation on private activity tax exempt bonds, 4% Low-Income Housing Tax Credits, historic tax credits and New Market Tax Credits



The Land Bank Program

- Grow the rehab program by marketing more heavily through local homebuilders and contractors' groups.
- Approve more certified rehabbers.
- Target adjacent parcels, blocks and streets for greater impact.
- Utilize property management software to make it easier for potential buyers to access available property information, better integrating data with other UG departments, including mapping and database programs (public works, land use and planning, economic development etc.).

First Time Homebuyers Program

- Promote various programs to facilitate homeownership including the Wyandotte County Community Housing Investment Partnership (CHIP), Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP), and FHLB Homeownership Set-Aside Program (HSP) which provide down payment assistance, closing costs, and repair assistance.
- Improve the marketing, education, packaging and partnerships with local organizations, religious institutions, schools and realtors.

Affordable Housing

- Work with the Kansas Housing Resources Corporation and experienced residential developers to promote quality affordable housing.
- Explore ways in which Low-Income Housing Tax Credit (LIHTC) funding applications can successfully compete for tax credits and other sources of state and federal funding.
- Coordinate closely with the KCK Housing Authority's plans for the redevelopment of Juniper Gardens

Home Repair Program

- Work with a pre-qualified group of handymen to assist seniors with minor home repairs with costs shared by homeowners and the Unified Government of Wyandotte County and Kansas City, Kansas (UG), through Community Development Block Grant (CDBG) or other funding. This program can be coordinated with a program for job training in building trades.

Housing Leadership Committee

- Establish a group that meets regularly to share information and collaborate on topics and projects that cannot be handled by one organization alone. Include Community Development Corporations (CDC's), Community Housing Development Organizations (CHDO's), Neighborhood Business and Revitalization Organizations (NBR's), religious institutions, the KCK Housing Authority, the UG and other relevant groups.

YouthBuild

- Expand existing YouthBuild KCK program by partnering with local community housing development organizations and neighborhood associations.
- Connect YouthBuild KCK to the existing UG Land Bank Rehab Program.

Sources: Esri, US Census Bureau, CBRE





Assets & Opportunities

- KCK Housing Authority's planned rehabilitation and/or redevelopment of the **Juniper Gardens** public housing complex
- Potential redevelopment of the old **Indian Springs Mall** site at 47th Street and State Avenue (just outside the study area boundary), which may include a retail component and serve residents of the Northeast Area
- **Untapped spending power** and a retail gap in many categories due to residents leaving the Northeast Area and Wyandotte County for shopping, including groceries
- Lack of retail options in the **Fairfax Industrial District** (other than a gas station mini-mart)
- Proposed **grocery store** as part of Healthy Campus Plan



Juniper Gardens public housing complex



Phillips 66 gas station in Fairfax Industrial District



Former Indian Springs Mall



Healthy Campus Plan rendering

Challenges

- **Lower household incomes** in the Northeast Area by comparison with the rest of Wyandotte County
- **Low population density** due to presence of vacant buildings and lots
- **Few existing retail businesses** and services to build off
- Perception that **Associated Wholesale Grocers (AWG)** is preventing full service grocery from opening in the Northeast Area
- The lack of healthy food options, making the Northeast Area a **food desert**
- Difficulty **attracting retailers** to existing spaces, despite low retail rents
- Low **retail rental rates** that cannot support the cost of new construction
- **Higher sales tax** in Kansas City, KS, than in Riverside, MO, and Kansas City, MO, which are easily accessible to residents of the Northeast Area and employees in the Fairfax Industrial District



Healthy Campus Plan

- Take advantage of the momentum behind the Healthy Campus Plan for short-term retail developments and begin laying the ground work for mid-term retail development in the community.

Retail Nodes

- Identify retail nodes in Northeast KCK that could capitalize on Fairfax workers' proximity and spending power and provide convenient retail options for local residents.

Development Incentives

- Use public funds and/or tax incentives to promote retail development.
- Fill the financing gap to attract developers and retailers, land and/or site improvement funding, and property and/or sales tax incentives for a specified time period.

Innovative Retail Partnerships

- Work with organizations, such as Downtown Shareholders of Kansas City, Kansas, the KCK Chamber of Commerce, Community Housing of Wyandotte County, and other non-profits to create creative, cooperative, and social enterprise retail partnerships in the community.

Healthy Food Options

- Partner with area grocery stores, online grocers, delivery services, food pantries, and community gardens to bring food to where residents live until a full line grocery store can be developed.



In 2015, the .POP! Shop became the first pop-up business to open as part of the Downtown Shareholders' Pop-Up! Downtown Kck program.



Sources: Esri, US Census Bureau, CBRE



Assets & Opportunities

- Potential proximate **employee pipeline** from residents of the Northeast Area
- GM, Kellogg's, and other **national brand facilities** located in the Fairfax Industrial District
- Approximately **10,000 employees** working in the Fairfax Industrial District without basic retail and services
- New **industrial building construction** and upgrades to older industrial buildings completed in recent years
- A strong **Fairfax Industrial Association** advocating for the industrial district with the potential to help form partnerships with residents of the Northeast Area
- Excellent **regional access** and proximity to neighborhoods in Kansas and Missouri for last mile distribution facilities
- The Kansas City metro area's current strength as a **regional industrial market**
- Strong **industrial space absorption** in Wyandotte County in the past year



GM assembly facility located in the Fairfax Industrial District



Kellogg's facility located in the Fairfax Industrial District



An 840,000 square-foot industrial building constructed in the Fairfax Industrial District by NorthPoint Development in 2016



Clean-up in the Fairfax Industrial District sponsored by the Fairfax Industrial Association

Challenges

- Low level of **employment of Northeast Area residents** in facilities located in the Fairfax Industrial District
- Poorly maintained **streets, sidewalks, and lights** in the Fairfax Industrial District
- Lack of basic **retail businesses and services** for the approximately 10,000 employees working in the Fairfax Industrial District
- Significant **space limitations** in the Fairfax Industrial District, limiting most development to more complicated, redevelopment/rehab opportunities
- **Crime** and the perception of crime
- **Competition** from newer industrial areas in Kansas and Missouri for large scale warehouses

Sources: Esri, US Census Bureau, CBRE



Industrial Strategies

NORTHEAST AREA MARKET STUDY

Fairfax Infrastructure Plan

- Create a plan to prioritize and address public improvements and infrastructure in the Fairfax Industrial District in partnership with the Fairfax Industrial Association.

Branding & Marketing

- Create a cohesive branding and marketing initiative for the Fairfax Industrial District.

Light Industrial Expansion

- Consider building light industrial (possibly with a retail component) outside the current boundaries of the Fairfax Industrial District, especially those that previously housed industrial uses. Ensure compatibility with existing land uses, especially residential areas.
- Explore food and beverage focused uses with funding from an adjacent multinational food corporation.

Job Training Program

- Target residents of the Northeast Area for training in jobs and apprenticeship programs at Fairfax Industrial District businesses.



In 2016, GM expanded its assembly facilities in the Fairfax Industrial District and added nearly 400 jobs. Over 3,000 workers are employed at GM's Fairfax assembly facilities.

Sources: Esri, US Census Bureau, CBRE



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PLANNING THEMES

Based on visioning preferences, planning themes were developed to help organize potential neighborhood improvements and actions. The themes were reviewed and discussed with residents and stakeholders at Community Meeting 3 as well as with the NEAMP Steering Committee. Highly-rated elements of each planning concept were incorporated into refined planning themes that are shown in this section. The planning themes are not stand-alone options, but are intended to act as “layers” of linked projects which define future improvements to the neighborhood. The four planning themes are as follows:



A RICH HISTORY

The Northeast area holds a rich history of people, places and events that are nationally significant. This planning theme focuses on projects that promote and acknowledge community history as a way to improve neighborhood identity, perception and tourism. The story of the Northeast area is told through physical improvements to the streets, sidewalks and parks that link together existing, improved and newly defined historic resources.



A FOOD HUB

When asked to identify their favorite places in the community, local residents repeatedly acknowledged unique local restaurants that were located in and around the neighborhood. The Northeast area, including the Fairfax Industrial District has a long history of both mom-and-pop restaurants and food production through companies such as Kellogg’s. Residents have also been very vocal about the need for food-related uses including grocery stores and urban farms within the community. The planning theme of A Food Hub organizes projects and actions around a new food-based economy for the Northeast area.



A HEALTHY COMMUNITY

Residents of the Northeast area are impacted by some of the worst health outcomes and social determinants of health in Wyandotte County and the State of Kansas, stemming from the absence of an integrated social support services network in the community to provide ongoing and necessary health, nutrition, counseling, familial development and other at-risk intervention services. On average, residents living in the Northeast Area die 20 years earlier than

those living in the western portion of the County. The planning theme of Healthy Community focuses on improving overall community health through the creation of great public and private spaces integrated with new medical uses to provide needed services for area residents.



AN EXPANDED ECONOMY

Economic development and the linking of residents and jobs is incredibly important to the future of the community. The planning theme of An Expanded Economy focuses on improving access to jobs, as well as the development of new employment opportunities within the Northeast area, including the Fairfax Industrial District. The Northeast area has the opportunity to take advantage of its central location within the Kansas City metropolitan area to foster new job growth that will benefit local residents within walking, biking and transit distance.

QUINDARO TOWNSITE REINVESTMENT



HISTORIC DISTRICT DESIGNATION



FAIRFAX DISTRICT BRANDING



NORTHEAST HISTORICAL MARKERS & TOUR



VACANT BUILDING REUSE



NETWORK OF CHURCHES



ARCHITECTURAL PRESERVATION



STATUES & MURALS



SUMNER HIGH SCHOOL MUSEUM



KAW POINT CONNECTION



HISTORIC NEIGHBORHOOD MARKETING



COMMUNITY THEATER & CULTURAL EVENTS



SENIOR HOUSING & SERVICES



A RICH HISTORY

A RICH HISTORY PRIORITY PROJECTS



Quindaro Townsite Reinvestment



Fairfax District Branding



Vacant Building Reuse



Senior Housing & Services



Sumner High School Museum



Northeast Historical Markers & Tour



QUINDARO TOWNSITE REINVESTMENT

PROJECT DESCRIPTION

- Complete a Feasibility Study for an accessible trail system and interpretive center.
- Establish a Quindaro Townsite board of directors or planning commission among community leaders.
- Develop a Historic Site Master Plan for the Quindaro Townsite.
- Identify and pursue funding for construction and on-going operation of the trail and interpretive center.
- Establish and install markers for an African American Heritage Trail connecting the Quindaro Townsite and other local sites relevant to African American history and culture.
- Brand and market the Quindaro Townsite as a nationally significant tourism destination.
- Restore wetlands habitat at Quindaro Townsite.
- Support and work collaboratively with the existing Quindaro Museum.
- Create and promote educational resources featuring the history of the Quindaro Townsite.

POTENTIAL PROJECT PARTNERS

- Allen Chapel AME Church
- Freedom's Frontier National Heritage Area
- Kansas Historical Society
- Kansas City, Kansas Public Library
- Kansas State University

- University of Kansas
- Washburn University
- Afro-American Historical and Genealogical Society
- National Parks Service

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- African American Cultural Heritage Action Fund Grants
- Save America's Treasures Grants
- Underrepresented Community Grants
- African American Civil Rights Grants
- Museum Grants for African American History and Culture
- Our Town Grants

EVALUATION CRITERIA

- Increase in tourist visitation and spending
- Permanent job creation
- Construction of trail system and interpretive center
- Increase in tourism-oriented private investment
- Increase in local interest and research initiatives





Quindaro Townsite Reinvestment



FAIRFAX DISTRICT BRANDING

PROJECT DESCRIPTION

- The Fairfax Industrial District will turn 100 years old in 2022. Its excellent location and highway access have helped maintain it as a thriving industrial hub. However, the Fairfax Industrial Association and the businesses it represents have expressed a need to update the District's appearance and brand. A branding campaign will improve the District's ability to retain and attract businesses, encourage future investment and alleviate barriers to employee recruitment.
- Fairfax branding should reflect the history and significance of the District. In 1923, the Kansas City Industrial Land Company, a subsidiary of the Union Pacific Railroad, launched over \$3.7 million of infrastructure improvements to create one of the nation's first modern industrial districts. By 1939, Kansas City, Kansas, was the state's leading industrial center.
- During World War II, federal officials selected Fairfax as one of three locations nationwide for new military aircraft assembly plants to be operated by private contractors. By 1941, Fairfax workers were building B-25 bombers and by 1944, the Kansas City plant was the sole source of B-25 planes flown by American and international military forces in WWII.
- After World War II, the Fairfax industrial district continued to thrive as private industrial development replaced the military plants. One of many major companies with long-term roots in Fairfax, General Motors converted the former North American Aviation plant to a Buick-Oldsmobile-Pontiac assembly line in 1947 and remains strongly rooted in the District to this day.
- Branding implementation should focus on improvements to the overall perception of the

District through landscaping, streetlights and banners, new gateway signage, upgraded crosswalks and sidewalks and public art installations, including the consideration of artwork on silos or other high-profile structures.

- Gateway signage should be incorporated at Fairfax Trafficway and I-70, US 69 Bridge and 7th Street, Highway 5 and Sunshine, and 7th St and Stanley Rd.

POTENTIAL PROJECT PARTNERS

- Fairfax Industrial Association
- Unified Government of Wyandotte County
- KCK PD
- Board of Public Utilities
- Fairfax Drainage District
- Historic Midtown Northeast Association
- KCK Chamber
- Union Pacific Railroad
- Wyandotte Economic Development Co
- Transportation Development District (TDD)

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Special purpose local option sales tax funds
- Tax Increment Financing (TIF)

EVALUATION CRITERIA

- Higher visibility and recognition within the greater Kansas City Region
- Lower building vacancies
- Improvement in employer recruitment statistics





VACANT BUILDING REUSE

PROJECT DESCRIPTION

- Identify the most appropriate reuse of vacant and underutilized buildings throughout the Northeast Area.
- Through the SOAR program, bring vacant buildings into the Land Bank, tarp and secure structures, and work with qualified contractors to rehabilitate and sell the properties.
- Develop assistance programs to help property owners mitigate barriers to redevelopment, which may include code violations, property maintenance issues, contamination (or perceived contamination) and regulatory constraints.
- Work with YouthBuild and similar programs to rehabilitate vacant buildings.
- Identify potential users, temporary and long-term, for vacant buildings, including businesses, public agencies and nonprofit organizations.
- List all properties available for lease or purchase on the Multiple Listing Service (MLS) and through other listing services such as Loopnet and CoStar.
- Market vacant buildings alongside incentives to potential users and developers.
- Create an equitable development policy that prevents displacement of current homeowners based on successful models in other communities.

POTENTIAL PROJECT PARTNERS

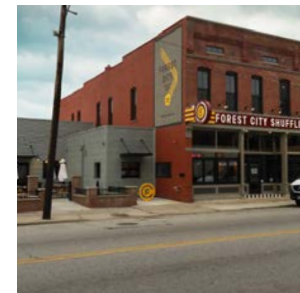
- Wyandotte Economic Development Council
- Northeast Economic Development Council
- Neighborhood Revitalization Organizations (NBRs)
- UG Land Bank
- YouthBuild
- Kansas City Area Development Council
- Unified Government Economic Development Department
- Livable Neighborhoods

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Economic Development Exemption (EDX)
- Industrial Revenue Bonds (IRB)
- Neighborhood Revitalization Act (NRA)
- Sales Tax Revenue Bonds (STAR)
- UG Small Business Incentive Pilot Program
- Tax Increment Financing (TIF)
- Kansas Department of Health and Environment/ EPA Brownfields Assessment Grant

EVALUATION CRITERIA

- Square footage of building area put into active use
- Property tax revenue growth
- Number of buildings rehabbed by YouthBuild
- Track property tax growth for the purpose of displacement prevention





SENIOR HOUSING & SERVICES

PROJECT DESCRIPTION

- Identify all senior-oriented programs, services and recreation opportunities.
- Establish and market a go-to information and assistance source for seniors regarding existing financial, legal, insurance, employment, housing and health programs and services.
- Identify potential sites and operators for senior housing development that is accessible, affordable and safe.
- Create a shared-housing program for seniors.
- Expand programs, services and recreation opportunities designed to enhance the social, cognitive, emotional and physical health of seniors.
- Improve local and regional transportation services targeting seniors.

POTENTIAL PROJECT PARTNERS

- Kansas Department of Health and Environment
- Kansas Department for Aging & Disability
- Kansas Housing Resources Corporation
- Wyandot Center for Community Behavioral Healthcare
- RideKC
- Area Agency on Aging
- Community Health Council of Wyandotte County
- Community Housing of Wyandotte County
- Wyandotte County Health Department
- Kansas City, Kansas Housing Authority

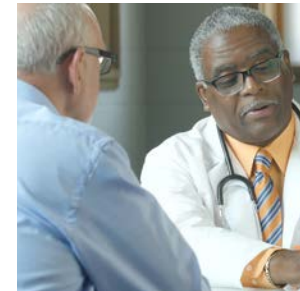
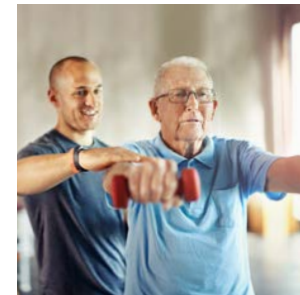
- Unified Government of Wyandotte County/Kansas City, Kansas
- Mt. Carmel Redevelopment Corporation
- Northeast Economic Development Corporation (NEDC)
- Unified Government Community Development Department

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Low Income Housing Tax Credit (LIHTC)
- Home and Community-Based Supportive Services (HCBS)
- Wyandotte Health Foundation
- United Way

EVALUATION CRITERIA

- Increase in participation in senior programs and services
- Improved senior satisfaction survey results
- Improvement in senior health indicators
- Addition of senior housing units





SUMNER HIGH SCHOOL MUSEUM

PROJECT DESCRIPTION

- Establish a stand-alone museum within the Northeast area dedicated to the history of Sumner High School. Museum would house expanded collection of items currently located in the Chester C. Owens Sumner High School Alumni Room located inside Sumner Academy. The current exhibit has an abundance of archival records of Sumner High School including photographs, trophies, newspaper clippings and books.
- Sumner has a long and distinguished history in Kansas City, KS, as well as the state's educational system as the only legislated African-American High School in Kansas. The school was named after Charles S. Sumner, a prominent abolitionist and senator in the mid-1800's. Sumner Academy of Arts and Science, formerly known as Sumner High School was a segregated black high school in Kansas City, Kansas (1905-1978). Sumner High School had a reputation for providing an excellent education and that tradition continues today. As a college-prep school, Sumner Academy is consistently ranked among the best schools in America. In 2005, Sumner celebrated their 100th Anniversary and was also named to the National Register of Historic Places and the Register of Historic Kansas Places.
- Link museum with other historic and cultural assets within the Northeast area to help create a larger cultural experience for visitors.

POTENTIAL PROJECT PARTNERS

- Chester C. Owens Sumner Alumni Room
- Wyandotte County Museum
- Douglass-Sumner Neighborhood Association
- Historic Midtown Neighborhood Association
- LISC
- Downtown Shareholders
- Forest Grove Baptist Church
- Douglass Elementary
- Sumner Academy
- New Bethel
- Kansas Museums Association

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Livable Neighborhoods
- Board of Public Utilities
- Neighborhood Rising Fund
- Kansas Historic Preservation Partners Preservation Grant Program
- Kansas Preservation Alliance

EVALUATION CRITERIA

- Establishment of new museum building within neighborhood
- Potential expansion of historic collection
- Self-sustaining organization and annual funding





NORTHEAST HISTORICAL MARKERS & TOUR

PROJECT DESCRIPTION

- The Northeast historical markers, trail and tour are envisioned as a way to connect cultural and historical assets within the Northeast Area. The trail is about reclaiming and reimagining existing public space, and infusing it with new life using branding and navigation cues, or wayfinding. This permanent and curated cultural content will enrich the community and help communicate the Northeast Area's rich history to residents and visitors alike.
- The project can be a catalyst for the Northeast Area, both encouraging vibrant commerce along its route while simultaneously encouraging people to increasingly choose walking as their means to move through the neighborhood, fostering community culture and health.
- The intent of the historical markers and trail is to convey the Northeast's spirit, character and uniqueness by integrating a diverse spectrum of themes, or stories, which pertain to local history, culture and environment.
- The project will implement connectivity improvements as outlined in the NEAMP's Mobility in the Northeast Area Report with improved wayfinding, monument signs and public art.

POTENTIAL PROJECT PARTNERS

- Wyandotte County Museum
- Historic Midtown Neighborhood Association
- Unified Government of Wyandotte County/Kansas City, Kansas
- BikeWalkKC

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Department of Transportation
- Kansas Department of Commerce – Tourism Marketing Grants
- Kansas Humanities Council – Heritage Grants
- Livable Neighborhoods
- Neighborhood Rising Fund
- Community Development Block Grants
- Southwest Airlines Heart of the Community Grant
- National Endowment for the Arts Our Town Grant
- African American Cultural Heritage Action Fund Grant
- Artplace National Creative Placemaking Fund
- Kresge Foundation Arts & Culture Program Grants
- Kansas Historic Preservation Partners Preservation Grant Program

EVALUATION CRITERIA

- Positive economic impact in Northeast Area
- Increased community perception, visibility and recognition within the greater Kansas City Region
- Direct linkage to historic and cultural programming within the greater Kansas City Region





A **FOOD** HUB

A FOOD HUB PRIORITY PROJECTS



Downtown Grocery & Community Center



Community Gardens & Farms



Northeast Grocery Store



Mobile Food Market



Restaurant & Food Business Incubator



DOWNTOWN GROCERY & COMMUNITY CENTER

PROJECT DESCRIPTION

- Invest in street, streetscape, sidewalk, parkway, parking, bike and wayfinding infrastructure improvements as recommended in the Healthy Campus Plan.
- Secure a developer and operator for a new grocery store in the downtown area.
- Ensure the development of new downtown community center is aligned with Healthy Campus Plan goals.
- Facilitate collaboration between existing farmer's markets to increase sales and customer reach.

POTENTIAL PROJECT PARTNERS

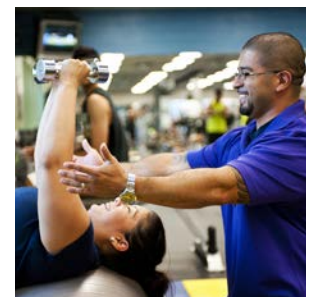
- YMCA of Greater Kansas City
- Wyandotte Health Foundation
- Downtown Shareholders
- Wyandotte Economic Development Council
- Northeast Economic Development Council
- Grocery Access Task Force
- Community Health Council of Wyandotte County
- Dotte Agency
- NourishKC, formerly Episcopal Community Services
- Healthy Communities Wyandotte
- IFF
- KCK Farmer's Market

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Health Foundation Grants
- UG Small Business Incentive Pilot Program
- Tax Increment Financing (TIF)
- Community Improvement District (CID)
- Sales Tax Revenue Bonds (STAR)
- Neighborhood Revitalization Act (NRA)
- Tax Credits such as LIHTC, NMTC, and HTC
- Urban Opportunity Zone
- Various grants, including LISC, REACH Healthcare Foundation, Make-It-Right, Orton Foundation, Robert Wood Johnson Foundation, Natural Resources Defense Council and EPA
- HUD Choice Neighborhood Planning Grants
- Health Care Foundation of Greater Kansas City

EVALUATION CRITERIA

- Development of grocery store and community center in the downtown
- Additional investment in infrastructure improvements in the downtown





COMMUNITY GARDENS & FARMS

PROJECT DESCRIPTION

- Establish an online database and forum through which organizers, residents and partnering organizations can manage garden and farm maintenance, share information regarding local events, services, programs, volunteer opportunities and advocacy issues relating to local community gardening and farming.
- Identify areas of potential growth in area and capacity for existing community gardens and farms.
- Market and distribute educational material on the Environmental Quality Incentives Program (EQIP) On-Farm Energy Initiative, which helps farmers make voluntary improvements that can boost energy efficiency on the farm.
- Market and distribute educational material on the North Central Region Sustainable Agriculture Research and Education (NCR SARE) programs, which help support sustainable agriculture efforts.
- Work with local retailers and seek other opportunities to brand and sell produce grown in the Northeast Area.
- Plant micro-orchards on vacant and underutilized land, avoiding areas of future redevelopment. Grow in raised bed or ensure that soil is safe for food growth through testing and, if necessary, remediation.
- Assess and adjust zoning regulations to encourage desired agricultural activities where appropriate.

POTENTIAL PROJECT PARTNERS

- Cultivate Kansas City
- Juniper Gardens Training Farm

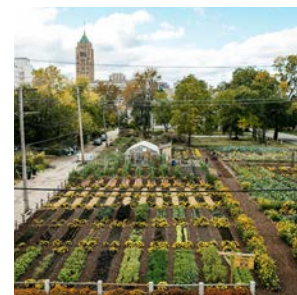
- Kansas City Community Gardens
- Wyandotte Health Foundation
- Grocery Access Task Force
- Community Health Council of Wyandotte County
- Dotte Agency
- NourishKC, formerly Episcopal Community Services
- Health Communities Wyandotte
- K-State Research and Extension
- Kansas City Kansas Community College
- Camp Carver
- Salt of the Earth Farm

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Health Foundation Grants
- Health Care Foundation of Greater Kansas City Grants
- Greater Kansas City Community Foundation Grants
- USDA Food Insecurity Nutrition Incentive
- USDA Farm to School Grants
- United Way
- EQIP
- NCR SARE

EVALUATION CRITERIA

- Community garden and farm land area growth
- Increase in volume and sales of locally grown produce
- Improvement in resident health indicators





NORTHEAST GROCERY STORE

PROJECT DESCRIPTION

- Conduct feasibility assessment of cooperative grocery model in the Northeast Area.
- Identify potential site(s) for community co-op or traditional grocery store in the Northeast Area.
- Seek traditional operator or pursue cooperative model for grocery store in the Northeast Area.
- Connect to local food producers.
- Pursue related opportunities for improved food access, including farmer's markets, mobile food markets and delivery services.
- Host an educational series focused on the co-op grocery store model.
- Host informational sessions about why the Unified Government has struggled to get a traditional grocery store operator to invest in the Northeast Area.

POTENTIAL PROJECT PARTNERS

- Community Health Council of Wyandotte County
- Dotte Agency
- NourishKC, formerly Episcopal Community Services
- Kansas WIC

- Grocery Access Task Force
- Kansas Department of Health and Environment
- K-State Research and Extension
- Kansas University School of Business
- KC Healthy Kids
- Healthy Communities of Wyandotte

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Health Foundation Grants
- Health Care Foundation of Greater Kansas City Grants
- IFF Financing
- Humana Grants
- USDA Community Food Projects Grants
- Menorah Heritage Foundation Grants
- Greater Kansas City Community Foundation Grants
- United Way

EVALUATION CRITERIA

- Development of co-op or traditional grocery store in the Northeast Area
- Increase in local sales tax revenue
- Improvement in resident health indicators
- Number of educational sessions provided





Community Co-op/Grocery Store



MOBILE FOOD MARKET

PROJECT DESCRIPTION

- Episcopal Community Services (ECS) and a collaborative team of community partners is rolling out the KCK Mobile Market in eastern Wyandotte County in 2018. The mobile market aims to improve life for Kansas City, Kansas, residents by bringing affordable, healthy food to their neighborhoods. ECS will own and staff the market while a locally, minority-owned grocery distributor will stock the vehicle with healthy and fresh options, including items that can be purchased with WIC and SNAP.
- This mobile food market project can be further supported by the Unified Government through approval of the Mobile Grocery Store Ordinance. Instead of the UG approving each mobile market location with a special use permit, the ordinance would permit operation at different locations through one approval process. The draft ordinance was crafted based on ordinances used in other communities with mobile markets.
- In 2015, Humana and the Community Health Council of Wyandotte County began discussing how to address food insecurity in Wyandotte County. Following that conversation, a group of students and staff from the University of Kansas began studying the region's food landscape and interviewed Wyandotte County residents to determine their needs. Affordability was key. The team used their research to help develop the mobile market with support from a handful of community partners, including ECS, which developed a business plan and will own and operate the market.
- Grants funded the purchase of the old beer truck that KU architecture students have equipped with

necessary shelving and other components for the market. ECS has hired two drivers to run the market. Operating costs are expected to be under \$75,000 and the market is forecasted to be self-sustaining within three to five years.

- This project would ensure continued expansion of Mobile Market services into the Northeast Area.

POTENTIAL PROJECT PARTNERS

- Community Health Council of Wyandotte County
- Dotte Agency
- Episcopal Community Services
- Humana
- Kansas WIC
- Kansas University School of Architecture
- TX Valley/El Torito
- Catholic Charities of Northeast Kansas
- Central Avenue Betterment Association
- Grocery Access Task Force
- Historic Northeast Midtown Association
- Kanbe's Market
- Kansas Department of Health and Environment
- K-State Extension
- Kansas University School of Business
- Kansas WIC
- KC Healthy Kids
- Latino Health for All Coalition
- NBC Community Development Corporation
- Food Systems Action Team | Healthy Communities of Wyandotte

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Health Care Foundation of Greater Kansas City
- Humana
- Menorah Heritage Foundation

EVALUATION CRITERIA

- Increased access to healthy and affordable food to residents in Wyandotte County
- Increased knowledge of food and its impact on health
- Improved customer well-being and health
- Increased knowledge of other area health related services and increased access to those services
- Meet the following project goals: (1) 250 people (unduplicated, annually) will participate in healthy living conversations/connections/screenings available at Mobile Market sites. Of those 250, half (125) will access additional healthy living resources in the community. (2) Serve an average of 750 individuals monthly (unduplicated) and a total of 1,000 unduplicated individuals in the first year



Illustration courtesy of Matt Kleinmann



RESTAURANT & FOOD BUSINESS INCUBATOR

PROJECT DESCRIPTION

- Survey residents and businesses in the area to determine feasibility, business model, demand and types of facilities and equipment needed.
- Identify site and pursue for-profit or non-profit operator of community kitchen and/or restaurant incubator.
- Explore shared use of existing commercial kitchens.
- Through kitchen and incubator, provide low-cost access to licensed kitchens and professional-grade equipment.
- Make connections with local and regional farmers, suppliers and customers.
- Provide community college course offerings.
- Host monthly cooking and business workshops and one-on-one entrepreneur advising.

POTENTIAL PROJECT PARTNERS

- K-State Extension
- Kansas University School of Business
- Kansas City Kansas Community College
- NourishKC, formerly Episcopal Community Services
- Dotte Agency
- Cultivate Kansas City
- Wyandotte Economic Development Council
- Northeast Economic Development Council
- Young Women on the Move
-

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Health Foundation Grants
- USDA Farm to School Grants
- US SBA Growth Accelerator Fund
- Health Care Foundation of Greater Kansas City Grants

EVALUATION CRITERIA

- Development of community kitchen and/or restaurant incubator in the Northeast Area
- Resident participation in community kitchen and/or restaurant incubator
- Increase in new business licensing associated with community kitchen and/or restaurant incubator
- Increase in local sales tax revenue



SOLAR HOMES



IMPLEMENT PARKS MASTER PLAN



IMPROVED CODE ENFORCEMENT



ADDITIONAL INFRASTRUCTURE INVESTMENT

NEIGHBORHOOD HEALTH CLINICS



HOME REPAIR PROGRAM



EXPANDED LAND BANK REHAB & INFILL PROGRAMS



ENHANCED PARKS PROGRAMMING



SPORTS/ATHLETIC LEAGUES



EXPANDED DAYCARE AT COMMUNITY FACILITIES



JERSEY CREEK RESTORATION



KCK GREENWAY URBAN TRAIL SYSTEM



JUNIPER GARDENS REDEVELOPMENT



1ST TIME HOMEOWNER PROGRAM



NORTHEAST POLICE SUBSTATION



IMPLEMENT THE VIOLENCE PREVENTION PLAN



YOUTH BUILD EXPANSION & MODEL BLOCK



A HEALTHY COMMUNITY

A HEALTHY COMMUNITY PRIORITY PROJECTS



Home Repair Program



YouthBuild Expansion & Model Block



Jersey Creek Restoration



Northeast Police Substation



KCK Greenway Urban Trail System



Implement Parks Master Plan



HOME REPAIR PROGRAM

PROJECT DESCRIPTION

- Work with a per-qualified group of handymen and YouthBuild to provide free or low-cost home repairs for seniors and low-income residents.
- Support the work of YouthBuild KCK and similar programs as they provide local youth with opportunities for job training in building trades. Connect local home repair needs with training opportunities.
- Work with local police enforcement and the justice system to offer alternative sentences and community service opportunities through the home repair program.
- Seek in-kind donation of materials from local suppliers.
- Market and expand existing UG Land Bank Rehab Program by marketing more heavily through local homebuilders and contractors' groups.
- Approve more certified rehabbers for Land Bank Rehab Program, targeting minority and woman-owned businesses.
- Target adjacent parcels, blocks and streets for greater impact.
- Utilize property management software to improve access to available Land Bank property information.

POTENTIAL PROJECT PARTNERS

- YouthBuild
- Habitat for Humanity of Kansas City
- Historic Northeast Midtown Association (HNMA)
- United Way

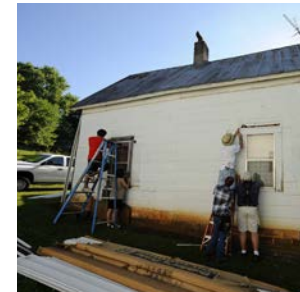
- Community Housing of Wyandotte County
- Neighborhood Resource Center
- Livable Neighborhoods Task Force
- KCK Housing Authority
- KCK Public Schools
- Kansas City Kansas Community College
- Chief Properties
- Shepherd's Center
- Christmas in October

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- United Way
- Community Development Block Grants (CDBG)
- HUD Community Service Block Grants
- USDA Housing Preservation Grants
- USDA Home Repair Program
- HUD HOME Program
- Weatherization Assistance Program
- Low-Income Housing Tax Credits (LIHTC)

EVALUATION CRITERIA

- Number of home repairs completed through program
- Increase in Land Bank properties rehabbed
- Increase in infill development on Land Bank property





YOUTHBUILD EXPANSION & MODEL BLOCK

PROJECT DESCRIPTION

- Expand existing YouthBuild KCK program by partnering with local community housing development organizations and neighborhood associations.
- Connect YouthBuild KCK to the existing UG Land Bank Rehab Program.
- Identify model block(s) on which to focus YouthBuild housing construction, vocational training and housing rehabilitation, leveraging other projects in the immediate vicinity.
- Coordinate model block development with neighborhood clean-ups, beautification efforts and social events.
- Market model block to potential homebuyers and the development community.
- Target key areas to replicate model block program.

POTENTIAL PROJECT PARTNERS

- YouthBuild
- United Way
- Community Housing of Wyandotte County
- KCK Housing Authority
- KCK Public Schools
- Kansas City Kansas Community College
- Americorp
- Habitat for Humanity
- American Red Cross
- Mt. Carmel Redevelopment Corporation

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- US Department of Labor
- United Way
- Low Income Housing Tax Credit (LIHTC)
- HOME Investment Partnerships Program

EVALUATION CRITERIA

- Increased program participation and certification
- Home construction and sales, reduced vacancy





Youth Build Model Block



JERSEY CREEK RESTORATION

PROJECT DESCRIPTION

- The Jersey Creek Greenway is an important community amenity that falls short of its full potential today. There is an opportunity to knit together and reinvigorate the Northeast area with a signature greenway that connects neighborhoods and community destinations, benefits surrounding homes and businesses, and celebrates the Northeast. An improved greenway corridor along Jersey Creek would simultaneously provide environmental, transportation, and recreation benefits.
- Over time, human modifications to the streams and waterways along Jersey Creek have impeded the natural functions of the streamway, which also faces water quality issues as part of a combined sewer overflow system. Restoration of the Jersey Creek presents an opportunity to address long-standing stormwater management issues in a comprehensive and sustainable way. Restoring and enhancing Jersey Creek's natural streamways can help to manage runoff while creating an engaging community amenity and urban wildlife habitat.
- An improved greenway trail for cyclists and pedestrians will link neighborhoods and destinations, and provide expanded options for residents and visitors along a centrally located and convenient green space that provides access to many destinations, services and amenities. A greenway trail that connects parks, public spaces, and schools along Jersey Creek and ties into a citywide parks and open space network will provide enhanced recreation opportunities for residents. Trails promote exercise and support active, healthy lifestyles while connecting to and integrating with other active

recreation facilities. There is also the potential to incorporate interpretive and historical resources along the greenway to engage trail users on a variety of topics.

- As an attractive space and visible public investment, the greenway trail can serve as a focal point and amenity for surrounding residential areas, and can function as a tool to add value and revitalize key activity centers.

POTENTIAL PROJECT PARTNERS

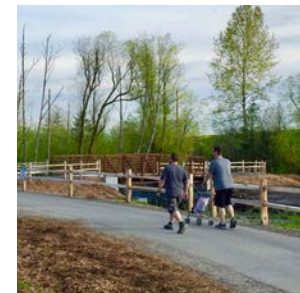
- Historic Northeast Midtown Association (HNMA)
- BikeWalkKC
- NBC Community Development Corporation
- Kansas Department of Health and Environment, Bureau of Water
- Unified Government of Wyandotte County/Kansas City, Kansas
- Kansas City, Kansas Community College

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Kansas Alliance for Wetlands and Streams
- PeopleForBikes Community Grant Program
- TBD

EVALUATION CRITERIA

- Increased use of the Jersey Creek Area
- Increased stormwater filtration
- Greater use of improved space by local organizations and schools





NORTHEAST POLICE SUBSTATION

PROJECT DESCRIPTION

- A police substation in the Northeast Area would provide a modern and state-of-the-art facility to house police operations. The substation will enable the UG Police Department to better reach the community and lessen the response time to calls in the area.
- A substation located in the Northeast Area would improve police visibility while providing a location for community members and officers to come together to discuss relevant issues while building trust. Substations provide a place where citizens can talk with police in a neutral, nonthreatening environment, turning police officers into integrated members of the community rather than rapid-response enforcement.
- House an explorer program at the substation designed to expose local youths to the law enforcement profession.
- Hold crime prevention and block watch meetings at the new substation.

POTENTIAL PROJECT PARTNERS

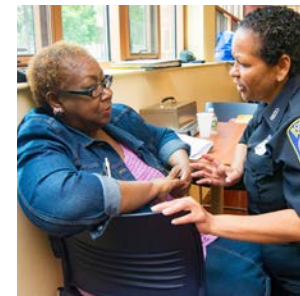
- Kansas City, Kansas Police Department

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- TBD

EVALUATION CRITERIA

- Lower rates of violent crimes and property crimes within Northeast Area precincts





KCK GREENWAY URBAN TRAIL SYSTEM

PROJECT DESCRIPTION

- The KCK Greenway Urban Trail System entails planning for and implementation of an 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 Industrial District. The trail would connect to the 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.
- The 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
 - Improve equity by providing transportation options for those without vehicles

- The Greenway Urban Trail System should take advantage of existing open spaces such as Jersey Creek and Kaw Point to integrate into the larger proposed Missouri River Bike Loop.
- One of the two remaining gaps to complete the Missouri River Bike Loop is a section of 7th Street that connects the existing shared use path on 5th Street to the existing shared use path on the Fairfax bridge across the Missouri River. Completing this connection would give Northeast residents best-in-region comfortable bike access to area destinations and amenities. It would also create a major regional amenity through the heart of the Northeast. In combination with new quality infrastructure, marketing and branding of the Missouri River Bike Loop can help attract new visitors to the Northeast area and support local businesses oriented around the trail connection.
- Successful implementation of the KCK Greenway Urban Trail System relies on the effective use of sound data. Demand modeling, safety and crash data, network connectivity, equity, physical roadway constraints, and public feedback all contribute to a complete understanding of bicycle infrastructure priorities. The following recommendations include a proposal for a Priority Bicycle Network in the Northeast area that supports recreation and commuting with a variety of facility types. This network serves travel both within the Northeast and to destinations beyond.

POTENTIAL PROJECT PARTNERS

- Historic Northeast Midtown Association (HNMA)
- BikeWalkKC
- NBC Community Development Corporation
- Kansas Department of Health and Environment, Bureau of Water
- Unified Government of Wyandotte County

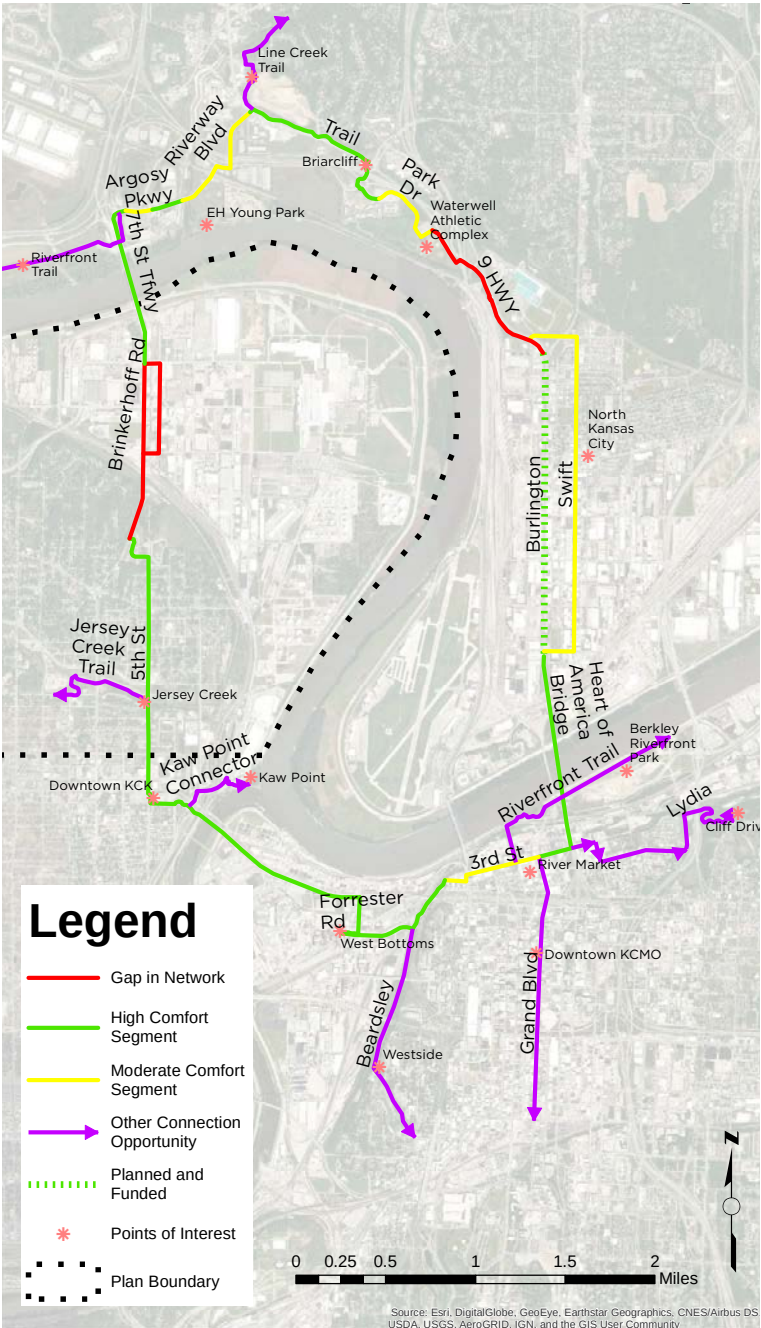
POTENTIAL PROJECT FUNDING OPPORTUNITIES

- TBD

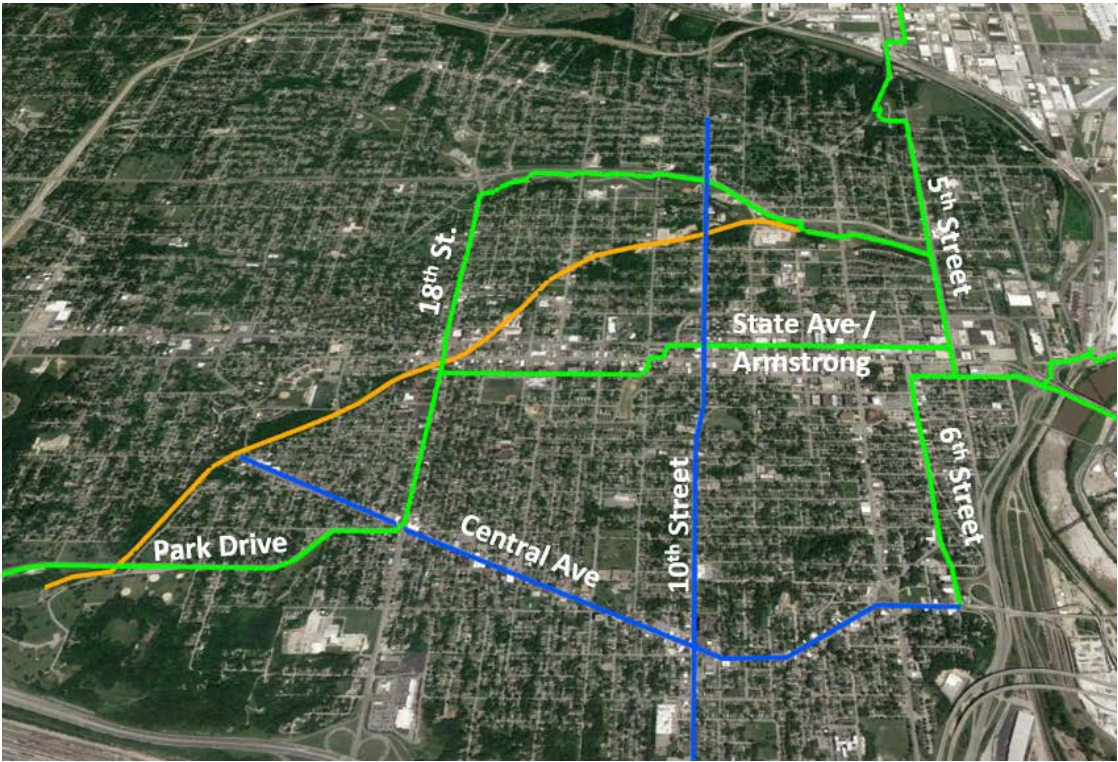
EVALUATION CRITERIA

- TBD

Missouri River Bike Loop



Urban Trail Loop



Today, a safe and comfortable route exists for approximately 80% of a 11.3 mile Missouri River Bike Loop that connects the Northeast Area, Downtown KCK, Downtown KCMO, North Kansas City, Briarcliff, Riverside, and many other destinations. Comprised of a mix of trails, shared paths, and on-street bicycle facilities, this bike loop crosses the Missouri River twice, and links to regional trails and connections in four different counties.



IMPLEMENT PARKS MASTER PLAN

PROJECT DESCRIPTION

- Assess park and community facility maintenance and investment plans.
- Encourage use of parks for public art and cultural events.
- Install additional social gathering amenities where appropriate, including gazebos, eating areas, barbecue pits, playgrounds, athletic fields and exercise equipment.
- Increase programming and services at community centers, including athletics, daycare and educational services.
- Clean-up vacant city-owned parcels and partner with neighborhood associations to maintain informal neighborhood open spaces.
- Organize park-wide cleanups during the summer.
- Build on and expand Jersey Creek Trail Project Efforts.
- Focus efforts on the Healthy Community Corridor.

POTENTIAL PROJECT PARTNERS

- Kansas Department for Children and Families
- The Family Conservancy
- DHHS Administration for Children and Families
- National Park Service
- Dotte Agency
- Community Health Council of Wyandotte County
- Wyandotte County Health Department
- YouthBuild
- BikeWalkKC

- Let's Move WYCO
- Healthy Communities Wyandotte
- Latino Health for All

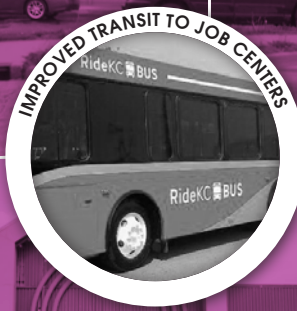
POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Early Education Grant Fund
- Early Education Funders Collaborative
- National Recreational Trails Program
- Land and Water Conservation Fund Grant
- Kansas Recreation and Park Association Grant

EVALUATION CRITERIA

- Increased park and community facility program participation
- Additional park and community facility programming
- Improvement in resident health indicators





AN EXPANDED **ECONOMY**

AN EXPANDED ECONOMY PRIORITY PROJECTS



Fairfax Job Training Program



Improved Access to Job Centers



Focused Retail Nodes



FAIRFAX JOB TRAINING PROGRAM

PROJECT DESCRIPTION

- Create a job training and apprenticeship program out of a partnership between Kansas City Kansas Community College, the Fairfax Industrial Association and Fairfax employers.
- Expand industrial skills courses at local high schools. Seek donations of equipment from Fairfax businesses.
- Hold job fairs at local high schools that feature job or internship opportunities at Fairfax industrial businesses.
- Conduct interviews with Fairfax employers to identify needs and employee skills gaps. Design course offerings to meet these needs.
- Explore opportunities to link employers with apprentices through the Industry Consortium for Advanced Technical Training (ICATT).
- Focus job training efforts on the food industry, including both service and production. The Fairfax Industrial District and greater Kansas City, Kansas, have a long history of mom-and-pop restaurants and food manufacturers. Currently, the Fairfax Kellogg's plant makes nearly 75% of all of the Cheez-Its.
- A variety of training and certification programs could be implemented to give residents the knowledge and tools to improve their skill set for working in the manufacturing industry. Training could include integration with the following programs:
 - Good Manufacturing Practice (GMP) Certification
 - Hazard Analysis and Critical Control Points - HACCP Certification
 - HAZMAT Training
 - Occupational Safety and Health Administration (OSHA) Training
 - Safe Quality Food (SQF) Certification

- Total Quality Management
- Certified Supply Chain Management
- Certified in Production and Inventory Management (CPIM)
- ISO 22000 Food Safety Management
- Better Process Control Schools
- Certified Food Scientist (CFS)

POTENTIAL PROJECT PARTNERS

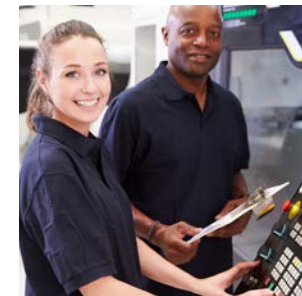
- Fairfax Industrial Association
- Kansas City Kansas Community College
- Kansas City Kansas Public Schools
- Wyandotte Economic Development Council
- Workforce Partnership
- Kansas State University
- University of Kansas
- Kansas Department of Commerce
- Econ Avenue - Federal Reserve Bank of Kansas City

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- US Department of Labor (DOL) Workforce Innovation Fund
- DOL Reentry Project Grants
- Work Opportunity Tax Credit
- On-the-Job Training (OJT)
- Kansas Industrial Training Program (KIT)
- Kansas Industrial Retraining Program (KIR)
- Incumbent Worker Training Program
- Econ Avenue - Federal Reserve Bank of Kansas City

EVALUATION CRITERIA

- Increase in Fairfax employment among Northeast Area residents
- Reduction of unemployment rate among Northeast Area residents
- Increase in workforce training program participation





Fairfax Job Training Program



IMPROVED ACCESS TO JOB CENTERS

PROJECT DESCRIPTION

- Education, training, and workforce development initiatives are critical to ensure Northeast residents have the skills and training employers need, but the disparity in jobs and employment is also a result of barriers to access. All Northeast residents need to be able to easily connect to local job opportunities, even if they do not have access to an automobile.
- Today, there is not a continuous sidewalk connection from Northeast neighborhoods to the Fairfax Industrial District. Infrastructure improvements can enhance worker mobility through repaired and widened sidewalks. Lighting, signage, thoughtful street design and increased pedestrian activity along Northeast streets will create safer streets that residents feel comfortable using to walk to work.
- Conduct a comprehensive transit needs assessment for the Northeast Area in conjunction with RideKC, with a focus on connecting residents to local and regional job centers in Johnson County, Parkville, Riverside, Lansing/Leavenworth and Edwardsville.
- Conduct feasibility study for bus rapid transit (BRT) and bus-on-shoulder routes to reduce travel time.
- In response to transit assessment findings, expand and adjust existing routes to reach more employment centers. Market existing RideKC Van service to Fairfax employers to connect employees with the vanpool system.
- Add bus shelters to key locations along Northeast Area arterials.
- Establish a pilot bike share program in the Northeast Area and downtown KCK that connects to existing transit and the Kansas City B-cycle bike sharing network.

- Conduct a feasibility study for extension of the KC Streetcar into downtown KCK.

POTENTIAL PROJECT PARTNERS

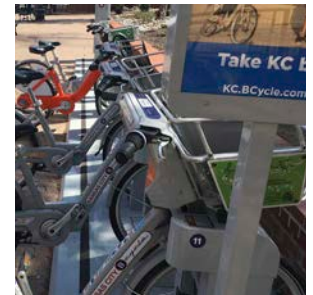
- RideKC
- BikeWalkKC
- Johnson County Transit
- KC Streetcar Authority
- IndeBus
- Regional Transit Coordinating Council
- Mid-America Regional Council (MARC)
- Fairfax Industrial Association

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Federal Transit Administration (FTA) Bus & Bus Facilities Infrastructure Investment Program
- FTA Capital Investment Grants
- Surface Transportation Program (STP)
- Urbanized Area Formula Grants (5307)
- Enhanced Mobility of Seniors & Individuals with Disabilities (5310)
- Congestion Mitigation and Air Quality (CMAQ) Grants

EVALUATION CRITERIA

- Increase in RideKC bus and van ridership
- Reduction in local unemployment rate





FOCUSED RETAIL NODES

PROJECT DESCRIPTION

- Assess benefits and drawbacks to re-zoning to concentrate commercial districts in the Northeast Area through the city-wide re-zoning project currently underway. Proceed with re-zoning based on findings and feedback from the community.
- Identify a select number of retail nodes through which to focus commercial reinvestment in the Northeast Area.
- Brand and market focused retail nodes both on-site and online. Create development and incentive packages to market available properties.
- Prepare publicly-owned property located at retail nodes for redevelopment. Site improvements may include brownfield remediation, demolition, clearing, excavation and leveling.

POTENTIAL PROJECT PARTNERS

- Wyandotte Economic Development Council
- Northeast Economic Development Council
- Downtown Shareholders of Kansas City, KS
- Kansas City Area Development Council

POTENTIAL PROJECT FUNDING OPPORTUNITIES

- Neighborhood Revitalization Act (NRA)
- Sales Tax Revenue Bonds (STAR)
- UG Small Business Incentive Pilot Program
- Tax Increment Financing (TIF)
- Kansas Department of Health and Environment/
EPA Brownfields Assessment Grant

EVALUATION CRITERIA

- Square footage of building constructed
- Property tax revenue growth
- Sales tax revenue growth
- Permanent jobs created





LAND USE PLAN

The future land use plan is intended to ensure that new development contributes to advancing the community's vision and goals for the Northeast area. The land use plan includes a variety of place types that were developed to fit the scale and context of the community. The intent of the future land use plan is to provide an overarching framework to inform development decisions and allow the Northeast area to grow in a planned, sensible manner. The future land use plan should be used by the Unified Government to determine which types of projects are appropriate for different parts of the Northeast area. Though the land use plan does not directly change the existing zoning, it will be used to inform the Unified Government's comprehensive zoning re-write that is currently underway while also serving as a guide to evaluate planning and development decisions.

Land Use Transitions

Through the community engagement process, residents and stakeholders indicated that they would like to see additional job opportunities within the Northeast area, as well as stronger economic and physical connections to the Fairfax Industrial District. Currently, the built-out Fairfax Industrial District is enjoying relatively low vacancy rates and

has little vacant land available for redevelopment. Residents also indicated that certain types of existing industrial uses were inappropriate within residential neighborhoods and should be transitioned out over time. Stakeholders wanted stronger commercial corridors including Quindaro Boulevard, State and Washington Avenues, 5th and 7th Streets. In response to this direction, the future land use plan focuses on the following key elements:

- **Shifting industrial uses out of the center -** Transitioning industrial land, especially around Parallel Parkway and N 10th Street, to mixed use and residential districts.
- **Identifying appropriate areas for industrial expansion** – Areas immediately adjacent to the Fairfax Industrial District have been identified for light industrial expansion in order to provide additional employment areas for local residents, as well as space for growing businesses. It is critical that these areas are redeveloped carefully to ensure that there are no conflicts with nearby residential areas. The future land use plan includes optional variations in the future uses of some of these areas.
- **Strengthening of historic and institutional resources**

– The future land use plan includes a classification to help preserve and protect important neighborhood assets.

- **Reinforcing important commercial corridors** – In order to provide locations for shops and services, important commercial corridors have been designated with land use classifications that will ensure that new context-sensitive development is promoted.
- **Preserving single family areas** – The future land use plan directs multi-family growth to corridors as well as to geographic areas closer to downtown Kansas City, KS. Housing types such as townhomes are heavily promoted as a way to incorporate medium densities within existing residential areas.

Land Use Districts

In order to ensure that future development more closely fits the character of individual parts of the Northeast Area, a series of land use districts have been created. This section describes the various districts that make up the future land use plan.

NEIGHBORHOOD MIXED USE

The Neighborhood Mixed Use district is generally designated along corridors that include a mix of single family houses, apartment buildings, small commercial buildings, and mixed use buildings. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street for form a consistent street frontage.

Allowed Building Types

- Single Family Houses
- Townhomes
- Duplexes
- Low Rise Apartments (2-4 stories)
- Small Commercial Retail and Office Buildings
- Mixed Use Buildings (apartments/office above retail/office)
- Institutional Buildings

GATEWAY / NEIGHBORHOOD COMMERCIAL HUB

The Gateway / Neighborhood Commercial Hub is a commercial district of medium intensity commercial uses that serve the surrounding neighborhoods and could include commercial uses that serve the wider community and region. These hubs are usually centered around a major intersection. These areas should be walkable with wide sidewalks, landscape buffer areas, street trees and accommodates for cyclists and transit. Buildings should be built up to the street to form a consistent street frontage with special

consideration and prominence given to major block corners.

Allowed Building Types

- Low Rise Apartments (2-4 stories)
- Small and Medium Commercial Retail and Office Buildings
- Mixed Use Buildings (apartments/office above retail/office)
- Institutional Buildings

COMMERCIAL

The Commercial district includes shopping centers and major commercial buildings that serve the wider community and region. Development in these districts must follow the commercial design guidelines.

Allowed Building Types

- Small, medium, and large commercial buildings
- Shopping centers
- Institutional buildings

HIGHWAY COMMERCIAL

The Highway Commercial district includes commercial uses that serve highway users, such as gas stations and convenience stores. Development in these districts must follow the commercial design guidelines.

Allowed Building Types

- Small, medium, and large commercial buildings
- Gas stations and convenience stores

INDUSTRIAL

Industrial includes such uses as manufacturing and shipping and should generally be located apart from residential neighborhoods. Industrial areas should include amenities such as sidewalks, landscaping, lighting, and walking trails. Industrial uses should have an attractive campus feel to attract and retain talent.

Allowed Building Types

- Light industrial buildings
- Heavy industrial buildings
- Commercial buildings to support industrial uses, such as restaurants, convenience stores, and gas stations

HISTORIC AND INSTITUTIONAL

Historic and institutional uses include historic landmarks, churches, schools, and other related uses.

Allowed Building Types

- Institutional Buildings

PARKS AND OPEN SPACE

Parks and open space should be activated with amenities such as playground equipment, trails, ponds, and landscaping. Parks should be connected to surrounding neighborhoods with sidewalks and trails.

Allowed Building Types

- Institutional Buildings

SINGLE FAMILY

The Single Family district is intended to protect established single family neighborhoods.

Allowed Building Types

- Single family homes

LOWER-MEDIUM DENSITY RESIDENTIAL

The Lower-Medium Density Residential district is intended to promote infill development and investment by allowing additional units compared to the Single Family district, while preserving the overall character of existing neighborhoods. Lower-Medium Density Residential areas must follow the narrow lot design guidelines.

Allowed Building Types

- Single Family Houses
- Townhomes
- Duplexes

MEDIUM-HIGHER DENSITY RESIDENTIAL

The Medium-Higher Density Residential District allows for apartment buildings ranging from 2-4 stories. High quality development and site design is critical.

Allowed Building Types

- Single Family Houses
- Duplexes
- Townhomes
- Low rise apartments 2-4 stories

PRESERVE

These are large areas of vacant land that will be preserved until development pressure warrants development. Infrastructure will not be maintained at the same level in this district.

Allowed Building Types

- None

BUSINESS PARK

The Business Park district is intended to promote the creation of employment centers within walking distance of existing residential neighborhoods. Business Park areas should serve as centers for innovation, accommodating research and development, technology, and medical facilities, and may also include some light industrial uses with limited outside impacts. Generally oriented toward larger-scale office complexes, they may include ancillary services for employees, such as personal services, restaurants and retail.

Allowed Building Types

- Office
- Light industrial buildings
- Small, medium, and large commercial buildings

Land Use Scenarios

The following land use scenarios provide alternative options for growth and development within the Northeast Area. The scenarios are intended to provide a basis for initial conversations with the community regarding more detailed land use decisions.

OPTION 1 – LIMIT INDUSTRIAL

Industrial is limited to the Fairfax Industrial District. Industrial uses along Jersey Creek and within neighborhood areas are phased out over time. Jersey Creek would be redeveloped as an amenity with trails and park space for public use.

Pros

- No chance of industrial land uses negatively impacting residential land values.
- No danger of nuisance or compatibility issues

Cons

- Forgo near term redevelopment opportunities
- Forgo increase in employment opportunities

OPTION 2 – INDUSTRIAL EXPANSION ON THE PERIPHERY

Allow the Fairfax Industrial District to expand into areas north of K-5 and east of 3rd St with a combination of Industrial and Business Park uses. Existing industrial uses along Jersey Creek and within neighborhood areas are phased out over time. Jersey Creek would be redeveloped as an amenity with trails and park space for public use.

Pros

- Limited chance of industrial land uses negatively impacting residential land values.
- Increased near-term development opportunities
- Increased employment opportunities

Cons

- Not maximizing potential for near term redevelopment
- Not maximizing potential for employment opportunities
- May lead to some displacement and/or compatibility issues with existing neighborhoods

OPTION 3 – INDUSTRIAL EXPANSION ON THE PERIPHERY AND BUSINESS PARK INFILL DEVELOPMENT

Allow the Fairfax Industrial District to expand into areas north of K-5 and east of 3rd Street with industrial and Business Park uses. Establish a Business Park district along Jersey Creek and where there are existing industrial uses to allow light industrial, office, and flex space development with strict design standards. Jersey Creek would be redeveloped as an amenity with trails and park space for public use.

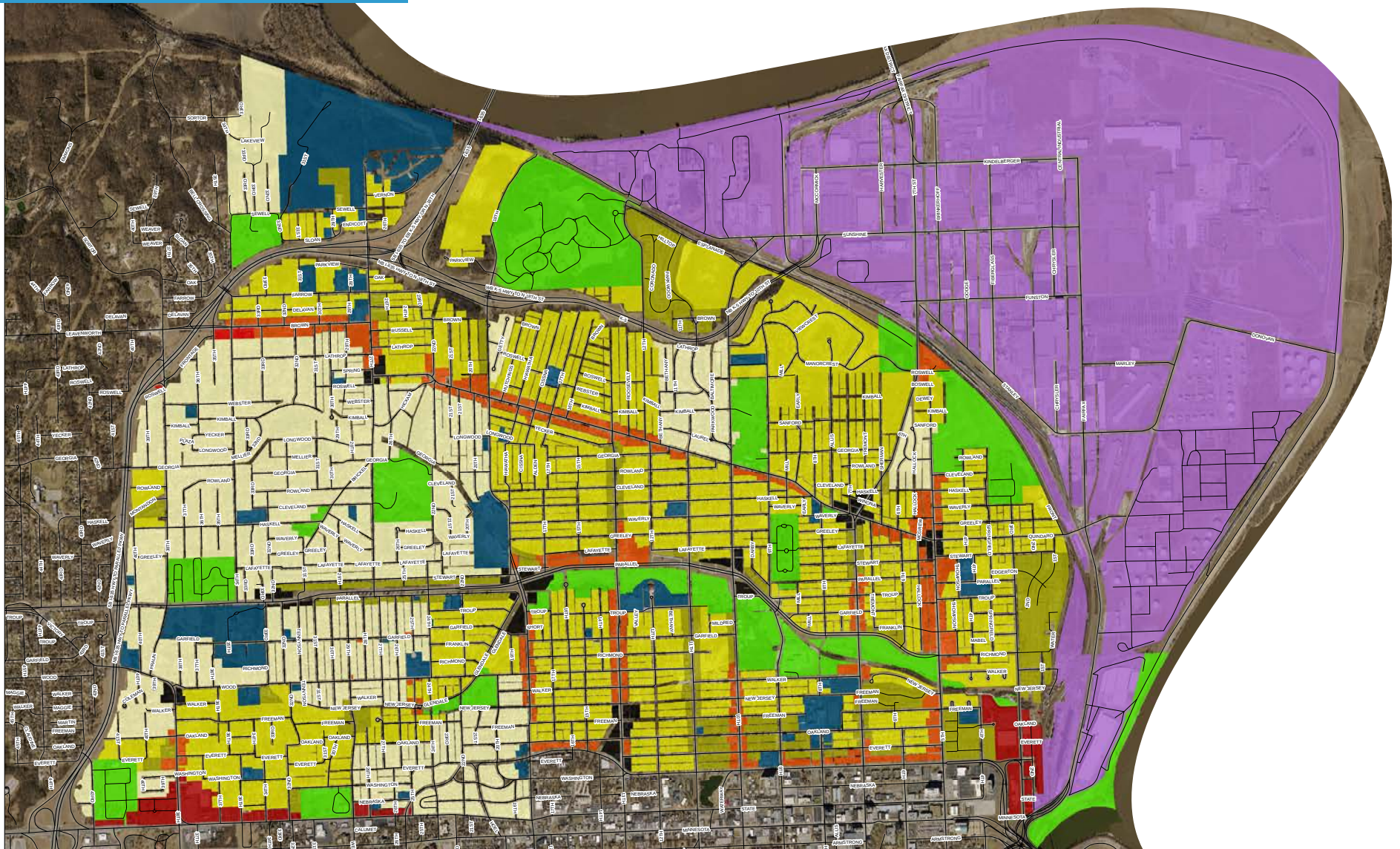
Pros

- Maximize near-term development opportunities
- Maximize employment opportunities

Cons

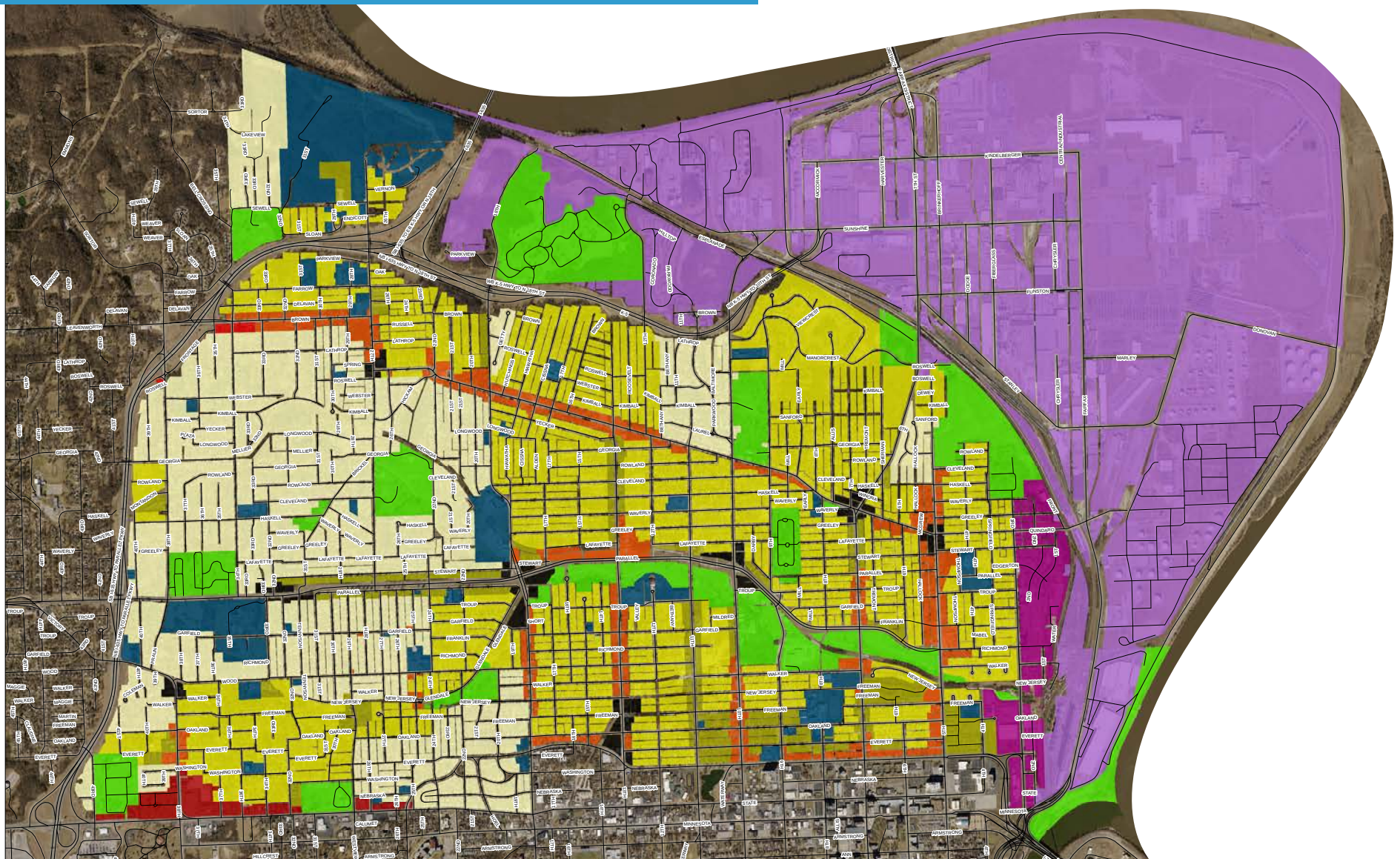
- Reduction in potential residential redevelopment sites in or adjacent to existing neighborhoods.

OPTION 1 - LIMIT INDUSTRIAL



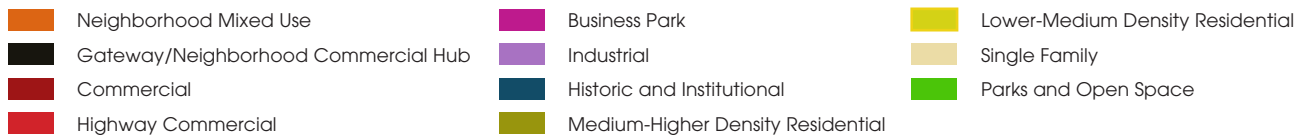
- | | | |
|--|--|--|
| ■ Neighborhood Mixed Use | ■ Business Park | ■ Lower-Medium Density Residential |
| ■ Gateway/Neighborhood Commercial Hub | ■ Industrial | ■ Single Family |
| ■ Commercial | ■ Historic and Institutional | ■ Parks and Open Space |
| ■ Highway Commercial | ■ Medium-Higher Density Residential | |

OPTION 2 – INDUSTRIAL EXPANSION ON THE PERIPHERY



- | | | |
|---|---|---|
| Neighborhood Mixed Use | Business Park | Lower-Medium Density Residential |
| Gateway/Neighborhood Commercial Hub | Industrial | Single Family |
| Commercial | Historic and Institutional | Parks and Open Space |
| Highway Commercial | Medium-Higher Density Residential | |

OPTION 3 – INDUSTRIAL EXPANSION ON THE PERIPHERY AND BUSINESS PARK INFILL DEVELOPMENT



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TRANSPORTATION AND INFRASTRUCTURE

The City-Wide Master Plan includes guiding principles related to transportation and infrastructure including the need to prioritize infrastructure investment along with the promotion of a “balanced” transportation system that considers the needs of vehicles, public transit, pedestrians and bicycles, the establishment of a comprehensive roadway hierarchy system, and the need to design future transportation in a manner that enhances the built and natural environment. In order to accomplish these goals, the Master Plan describes the need to work cooperatively with federal, state, regional and local governments, the private sector, and residents. A summary of transportation and infrastructure recommendations is described in this section. For more detailed recommendations, please see the Appendices.

Addressing Community Needs

The well-being of Northeast residents depends on their capacity to meet basic community needs – good homes in strong neighborhoods, resources to live healthy lives, the ability to feel safe and be safe in streets, parks, and public spaces, and access to jobs and services that can expand opportunity for everyone. The barriers that limit capacity to meet these community needs are complex and systemic, but one component that ties many of these needs together is mobility. The

potential for people of all ages, incomes, and abilities to connect to the jobs, services, and amenities they need, and to be safe and comfortable as they do so, is essential to the future success of the Northeast area.

Infrastructure as a Catalyst Investment

Planning for and investing in quality neighborhoods through public infrastructure is essential to transform neighborhoods into safe, vital, and sustainable places. Transportation infrastructure connects residents to critical employment, education, and services, while also supporting safe and active public spaces. Strategic coordination of public investments and programs can support private development and attract additional private resources to the community. Northeast residents have expressed a desire for a more walkable community, a more attractive community, improved public safety, and support for local business. Investments in mobility and public infrastructure present an opportunity to support all these efforts in a way that maximizes the potential for new private development and investment. Infrastructure improvements can enhance the mobility through repaired and widened sidewalks. Lighting, signage, thoughtful street design, and increased pedestrian and business activity along Northeast

streets all contribute to safer neighborhoods. Targeted infrastructure improvements also demonstrate public commitment to the area, help to improve the image and perception of a place, and can spur private investment, particularly when they are strategically coordinated with other activity or investment in public facilities and services.



Girls on bikes in the Northeast Area

KEY TRANSPORTATION RECOMMENDATIONS

CONNECTING PEOPLE TO JOBS IN FAIRFAX

The concentration of jobs in Fairfax near Northeast neighborhoods, where unemployment is high, presents a simple opportunity: connect people to jobs. Several steps are needed to fully capitalize on this opportunity, including workforce development to ensure workers have necessary skills and training, but physical access to jobs is an important prerequisite. Access is especially important for those residents who do not have access or are unable to use an automobile. In several Northeast neighborhoods, carless households represent more than twenty percent of the total population, and it is these households that are positioned to benefit most from improved access to Fairfax.

Modifications to the hours and frequency of existing routes that already serve the Northeast Area and Fairfax Industrial District can make transit more viable for Northeast residents connecting to nearby and centrally located jobs. Improved transit connections can improve access for northeast residents to job opportunities in Fairfax, but also Downtown Kansas City, Kansas, Downtown Kansas City, Missouri, and other job centers. In order to improve job access by transit, this plan recommends the following:

- Increase the frequency and extend the hours of the Ride KC 103 route serving the Fairfax Industrial District.
- Provide evening service for the 107 route through the Northeast area.
- Provide thirty minute service for the 106 route serving the Northeast area on Quindaro Boulevard, 7th Street, and other corridors.

PRIORITY SAFE ROUTES TO SCHOOL CORRIDORS

Over the past several years the Unified Government has made major progress through concerted efforts to enhance Safe Routes to School in the Northeast area. Since 2014, the Unified Government Public Works Department has encouraged and initiated education programs like Walking School Buses and bicycle safety classes, offered technical assistance to improve safety during drop off and pick up, made improvements to signage and crosswalks around schools, and built miles of sidewalks in school neighborhoods. Seven Northeast elementary and one middle school are currently participating in the Safe Routes to School program in some capacity. The initiative has also worked hard to coordinate Safe Routes to School efforts with other UG priorities like blight mitigation and mowing vacant lots through the SOAR program, working with Community Policing at KCKPD to get more eyes on the street and reduce crime, and partnering with the Health Department and 2020 Movement to emphasize the health benefits from walking and biking.

Designating priority Safe Routes to School corridors can focus resources in a way that facilitates walking and biking to school, but also provide broader benefits to surrounding neighborhoods. Careful consideration of priority routes is crucial to effectively impact student transportation decisions. Considerations include how close students within the attendance boundary are to a priority corridor, connections to other schools, parks, and destinations, the safety and comfort of the street

environment, directness of route, presence of bus stops, and avoidance of discouraging barriers. Where potential safe routes to school corridors have existing infrastructure deficiencies, these are locations that make sense to prioritize for infrastructure improvements. New development and redevelopment projects should be required by the UG to install or replace sidewalks to complete connectivity of the designated Safe Routes to School network. By approaching reinvestment in basic infrastructure through this strategic lens, the City and the school district can avoid piecemeal improvements with limited impact, and quickly establish a lean network with real mobility benefits.



Northeast Area students on their way to and from school

Legend



REALLOCATING EXCESS RIGHT OF WAY

Building new transportation infrastructure is expensive, and maintaining existing infrastructure is an ongoing challenge. For all communities, but especially those facing fiscal challenges, it is important to be as efficient as possible with infrastructure investments. This means a) building only the infrastructure that is essential to achieve community goals, and b) to get the maximum utility from infrastructure that is available.

Today, the Northeast area suffers from an infrastructure mismatch. There are not enough facilities in enough locations to meet the needs of pedestrians, cyclists, and transit users. Meanwhile, the Northeast Area has a street network for automobiles that is vastly underutilized. Almost every major street in the northeast area has more capacity and more pavement than is necessary to serve the traffic demands today and in the future. While this excess capacity and infrastructure is not serving northeast residents today, it still carries the same maintenance and operational burdens it would if it were more fully utilized. In addition to fiscal resources this infrastructure locks away from more urgent uses, the design and conditions of many streets directly limit the potential of other transportation choices.

In the Northeast area, there is an opportunity to realign and reallocate existing infrastructure to better respond to community needs for mobility and access to opportunity. By reallocating excess street capacity to other uses and modes of transportation, Northeast communities can get much greater utility from existing infrastructure investments, while dramatically reducing the cost of providing for alternative modes of transportation like walking, biking, and transit.

JERSEY CREEK GREENWAY

The Jersey Creek Greenway is an important community amenity that falls short of its full potential today. There is an opportunity to knit together and reinvigorate the Northeast area with a signature greenway that connects neighborhoods and community destinations, benefits surrounding homes and businesses, and celebrates the Northeast. An improved greenway corridor along Jersey Creek would simultaneously provide environmental, transportation, and recreation benefits. An improved greenway trail for cyclists and pedestrians has the potential to physically link neighborhoods and destinations, and to alter perceptions about the relationship between different places. An improved greenway trail provides expanded options for residents and visitors along a centrally located and convenient green space that provides access to many destinations, services, and amenities. A greenway trail that connects parks, public spaces, and schools along Jersey Creek and ties into a citywide parks and open space network will provide enhanced recreation opportunities for residents. Trails promote exercise and support active, healthy lifestyles while connecting to and integrating with other active recreation facilities.

There is also the potential to incorporate interpretive and historical resources along the greenway to engage trail users on a variety of topics. The benefits of a reimagined greenway corridor extend beyond its boundaries. As an attractive space and visible public investment, it can serve as a focal point and amenity for surrounding residential areas, and can function as a tool to add value and revitalize key activity centers.

In order to realize the full potential of the Jersey Creek as a community amenity, this plan recommends the following near-term and long-term action items:



Jersey Creek Greenway

NEAR-TERM RECOMMENDATIONS

- Complete spot repairs for damaged sections of Jersey Creek trails
- Address gaps in trail connectivity by providing safe and comfortable intersection crossings of north-south streets along routes that are direct and convenient for travel along the corridor.
- Study the feasibility of a road diet on Parallel Parkway that would provide a dedicated, unobstructed bicycle/pedestrian connection along Jersey Creek for a fraction of the cost of new trails or bicycle/pedestrian facilities.
- Improve major intersections along Parallel Parkway to provide safe and more comfortable pedestrian and bicycle connections between Jersey Creek and surrounding neighborhoods.



Improved Jersey Creek Greenway

- Improve ongoing park maintenance, including trash receptacles along the trails.
- Improve lighting, especially in higher risk locations like the 13th Street pedestrian tunnel, the 16th Street basketball court, and Jersey Creek Park.
- Remove or replace dangerous old equipment including the playground in east Heathwood park.

LONG-TERM RECOMMENDATIONS

- Restore the natural stream to support and enhance the ecological functions of the streamway, improve water quality, and create a more inviting and attractive amenity.
- Reconstruct existing trails to provide a new high quality shared use path that can comfortably accommodate bicycles and pedestrians and that functions as a true mobility option to connect neighborhoods and destinations along the Jersey Creek corridor.

- Extend the Jersey Creek trail system along public lands between 5th Street and 3rd Street
- Incorporate new educational and historical interpretive signage and exhibits to celebrate Jersey Creek and educate visitors about the natural and community resources in the area.

NORTHEAST BIKE NETWORK

Smart decisions about bicycle infrastructure depend on good data. Demand modeling, safety and crash data, network connectivity, equity, physical roadway constraints, and public feedback all contribute to a complete understanding of bicycle infrastructure priorities. The recommended proposal is for a Priority Bicycle Network in the Northeast area that supports recreation and commuting with a variety of facility types. This network serves travel both within the Northeast and to destinations beyond. Details of the Priority Bicycle Network are outlined in “Mobility in the Northeast Area,” which is included in the Appendix.

QUINDARO BOULEVARD

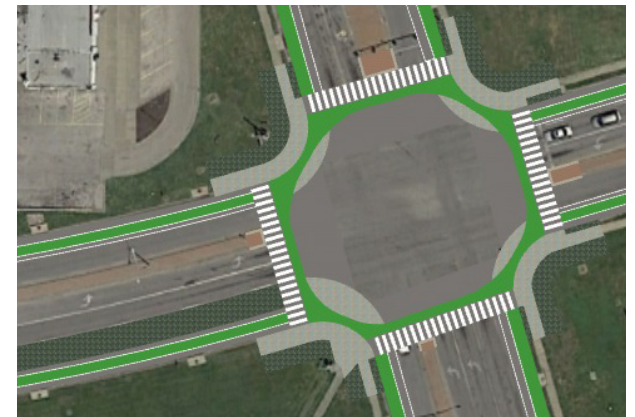
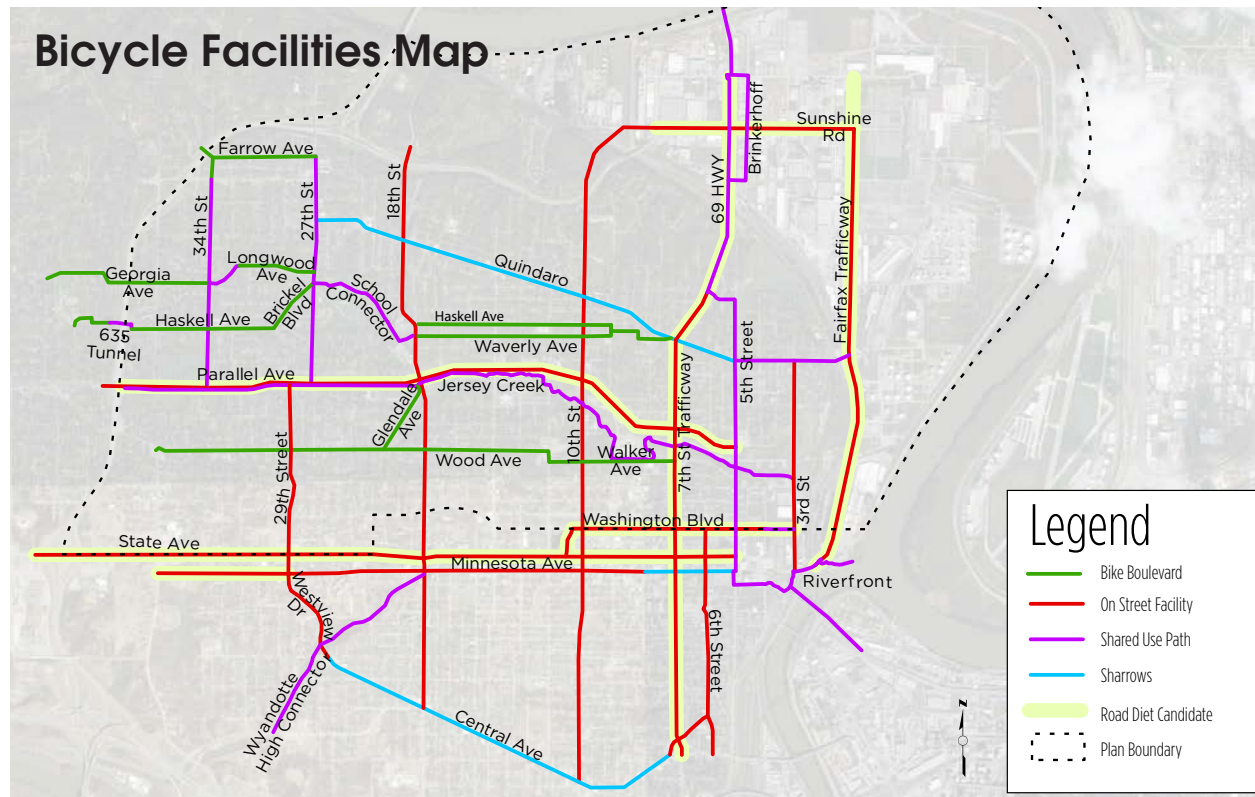
Quindaro Boulevard holds a historical significance in the Northeast Area and has potential to once again become a signature boulevard and with a vibrant mix of destinations and amenities. Improvements to the right-of-way will help to enhance the appearance and function of the corridor, increase activity and support private investment. The width of Quindaro Boulevard and the available right-of-way varies frequently along the corridor. Within these space and operational constraints, there are many opportunities to improve the corridor, including near-term, low-cost improvements as well as more substantial capital investments in infrastructure and amenities.



Rendering of bike sharrows installed on Quindaro

18TH STREET

18th Street runs north-south through the entirety of Wyandotte County, and intersects with all of the County’s important east-west commercial corridors. 18th Street is generally two lanes, and approximately forty feet wide between the existing curbs. The large width presents an opportunity to incorporate bicycle, pedestrian, and landscaping improvements. Many of those improvements can be implemented within the existing curb lines with paint, providing a chance for a low-cost, high-impact transformation.



Above, an existing aerial of 18th and Parallel and below, a proposed graphic showing the installation of bicycle and pedestrian facilities

ROAD DIET SCENARIOS

All of the major roads in the Northeast Area have much more capacity than is required to serve existing traffic. Most roads could see traffic grow two or three times, and still maintain extra capacity for more traffic. Many roads use 1/5 or less of their capacity.

According to KDOT traffic counts, Parallel Parkway has approximately 8,000 vehicles trips per day east of 18th Street, and approximately 12,000 trips per day west of 18th Street. Washington Boulevard sees about 10,000 trips per day, while State Avenue has about 8,000 trips per day. Typically, roads are considered candidates for three-lane “road diets” if they have less than 20,000 trips per day. Even with significant growth and development in the northeast area, if the following roads were reconfigured to reduce one travel lane in each direction, they would still maintain ample capacity for automobile traffic. For Parallel Parkway and Washington Boulevard, the limited number of driveways and presence of center medians enhance the flow of traffic further on the street, and increase their capacity to handle additional traffic in a reconfigured condition. A reconfiguration of travel lanes benefits Parallel Parkway in particular because despite being a critical east-west connector today, it serves pedestrians, bicyclists, and transit poorly. Between 18th and 32nd Street, there are no sidewalks today. There are no bicycle or transit facilities. A reconfigured Parallel Parkway could be transformed into a more multimodal corridor serving all users for relatively low cost by reallocating unneeded travel lanes to other uses.



7th Street

Existing

Lanes: 4-5

Capacity (ADT): 38,000

Excess Capacity: 31,980

Future

Lanes: 3

Capacity (ADT): 21,900

Excess Capacity: 15,880



Washington Boulevard

Existing

Lanes: 5

Capacity (ADT): 40,500

Excess Capacity: 30,845

Future

Lanes: 3

Capacity (ADT): 23,300

Excess Capacity: 13,645



State Avenue

Existing

Lanes: 4

Capacity (ADT): 30,400

Excess Capacity: 22,185

Future

Lanes: 3

Capacity (ADT): 21,900

Excess Capacity: 13,685



Parallel Parkway

Existing

Lanes: 5

Capacity (ADT): 40,500

Excess Capacity: 28,655

Future

Lanes: 3

Capacity (ADT): 23,300

Excess Capacity: 11,455



Sunshine Road

Existing

Lanes: 4

Capacity (ADT): 30,400

Excess Capacity: 26,490

Future

Lanes: 3

Capacity (ADT): 21,900

Excess Capacity: 15,990



Fairfax Trafficway

Existing

Lanes: 4

Capacity (ADT): 30,400

Excess Capacity: 18,635

Future

Lanes: 3

Capacity (ADT): 21,900

Excess Capacity: 10,135

To the left,
the Northeast
Area's top
road diet
candidates.

KEY INFRASTRUCTURE RECOMMENDATIONS

STORMWATER SYSTEM

A survey completed by the Planning Team indicates that nearly all parts of the NE Area include improvements to prevent flooding. Nearly 90% the neighborhood streets include curb & gutter with either curb inlets or other sump inlets at the low points along the streets. From visual inspection of stormwater inlets, it is estimated that the average age of the water systems in the NE Area is 30+ years. Several neighborhoods have had stormwater system improvements included with street improvements. We recommend making street improvements that include curb & gutter and enclosed stormwater systems in all the neighborhoods that do not have curbs or to add streetside Best Management Practices (BMP). Stormwater systems older than 30 years tend to develop operating and maintenance issues such as: clogging of inlets and pipes caused by sediment and/or large objects, tree roots and settlement causing ruptured pipe walls. Therefore, we recommend that the Unified Government perform the following assessment and corrective actions on the stormwater systems that are 30+ years old:

- Clean out all visible silt and foreign objects from storm inlets and manholes.
- Conduct a CCTV investigation of the pipe system to locate any obstructions and broken or collapsed pipes.
- Repair or replace pipes or inlets that are defective.

Our visual inspection did not identify any apparent flooding issues; however, we recommend the Unified Government further investigate any areas where there have been flooding complaints. On some of

the flatter streets, the water spread in the gutter may become a problem in heavy rain storms. To improve these areas, it is recommended to install additional on-grade curb inlets to get the stormwater off the street quicker and into the enclosed drainage system.

SANITARY SEWER SYSTEM

A survey completed by the Planning Team indicates that nearly all parts of the NE Area are connected to the sanitary sewer system. Under the assumption that the sanitary sewers were installed as part of the original platted developments, we estimate the average age of the sanitary sewer systems is between 30 to 50 years old. Several neighborhoods may have had stormwater system improvements included with street improvements. Sanitary sewer systems that are older than 30 years tend to develop operating and maintenance issues such as: clogging of pipes caused by low velocity flows and/or blockage by foreign objects or tree roots, and ground settlement causing ruptured pipe walls. Also included as a typical problem with older sanitary sewer systems is Inflow and Infiltration (I & I). Inflow refers to non-sanitary flows, such as roof drains and sump pumps attached to the sanitary system. Infiltration refers to cracks in the pipe themselves allowing surface stormwater to enter the system. I & I results in overloading the sanitary sewage treatment plant eventually requiring plant expansion or new treatment plants, which is very expensive.



Signage warning of combined sewer overflows

We recommend that the Unified Government perform the following assessment phase actions on the stormwater systems that are 30+ years old:

- Open the manholes and insure there are no visible blockages and foreign objects.
- Conduct a CCTV investigation of the pipe system to locate any obstructions and broken or collapsed pipes.
- Conduct smoke testing and dyed water testing to discover evidence and sources of I & I.
- Conduct residential and business facilities to discover sources of inflow.

Upon completion of the assessment phase, we recommend the following corrective actions be taken:

- Repair or replace defective pipes or structures.
- Eliminate the sources of I & I.

Some of these issues mentioned above are already being address as part of the Unified Government's Overflow Control Program to comply with the EPA mandate. This will also provide a benefit by increasing the quality of life which will provide higher incentives for investment in housing, business, and industrial facilities. This will also lower the volume of sewage to be treated resulting in lower costs at the sewage treatment plants.

WATER SUPPLY AND FIRE HYDRANTS

A survey completed by the Planning Team indicates that nearly all parts of the NE Area are adequately supplied with domestic water and, in all but two neighborhoods, fire hydrants were sufficiently spaced. The Sagem 8 & 9 and Kensington Community appear to have hydrants spaced to far apart. From visual inspection of the hydrants, it is estimated that the average age of the water systems in the NE Area is between 10 to 25 years. There are some

neighborhoods where the age of the water system is estimated to be between 30 to 50 years. Several neighborhoods have had recent water system improvements including new hydrants. Water systems older than 30 years tend to develop operating and maintenance issues such as: frequent main breaks and poorly or inoperative fire hydrants and valves. We recommend that the Unified Government replace those water systems that are 30+ years old and where there are frequent main breaks. We further recommend that a systematic replacement plan be implemented for planned replacement of the entire water system on a continuing basis so that all systems are no more than 50 years old.

STREET LIGHTING

A survey completed by the Planning Team indicates that nearly all parts of the NE Area include street lighting primarily attached to wooden power poles, with about 20% of street lighting mounted on separate wooden poles. All lighting fixtures are cobra type and are assumed to be mercury vapor, metal halide, or high-pressure sodium bulbs. From visual inspection of the poles, mast-arms and fixtures, it is estimated that the average age of the street lighting systems in the NE Area is 30+ years with about 50% of the neighborhoods being older and others being between 15 and 25 years old. Several neighborhoods have been upgraded to include decorative street lighting with street improvements. We recommend replacing the existing street lighting with new LED fixtures on new dedicated aluminum poles. The residents will enjoy both higher and uniform light levels and the Unified Government will benefit from lower cost of operation that comes along with LED lighting systems. The NE Area will also benefit from making the area safer and result in lower crime and higher incentives for investment in housing, business, and industrial facilities.



Cobra type lighting fixture typical in the Northeast Area mounted on wooden pole

SIDEWALKS AND ADA RAMP

Our survey indicates that most of the streets in the Northeast Area have at least one sidewalk, with about 35% having one sidewalk and 25% having a sidewalk on both sides of the street. About 40% of the neighborhood has no sidewalks. The average age of the sidewalks was estimated by visual inspection to be about 30 years old. Most are cracked and separated at the joints and are uneven or are partially covered with debris and vegetation, which make them less useful and unattractive. Several neighborhoods have new sidewalks, trails, and ADA ramps that were included with street improvements. The streets within the NE Area need to be brought into compliance with the American with Disabilities Act of 1990.

We recommend adding sidewalks with ADA ramps to at least one side of the street to the blocks that do not currently have them and to replace the older unattractive and unlevel sidewalks on other blocks. Existing sidewalks that are still usable should have ADA ramps added at the intersections. The NE Area will benefit from new sidewalks with ADA ramps by encouraging more pedestrian traffic. Better pedestrian traffic flow helps to facilitate the idea of the neighborhood as a “community” to residents and encourages personal interaction. Ultimately, this will result in increasing the quality of life and provide higher incentives for investment in housing, business, and industrial facilities.

A Framework for Setting Infrastructure Priorities

Like many communities, the Northeast area must address and balance a multitude of diverse and pressing needs with scarce resources. Construction of infrastructure can be expensive and takes time to implement. This means it is critical to develop a strategy for transportation infrastructure that yields the greatest possible community benefits with the resources available.

Being efficient requires setting priorities. Those priorities should be informed by a combination of data, analysis, and community engagement. A baseline of existing infrastructure assets, known gaps and issues, and planned improvements can focus priorities. Analysis of destinations, demographics, and site conditions can highlight strategic connections. Most importantly, community feedback about where people need to travel and the types of streets and public spaces they need to do so safely and comfortably can inform strategic investments in mobility that respond to community needs.

Efficient use of resources also means being flexible, adaptive, and creative about infrastructure investment. Low-cost, quick-build methods of infrastructure project delivery can help to provide greater benefits serving more residents and businesses with fewer dollars.

Strategic coordination with other community initiatives in the Northeast area can expand the impact of investments. Layering of mobility improvements in an area with programming, development, services, and other investments can help to create a positive impact beyond any individual transportation improvement



The Historic Northeast-Midtown Association (HNMA) partnered with the Dotte Agency and Northwest Middle School to complete neighborhood walk audits in the Northeast Area



IMPLEMENTATION

The intent of this Plan is to chart a course for achieving the community vision for the Northeast Area and encouraging reinvestment that benefits all residents. Successful implementation of Plan initiatives are dependent on strong commitments from and close collaboration among all partners, with the Unified Government guiding these efforts. Other stakeholders, property owners, developers, units of government and local residents have their own sets of interests and goals for community improvement that often align with each other. The NEAMP outlines a sequence of actions and responsibilities to help realize these goals. The Plan provides planning-level cost estimates for a variety of near-, medium-, and long-term projects. These estimates should be used to help organize existing and new resources for defined action. Recognizing that implementation should be guided by the Unified Government, but not be the sole responsibility of City staff, the NEAMP outlines available grants, tools and approaches for implementation that can be undertaken by a wide variety of partners.

The Unified Government successfully led development of the Northeast Area Master Plan through a collaborative and inclusive community planning process, and is dedicated to providing resources and

building local partnerships to implement the Plan. The Unified Government, Historic Northeast Midtown Organization (HNMA) and our other implementation partners are committed to continuing to build the capacity of neighborhood residents to provide meaningful feedback during implementation.

The Planning Team has already made great strides in leveraging opportunities to transform the Northeast Area, break down barriers and link residents to other nearby assets and resources. A proven ability to build consensus, fine-tune redevelopment plans through input from residents and stakeholders, and evaluate and refine the implementation strategies with the help of organizational partners will ensure long-term success and impact. The Planning Team is committed to continuing to build upon evidence-based strategies and national models that will help achieve the Plan's transformation goals. The Plan's champions will work to attract new investment and other resources that will make the Northeast Area a community of choice and opportunity.



IMPLEMENTATION PARTNERS & RESOURCES

Historic Northeast Midtown Association (HNMA) – Lead Implementation Entity

HNMA has been identified as the Lead Implementation Entity, working in close collaboration with the Unified Government’s Department of Urban Planning. HNMA was founded in 2012 by a coalition of neighborhood residents who understood the importance of community-created visioning and neighborhood resident investment in the infrastructure and policy-making decisions that affect their everyday lives. HNMA’s work spans the topics of housing, infrastructure, education/workforce development, economic development, multimodal transportation, social services, healthy communities/recreation, environment, and public safety. HNMA is a proven organization that is embedded in the community. To accomplish its work, HNMA leverages financial and material resources from foundations, community partners, and businesses. Since its founding, HNMA’s organizational budget has increased from \$27,500 to over \$190,000 including over \$35,000 of In-Kind donations annually.

TLC Early Action Projects

Over the past year, Unified Government leadership has been engaged in an active ongoing dialog with residents, neighborhood and community stakeholders and local partners through the NEAMP process. As a result of these efforts the City and its partners have dedicated \$15,000 towards the implementation of resident-selected early action projects including a community grocery initiative, a medical clinic initiative, and a strategic partnership with Youthbuild

for a model block project. These projects, all currently in progress, have created tremendous positive momentum upon which the further implementation actions can be built. We expect that this list of potential early action projects will grow as we continue to engage new voices through the implementation process. Proposed projects will be assessed based on their connection to planning themes of A Rich History, A Food Hub, Healthy Homes-Healthy Neighborhoods-Healthy Environment, and An Expanded Economy, as well as costs, connection to available resources, ability to bring stakeholders together, synergy with the planning process and the lead time required for action.

Groundwork Trust

As a result of the NEAMP, the Unified Government and HNMA have applied to become a Groundwork Trust (GT) Community. Becoming a Groundwork Trust will greatly enhance the ability to continue to collaborate around the transformation of the natural and built environment while empowering local residents to address issues relating to air quality, stormwater management, open space conservation, brownfield redevelopment, public health, safety, economic development and youth engagement. The Unified Government has agreed to fund the Groundwork Trust at \$62,500 per year and 31 partners have agreed to be part of the Steering Committee. The Unified Government and HNMA have been selected to move forward into the Assessment Phase for the potential to develop the Groundwork Trust, and conducted a site visit with officials in June of 2018.



*Students at HNMA’s Learn to Earn after-school program
(Courtesy of HNMA)*

A Groundworks Trust Steering Committee has been identified that includes representation from business (Northeast Economic Development Corporation), local government (City Departments of Planning, Economic Development, Livable Neighborhoods, and the Board of Commissioners), philanthropy (Local Initiatives Support Corporation - LISC), nonprofit organizations (El Centro), civic groups (Silver-Haired legislatures, Community Action Board), faith-based groups (Baptist Ministers Union, Faith Lutheran Church, New Bethel Church Community Development Corporation), historic preservation groups (Quindaro Ruins/Underground Railroad), community groups (Unity with Purpose), community residents (Parkwood Colony Neighborhood Association, Tremont Neighborhood Association, Turtle Hill Neighborhood Association, etc.), environmental advocacy groups (Kansas Sierra Club), and academia (University of Kansas Department of Architecture, Planning, and Design).

The Committee has been developed with a focus on inclusion, diversity, and demonstrated engagement with the Northeast Area community. The team has the connections and experience to implement the CN Plan. Ina Anderson, Deputy Director of LISC provides expertise in community development and securing federal, state, local philanthropic funding. Over the past 10 years, Greater Kansas City LISC has engaged with CDCs, community residents, and other stakeholders to develop Quality of Life plans for six neighborhoods in the KC metro that serve as guiding documents for neighborhood revitalization. These plans are community-led and identify the goals, priorities, activities, and milestones for each neighborhood to achieve their vision for neighborhood change. Spark Bookhart with YouthBuildKCK works with youth and trains 16-24 year olds in construction and job skills. While the focus of the organization is on building and rehabilitating housing, YouthBuildKCK has assisted HNMA with

fabricating and installing various park improvements. Irene Caudillo President & CEO of El Centro engages the Latino and surrounding communities to improve lives through voter engagement initiatives and a community health worker program (promotores de salud). El Centro has agreed to assist with reducing language and cultural barriers to connect communities of color with the intent of creating solidarity around advocacy activities. Jon Stephens, director of Economic Development and Brownfields with the City provides support in commercial and small business development with a special focus on Land Bank properties. These groups have demonstrated success in engaging local community partners and stakeholders through the sheer multitude of projects and initiatives they have built and contributed to in the Northeast Area.

Choice Neighborhoods

As a result of the NEAMP, the Unified Government partnered with the Housing Authority of Kansas City, Kansas to apply for a 2018 Choice Neighborhoods Planning Grant through the U.S. Department of Housing and Urban Development (HUD). If awarded, the Planning Grant would include \$1,300,000 to build on the recent Juniper Gardens Redevelopment Plan, engaging and empowering public housing residents in developing strategies for revitalization. The Grant would also create opportunities for additional planning and implementation of neighborhood projects in the larger Northeast area. This collaboration ensures a joint focus on the three core goals of Choice Neighborhoods: Housing – through the replacement of obsolete public housing with financially viable, energy efficient, mixed-income housing that is integrated into a larger program of neighborhood reinvestment; People – creating and enhancing opportunities for Juniper Gardens residents to improve their health, safety, educational and employment opportunities; and Neighborhood –



Juniper Gardens target housing for 2018 Choice Neighborhoods Planning Grant application

transforming a disconnected, high-poverty area to a highly desirable mixed-use residential neighborhood.

A Steering Committee comprised of Unified Government, and KCKHA leadership, target housing residents, representatives of neighborhood organizations, key service providers, potential funders and planning partners will serve as a sounding board for the CN project planning team. The Steering Committee will provide insights into community meeting results and help to establish the criteria and guidelines for project evaluation. The Steering Committee may also serve a dual role in helping to lead the local Groundwork Trust if awarded this opportunity.

Stabilization, Occupation, and Revitalization Initiative (SOAR)

Launched in 2016, SOAR is a 5-year plan to confront some of the most pervasive challenges in the Northeast Area, and the City as a whole. SOAR aims to address issues including vacant and abandoned homes, property maintenance, poorly maintained streets and parks, a lack of trails and sidewalks, and graffiti while improving governmental communication. Through the 4th quarter of 2017, SOAR has led to 3,482 individual property improvements, including the transfer of 143 properties from the Land Bank to private sale, the demolition of 78 structures due to safety issues and the transformation of 1,536 vacant properties with new construction or improved lots.

Fairfax District Master Plan

The Planning Team is fully committed to helping to integrate and implement the Fairfax District Master Plan. The Fairfax Plan, developed concurrently with the NEAMP, recognizes the need to update the District in order to improve overall appearance, function and identity to strengthen the local business environment. The Fairfax Industrial District, founded in 1922, currently houses over 120 businesses, employs

over 10,000 people and generates over \$5.4 billion in annual sales. World famous brands including Kellogg's, CertainTeed, Owen Corning and Fairfax General Motors Stamping & Assembly plant are all located within the District. The Fairfax District Master Plan comprehensively addresses Infrastructure, Police & Fire Protection, Amenities, Zoning, Property Taxes and Workforce Connection. A summary of strategies are listed below:

- **Infrastructure:** Add and improve curbs and sidewalks to enhance the look of the district, create better storm drainage and add a more attractive place for employees to safely get out and walk on their breaks. Improve landscaping on street medians to help beautify the District. Install entrance signage marking the main entrance points to the District. Incorporate lighting improvements to improve safety during the evenings and help make businesses more visible. Encourage businesses to replace old fencing with wrought iron fencing in key areas, new black colored chain fencing in others and eliminate use of razor wire. Further evaluate drainage and sewer systems to prevent flooding problems. Repair railroad crossings to improve overall safety.
- **Police & Fire Protection:** Dedicate an on-going full-time police officer to the Fairfax District. Preserve and maintain the Fire Station currently located in Fairfax, which is critical to many businesses with special fire protection needs such as pipelines and storage tanks.
- **Amenities:** Encourage the development of restaurants, mini-marts and gas stations to support workers, especially on their lunch breaks. Evaluate food trucks as a short-term improvement. Support hike and bike trail from downtown KCK to US 69 Bridge and from Kaw Point Connector down Fairfax Trafficway to Kindleberger Rd and then Kindleberger Rd to US69. Develop a B25 Bomber/

Landing Craft Tank Memorials or Museum. Continue to improve Kaw Point Park.

- **Zoning:** The Fairfax District is an industrial manufacturing park and most all of it is zoned as M3 (heavy industrial). There is heavy rail, truck traffic and manufacturing which does not mix with residential use. Fairfax District should be zoned for commercial and industrial use only. Any type of residential use should not be permitted.
- **Property Taxes:** Support the mill levy being at a level that is competitive with other industrial parks and counties in surrounding areas. Support legislation be written in a way to protect property owners from incurring a valuation increase in no more than 15% in a given year.
- **Workforce Connection:** Establish a Workforce Connection Committee. This committee would be formed of various workforce organization leaders and Fairfax businesses. The purpose would be to connect job seekers with job openings in the Fairfax District. Part of this could include establishing training programs specific to Fairfax business needs.

PROJECT IMPLEMENTATION MATRIX

TBD



APPENDIX

MOBILITY IN THE NORTHEAST AREA XX

FAIRFAX MASTER PLAN XX

(Published in *The Wyandotte Echo* on _____, 2018)

RESOLUTION NO. _____

A RESOLUTION adopting the Northeast Area Master Plan.

WHEREAS, on October 8, 2018 the Planning Commission for the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) recommended approval of the Northeast Area Master Plan, a copy of which is on file with the Unified Government Clerk; and

WHEREAS, a public hearing on the Northeast Area Master Plan was held on October 8, 2018; and

WHEREAS, pursuant to K.S.A. 12-747(b) the governing body may adopt the recommendation of the Planning Commission with respect to a master plan amendment by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The Board of Commissioners hereby adopts the recommendation of approval made by the Planning Commission and hereby adopts the Northeast Area Master Plan.

Section 2. This Resolution shall take effect and be in full force after its adoption and publication.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS 25th DAY OF OCTOBER 2018.**

Unified Government Clerk

(First published _____)

#3170

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 9837 Meeks Road in Kansas City, Kansas, by changing the same from its present zoning of A-G Agriculture District to R-1 Single 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 August 24, 2018, by the owners of property to have the zoning of said property changed from its present zoning of A-G Agriculture District to R-1 Single 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:

ALL OF LOT 5, WINTER ACRES, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS EXCEPT THE WEST 70 FEET OF SAID LOT 5, CONTAINS 168,885.24 SQUARE FEET OR 3.88 ACRES MORE OR LESS, located at approximately 9837 Meeks Road, Kansas City, Kansas,

be changed from its present zoning of A-G Agriculture District to R-1 Single 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-1 Single 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

(Published in *The Wyandotte Echo* on _____, 2018)

RESOLUTION NO. _____

A RESOLUTION adopting MP-2018-4, the Master Plan Amendment from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan).

WHEREAS, on November 13, 2018 the Planning Commission for the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) recommended approval of Master Plan Amendment MP-2018-4, the Master Plan Amendment from Urban Density Residential (City-Wide Master Plan) to Community Commercial (City-Wide Master Plan) at 817 Central Avenue, Kansas City, Kansas., a copy of which is on file with the Unified Government Clerk; and

WHEREAS, a public hearing on the MP-2018-4 was held on November 13, 2018; and

WHEREAS, pursuant to K.S.A. 12-747(b) the governing body may adopt the recommendation of the Planning Commission with respect to a master plan amendment by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE/COUNTY/ KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. The Board of Commissioners hereby adopts the recommendation of approval made by the Planning Commission and hereby adopts MP-2018-4.

Section 2. This Resolution shall take effect and be in full force after its adoption and publication.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS 29th DAY OF NOVEMBER 2018.**

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 18549

Full Commission Meeting Date: 11/29/18

Committee: Full Commission

Date of Standing Committee Action: 8/27/18

(If none, please explain):

Publication Required: Yes 12/06/2018

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
11/21/2018	Kenneth Moore	x5070	kjmoore@wycokck.org	Legal

Item Description:

Project Name: New Kansas City Board of Public Utilities 161kV Speaker II Substation

The Ordinance directs the Chief Counsel to commence legal proceedings to acquire the property described in the survey and necessary for project. This is the second property acquisition for this project.

The Commission adopted Resolution No. R-42-18, declaring the project to be necessary, valid public improvement project and authorizing a survey to identify and describe the property to be acquired. This project is the new BPU 161kV distribution substation and will replace the aged 69kV Speaker Substation located at 4417 Speaker Rd. The facility will improve the reliability of electrical service in the area as well as provide capacity for future load growth. The substation will be designed to connect to multiple transmission lines and have the capability for multiple power transformers and associated switchgear.

Action Requested:

To approve the ordinance.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Eminent Domain Ordinance--Speaker II Sub; Action 2

First Published: _____

ORDINANCE NO. _____

AN ORDINANCE condemning land for the location, construction, operation, use, repair and maintenance of the Board of Public Utilities' 161kV Speaker II Substation within Wyandotte County, Kansas; and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:**

1. The following described land is hereby condemned and appropriated to the Unified Government of Wyandotte County/Kansas City Kansas, by and for its Board of Public Utilities, for the for the location, construction, operation, use, repair and maintenance of the Board of Public Utilities' 161kV Speaker II Substation within Wyandotte County, Kansas to-wit:

See Exhibit "A", which is attached hereto and incorporated herein by reference;

2. It is hereby found that the costs of such project will be paid by the Unified Government of Wyandotte County/Kansas City, Kansas through its Board of Public Utilities.
3. The Chief Counsel of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby ordered and directed forthwith to commence proceedings for the acquisition of the above-described property and to do and perform all things which might be necessary and required by law to acquire the aforementioned rights in and to said property.
4. This ordinance shall take effect and be in force after its passage, approval and publication.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF
_____, 2018.**

Honorable David W. Alvey
Mayor/CEO
Unified Government of
Wyandotte County/Kansas City, Kansas

Bridgette Cobbins
Clerk
Unified Government of
Wyandotte County/Kansas City, Kansas

APPROVED AS TO FORM

Ken Moore
Chief Counsel
Unified Government of
Wyandotte County/Kansas City, Kansas

EXHIBIT "A"

DESCRIPTION OF REAL PROPERTY TO BE ACQUIRED:

TRACT NO. 2: THE FEE SIMPLE INTEREST IN:

A TRACT OF LAND IN THE EAST 1/2, NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 25 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE N02°23'35"W, ALONG THE WEST LINE OF THE EAST 1/2, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPEAKER ROAD AS IT NOW EXISTS OR BETTER KNOWN TO BE THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE N02°23'35"W, ALONG THE WEST LINE OF THE EAST 1/2, A DISTANCE OF 995.14 FEET TO A POINT ON THE SOUTH LINE OF LANWARD KAW VALLEY DRAINAGE DISTRICT EASEMENT LINE AS IT NOW EXISTS; THENCE S68°17'24"E, ALONG SAID SOUTH LINE, A DISTANCE OF 173.19 FEET; THENCE S01°49'36"E, 20' WEST OF AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF I-635 AS IT NOW EXISTS, A DISTANCE OF 221.23 FEET; THENCE S15°20'46"W, 20' WEST OF AND PARALLEL TO SAID RIGHT OF WAY LINE, A DISTANCE OF 109.93 FEET; THENCE S02°33'14"E, 20' WEST OF AND PARALLEL TO SAID RIGHT OF WAY LINE A DISTANCE OF 597.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPEAKER ROAD AS IT NOW EXISTS; THENCE S87°18'46"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 124.08 FEET TO THE POINT OF BEGINNING, CONTAINING 128,611.72 SQUARE FEET, MORE OR LESS;

EXCEPT, HOWEVER, THE FOLLOWING DESCRIBED PARCEL OF LAND SHALL NOT BE SUBJECT TO THE TAKING DESCRIBED HEREIN, WITH ALL RIGHT, TITLE AND INTEREST RETAINED BY THE OWNER:

A TRACT OF LAND IN THE EAST 1/2, NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 25 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE N02°23'35"W, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPEAKER ROAD AS IT NOW EXIST; THENCE N87°18'46"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 144.08 TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-635 AS IT NOW EXISTS; THENCE N02°33'14"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 594.67 FEET; THENCE N15°20'46"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 95.98 FEET TO THE POINT OF

BEGINNING OF HEREIN DESCRIBED TRACT; NORTH 87°22'53" WEST, A DISTANCE OF 41.05 FEET; THENCE NORTH 15°29'27" EAST, A DISTANCE OF 20.52 FEET; THENCE SOUTH 87°22'53" EAST, A DISTANCE OF 39.02 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF I-635; THENCE SOUTH 01°49'36" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 6.54; THENCE SOUTH 15°20'46" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 13.82 TO THE POINT OF BEGINNING, CONTAINING 814.08 SQUARE, FEET MORE OR LESS

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND SHALL NOT BE SUBJECT TO THE TAKING DESCRIBED HEREIN, WITH ALL RIGHT, TITLE AND INTEREST RETAINED BY THE OWNER:

A TRACT OF LAND IN THE EAST 1/2, NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 25 EAST IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2; THENCE N02°23'35"W, ALONG THE WEST LINE OF SAID EAST 1/2, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SPEAKER ROAD AS IT NOW EXIST; THENCE N87°18'46"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 144.08 TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-635 AS IT NOW EXISTS; THENCE N02°33'14"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 594.67 FEET; THENCE N15°20'46"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 109.80 FEET; THENCE N01°49'36"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 161.65 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE S87°42'11"W, A DISTANCE OF 69.67 FEET; THENCE N02°25'44"W, A DISTANCE OF 49.84 FEET; THENCE N87°44'13"E, A DISTANCE OF 70.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF I-635 AS IT NOW EXISTS; THENCE S01°49'36"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING, CONTAINING 3,484.03 SQUARE FEET, MORE OR LESS.

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

**PLANNING & ZONING AND
REGULAR SESSION
OCTOBER 25, 2018**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, October 25, 2018, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan (via telephone at 7:12 p.m.), Commissioner Second District; Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. Murguia, Commissioner Third District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Joe Connor and Melissa Sieben, Assistant County Administrators; Ken Moore, Chief Legal Counsel; Bridgette Cobbins, Unified Government Clerk; Lynn Melton, Assistant to the Mayor; Ken Moore, Chief Legal Counsel; Emerick Cross, Commission Liaison; Rob Richardson, Director of Planning; Zach Flanders and Bryon Toy, Planners; Janet Parker, Administrative Assistant; and Captain Ronald Schumaker, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Philbrook, Bynum, Burroughs, McKiernan, Johnson, Kane, Markley, Walters, Alvey.

INVOCATION was given by Reverend Mann, Bethel Seventh Day Adventist Church.

Mayor Alvey said I'll ask the Clerk if there are any revisions to tonight's agenda? **Bridgette Cobbins, UG Clerk**, said there are no revisions to the agenda.

PLANNING AND ZONING CONSENT AGENDA

Mayor Alvey said tonight we have two parts to our meeting. The Planning & Zoning portion will be handled first followed by our regular commission meeting. I'd ask the Clerk now to read the

statement required by state law governing the Planning & Zoning portion of our meeting followed by the items on the Planning & Zoning Consent Agenda.

Ms. Cobbins read the statement, required by law, governing the Planning and Zoning portion of the meeting.

Ms. Cobbins asked if any members of the Commission wished to disclose any contact with proponents or opponents on any item on the agenda.

Mayor Alvey asked if any member of the Commission or anyone in attendance tonight wish to set-aside any item on the Planning and Zoning Consent Agenda.

Commissioner McKiernan disclosed contact with proponents of SP-2018-81 and proponents of SP-2018-84. **Commissioner Philbrook** disclosed contact with proponents of SP-2018-84.

Ms. Cobbins read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey asked if any member of the Commission or anyone in attendance tonight wish to set-aside any item on the Planning and Zoning Consent Agenda. If an item is not set-aside all items on the Planning & Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission. Are there any set-asides? **Michael Snodgrass, 600 North 17th Street**, requested to set-aside PR-2018-23. **Rob Richardson, Director of Planning**, requested to set aside Item A-1, Change of Zone #3165. **Uhmed Saidov, 1603 North 3rd Street**, requested SP-2018-80, be set-aside.

Action: **Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve the Planning and Zoning Consent Agenda, excluding the set-asides.** Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

CHANGE OF ZONE APPLICATIONS

ITEM NO. 1 – 18481...CHANGE OF ZONE APPLICATION #3165 – ALTON HOLLOWAY

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for agricultural purposes at 3441 North 51st Street, submitted by Robin Richardson, Director of Planning. Mr. Holloway is seeking a rezoning of his 8.25-acre property, to use the property for residential and agricultural processes and have more than one accessory structure on the property. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3165, subject to:

Urban Planning and Land Use Comments:

1. How many structures are currently on the property and what are their uses?

Applicant Response at meeting: Four structures that are used for housing of the animals. There was a house on the property but it burned.

2. Do you plan to keep livestock on the property? According to the neighbor there are horses and goats on the property.

Applicant Response at meeting: Yes – There are 10 horses, 8 goats and 5 or 6 chickens.

3. The neighbor concerns regarding animals do not play a direct role here in that the applicant has more than 5 acres and can have animals with or without the zoning approval.
4. The applicant shall keep all livestock 50 feet from the North, South and East property lines.
5. Applicant shall work with the Conservation District to correct issues within six months. Staff will not publish a rezoning ordinance until the Conservation District issues are corrected.

6. Applicant shall provide proper shelter for all animals on site.

Applicant Response at meeting: The shelters on the property are used to house the animals.

Rob Richardson, Director of Planning, said this item comes to you recommend for approval from the Planning Commission. Following that meeting we had a phone call from a neighbor that had concerns about the health and welfare of the animals on the site. Staff did visit the site but couldn't enter the site. They didn't observe anything unusual but it's a significantly large site that they could not see all the animals so staff would like this to be sent back to the Planning

Commission so we would have time to work with the applicant to get in and check on the welfare of the animals.

Alton Holloway, 5701 Parallel Parkway, said I don't know what the deal is. The animals are well taken care of and they have shelter. I have pictures to show you if you want to see them. There's no neglect or anything like that. Animal Control was out there the other day and he said everything looked good. I gave him my number and everything. He wanted to come back but he never did call me or anything. I don't know what the deal is.

Mayor Alvey asked is there anyone else who'd like to speak in favor? Seeing none, is there anyone present in opposition who would like to speak on this item. Seeing none, does any members of the Commission have any questions or comments? Seeing none I'll entertain a motion.

Action: **Commissioner Bynum made a motion, seconded by Commissioner McKiernan, to send Change of Zone Application #3165 back to the Planning Commission.** Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 18482...CHANGE OF ZONE APPLICATION #3168 – DR. KELLI MATHER WITH USD 500

Synopsis: Change of Zone from RP-5 Planned Apartment and CP-1 Planned Limited Business Districts to B-P Planned Business Park District for USD 500 central kitchen facility at 5604 State Avenue, submitted by Robin Richardson, Director of Planning. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3168, subject to:

Urban Planning and Land Use Comments:

General Planning:

1. What are the hours of operation at this facility? What time will trucks be departing to make deliveries and if they return, what time will that occur?

Applicant Response: Hours of operation: 5:30 a.m. to 4:30 p.m. It is estimated that trucks will be departing at 6:30 a.m., returning around 9:30 a.m. and then departing again at 10:00 a.m. and returning around 1:30 p.m.

2. Will trucks be kept overnight on the property in front of the loading docks? a. Sec. 27-464(c)(8). No use is permitted that involves the parking, keeping, storage or continued presence of trucks of over 18,000 pounds GVWR, semitrailer rigs, contractor's equipment or large-scale items or materials. This does not apply to vehicles making normal deliveries of trips to serve the property.

Applicant Response: Trucks used for deliveries are F-550 Chassis, SD Regular Cab with a GVWR of 18,000 lbs.

3. All overhead doors shall be closed when trucks are being loaded and unloaded.

Applicant Response: Overhead sectional doors will be open when trucks are loading, backed up to the dock, and will be closed if a truck is not present.

Building and Architectural Design:

1. Sec. 27-576(c)(2) In order to break up the monotonous appearance of long faces, a building wall

no more than 45 feet in length should be divided into increments of no more than 45 feet through

articulation of the façade. This can be achieved through combinations of at least three of the

following techniques:

- a. Divisions or breaks in materials
- b. Building offsets (projections, recesses, niches)
- c. Window bays
- d. Separate entrances and entry treatment; or
- e. Variation in rooflines.

The aforementioned techniques in addition to the building articulation needs to be integrated into the design of each façade. While the building is setback into the site from State Avenue, the residences in the apartments to the northeast can look directly down at the building. The

same level of architectural detail for the USD 500 schools should be incorporated into this building. Precast panels shall be integrally-colored instead of the standard, ashen concrete gray.

Applicant Response: My reading of the Zoning Code is that this requirement is not required for B-P zoning districts. The Commercial Design Guidelines Overlay District per Sec. 27-574 – Boundaries and application only applies to zoning districts with a “C” designation. The design standards for B-P districts is found in Sec. 27-472 – B-P Planned Business Park District. Paragraph 6 defines the requirements:

“6. Buildings are required to exhibit an attractive appearance especially toward the street and any nearby residential areas. Typically, such an attractive appearance would be characterized by significant use of glass, masonry, and other high-quality finish materials and designs with significant offsets and articulation.” We believe we have met these requirements with the proposed design. The building is designed around three functions:

- Receiving and deliveries
- Offices
- Food storage and preparation

The owner requested a secure, low maintenance and cost-effective facility. We agreed a tilt-up concrete panels would make the most sense to enclose this facility. Ease of construction and speed were also a factor. The building incorporates large open, interior spaces for the storage and preparation of food. The site plan lent itself to push the building to the north edge, before the hillside starts, similar to the bowling alley that was previously on the site. Therefore, the building is located approximately 275’ from State Avenue right-of-way.

The loading dock was determined to work best on the east side of the building to provide ease of maneuvering for semi-trucks delivering product for the district as well as delivery trucks entering and leaving the facility. To the north of the loading docks, the trash compactor and cardboard baler is screened by a concrete wall to the south and landscaping to the north.

The office area wanted to be set apart from the functional spaces, so we came up with the concept of a glass box, bounded by concrete panels. This adds interest to the street side view as well as lets visitors know where to enter the facility.

The building is designed to be architectural tilt-up concrete wall panels. The south elevation, partial east and west elevations will have wainscot of striated form liner, to create interest in the building face. Wall panels will have multiple reveals, both horizontally and vertically to break up the face of the concrete. The wall area above the wainscot will be sandblasted to create a textured concrete face. High windows are located around the building to allow natural light into the work spaces.

The owner's first option, for the concrete tilt-up panels, is to leave them as natural grey concrete that has a striated form liner wainscot and sandblasted concrete everywhere else. This does not present an "ashen concrete gray", but a panel that has exposed aggregate causing the panel to take on a slight tan color due to aggregate. We can provide a sample in the future for review.

If the above is not acceptable, we respectfully ask for a variance on the use of integral concrete for the wall panels. The use of integral color is not feasible when using tilt-up panels as the quality control, to create a uniform look, is difficult if not impossible. We propose to use a concrete coating system to add color to the concrete walls. This system is specifically designed to react with concrete and create a uniform color that is long lasting.

The south side of the building street side, is architecturally scaled, has multiple surfaces, offsets, recessed entry, canopies and glazing at the office area. This tilt-up concrete panels will have multiple reveals in the panel design, a striated form liner wainscot, all panels will be sandblasted, and several high windows will serve to break up this elevation.

The east elevation mainly faces the storage facility to the east. The apartments located to the northeast corner of the parking lot and the apartment has heavy vegetation. The floor elevations of the apartments are not substantially higher than the floor elevation of this facility. The view from these apartments to this site, during the summer, is non-existent due to the natural vegetation growth. For the winter months, we propose to add evergreen trees along the northeast corner of the property. This will shield any views of the east parking lot.

This north elevation will be sandblasted tilt-up concrete panels with multiple rustication joints. High windows will be across the entire elevation to allow natural light into interior spaces. This elevation is not visible from any other development or adjacent landowner, due the grade rising to the north. There exists a difference of 4 feet to 37 feet between the elevations of the building parapet to grade at the property line. In addition, this hillside is heavily vegetated with bushes and trees.

The west elevation will be sandblasted tilt-up concrete panels with multiple rustication joints. High windows will be in the south part of the elevation to allow natural light into interior spaces. There are offsets at the northwest corner as well as a recess for a private patio. This patio will have a canopy over it, providing shade to occupants as well as adding relief to the elevation. The south portion will again be glass for the office area. This elevation is not visible from any other development or adjacent landowner, due to the grade rising to the west. This hillside has heavy vegetation with bushes and trees. To clarify these points, see the attached Site Sections and photographs.

Staff Response: Previously staff has been presented with development projects that have used concrete tilt-up panels that when illustrated on a rendering is not reflected in the field. We have seen sandblasted panels remain ashen grey. The applicant referenced using a concrete coating as a second option. Tnemec was used in Frontier Justice as an alternative to integral colored concrete panels.

Staff wants a high-quality, durable building that is reflective of the schools USD 500 has built in the last few years. These schools, while using tilt-up concrete panels have been integrally colored and have used thin-brick inlays at the base. While not a school, this building is a school facility and will be seen on a daily basis by its residents of the district, similar to the District's administrative building at 59th Street and Parallel Parkway.

2. Within the Mixed-Use Design Guidelines of the City-Wide Master Plan, high quality masonry building materials approved for this district are stone, brick cast stone and stucco. Synthetic stone, such as pre-manufactured fiberglass, cultured stone, or glass-fiber reinforced concrete

is permitted, provided that it is identical in appearance and of equal or greater durability to natural stone. These masonry materials shall be required on 65% of the sum total of all building façades.

Applicant Response: We do not believe this applies to a B-P district. When we had our preliminary meeting with Rob Richardson, we discussed the appropriate zoning district that a facility of this nature would be located in. His recommendation was to change the zoning to B-P, which we did. The main factor to do this was to not have “M” district in this area. This is a unique facility that is not generally described by the Zoning Code. The B-P district is generally described to allow a mix of primarily office, research and light industrial uses with limited retail and service uses in a planned business park setting. We are not creating a business park, only one building, so we are not setting a standard to be followed by future buildings.

Staff Response: The Mixed-Use designation within the City-Wide Master Plan is predominately along the State Avenue corridor. When development is proposed, staff reviews the zoning district requirements, Commercial Design Guidelines, if applicable; and the appropriate master plan designation based on the area of the city. In our review of the Mixed-Use Designation, we evaluate the Allowed Uses, Discouraged Uses, Required Infrastructure, Design Guidelines, Recommended Density, Green Principles and Cultural Principles. Within the Design Guidelines, all developments must meet the minimum mixed-use guidelines outlined in the master plan. Not everything within the mixed-use guidelines are applicable to this development, but those that are, landscaping and building materials shall be implemented and incorporated into this development.

3. Utility connections (including transformer boxes) shall be screened with 6’ landscaping or a 6’ architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building.

Applicant Response: Transformer shall be screened with landscaping; RE: Landscape Plan. All utilities mounted on the wall shall be painted to match the wall color to the extent allowed by utility companies.

Staff Response: Utility meters and piping are permitted to be painted, as staff has stipulated in previous applications and has been carried out in the field during site inspection.

4. Downspouts shall be internalized.

Applicant Response: All roof drainage is via internal roof drains. The only external opening will be the lamb's tongue for the required overflow drainage.

Staff Response: The lamb's tongue opening shall be near grade.

5. Overhead doors shall be painted to match the building.

Applicant Response: Overhead sectional doors shall be painted to match wall colors.

Landscaping and Screening:

1. How will you mitigate residents in the apartments from having to look down at the loading docks?

Applicant Response: The apartments do not sit above the new kitchen facility; see attached site plan and site sections. There is dense vegetation, including tall trees between the apartments and the new kitchen facility. We have added several evergreen trees at the northeast corner of the parking lot to provide additional year-around screening.

2. Based on the landscaping requirements in the B-P Planned Business Park District (one tree per 8,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), 32 trees are required to be planted for the central kitchen facility. These totals do not include the street tree requirement or trees to be planted in the parking lot islands.

Applicant Response: Please refer to the updated landscape plan. Based on our calculations, 30 trees are required based on site area, 53 counting the 75% increase. We have provided 53 new trees (not counting street trees), and the heavily wooded area to the north and west of the building will remain as well.

Staff Response: In addition to the landscape district requirement is one tree per 8,000 square feet of site area, a six-foot high architectural screening in combination with a 25-foot buffer is to be provided alongside and rear property lines common to or across an alley from residentially zoned property.

3. Within the Mixed-Use Design Guidelines of the City-Wide Master Plan, trees are required in the public right-of-way along streets, at a minimum of one shade tree every 40 feet.

Applicant Response: Please refer to the updated landscape plan. Five shade trees have been added between the street and our property. Because of utility easements and existing underground utilities running in the public right-of-way, we have placed one of these trees within our property line.

4. Sec. 27-577(e)(4) Parking areas that cannot be grouped must include one landscaped island the size of one stall separating each 20 spaces.

Applicant Response: There are no rows of parking with more than 20 continuous spaces. The row closest to the building has 20 spaces. We do not consider the ADA access aisles as parking spaces.

5. All landscaping shall be irrigated.

Applicant Response: Landscape areas will be irrigated – see landscape plan for added irrigation notes.

6. All shade trees shall be at least 2” caliper. All evergreens shall be at least 6’ in height. All shrubs shall be 5 gallons, external to the development and 3 gallons internal to the site when planted.

Applicant Response: Understood and noted on Landscape Schedule.

7. Only decorative lighting can be used on the exterior of the building. No wall pack lights or flood lights are permitted. This includes lights over the exit doors as required by the International Building Code (IBC).

Applicant Response: Understood; proposed wall lighting is shown on Photometric Site Plan, SL1.01.

8. All lighting, whether mounted on the building or in the parking lot shall have 90-degree cutoff fixtures.

Applicant Response: Understood.

9. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent

property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line.

Applicant Response: Understood. The residential zoning to the north location is over 180'-0" from the parking lot. In addition, this area is heavily vegetated with tall trees.

10. The trash enclosure shall be heavily landscaped and screened with an architectural wall that is comprised of the same building materials as the primary structure.

Applicant Response: The loading dock for the trash compactor and the cardboard baler is adjacent to the building. The south side shall be screened by a concrete wall. The north side shall be screened with plantings – see landscape plan for added evergreen screening.

11. All roof mounted units shall be screened by the parapet of the building.

Applicant Response: All roof top equipment shall be located in the central part of the roof. A higher roof will shield the equipment from view to the south and east. The adjacent property to the north and south is much higher than the roof of this facility; RE: Site Sections. We respectfully ask that a variance be approved that would allow to not provide any shielding on these two elevations.

Signage:

1. Shall comply with the sign ordinance.

Applicant Response: Understood; signage shown does meet requirements of the sign ordinance.

Public Works Comments:

Change of Zone:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: None
- B. Items that are conditions of approval (stipulations): 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: None

Plat:

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

Plan Review:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: None
- B. Items that are conditions of approval (stipulations): 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: None

Staff Conclusion:

The applicant has worked with staff to resolve most of the planning and engineering questions and comments. The landscaping and screening along the northeast corner of property line shall be enhanced, as foliage will decrease in the winter leaving the site exposed in view of the apartments. The applicant wants to use tilt-up concrete panels similar to B-Street Collision and East Legends Medical Office Building. Staff requests allowing administrative approval to let staff continue to work with the applicant regarding the material and adding brick inlay or other masonry elements and the color of the integrally-colored, tilt-up concrete panel, as staff wants to ensure the paneling is not natural gray as other projects have been following construction even though the plans showed otherwise.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3168, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 3 – 18483...CHANGE OF ZONE APPLICATION #3169 – JOHN FINNEMORE WITH PRIMROSE SCHOOLS

Synopsis: Change of Zone from RP-5 Planned Apartment District to CP-O Planned Non-Retail Business District for a day care school center at 2205 West 36th Avenue, submitted by Robin Richardson, Director of Planning. The applicant wants to build a 12,550 square foot daycare school center at 2205 West 36th Avenue. The center will cater to KU Medical Center and KU Hospital Authority employees but is open to the public. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3169 and Plan Review Application #PR-2018-28, subject to:

And

ITEM NO. 2 – 18484...PLAN REVIEW APPLICATION #SP-2018-28 – JOHN FINNEMORE WITH PRIMROSE SCHOOLS

Synopsis: Preliminary and Final Plan Review for a day care school center at 2205 West 36th Avenue, submitted by Robin Richardson, Director of Planning. The applicant wants to build a 12,550 square foot daycare school center at 2205 West 36th Avenue. The center will cater to KU Medical Center and KU Hospital Authority employees but is open to the public. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone #3169 and Plan Review Application #PR-2018-28, subject to:

Urban Planning and Land Use Comments:

The building will be owned by the applicant on a land lease. There may have been a recent land transaction between the University and The Endowment. The zoning will not be published without the proper owner affidavit.

General Planning:

1. Subject to approval, a \$50.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department following the Unified Government Board of Commissioners meeting. *Applicant Response:* Acknowledged.
2. Per Business Licensing: a. If approved, the day care school will need to file the occupation tax application with our office as they would begin operations. *Applicant Response:* Acknowledged.
3. How many staff members are employed at the school? *Applicant Response:* 24 staff at maximum shift.
4. Will trucks or service vehicles make deliveries to the school? *Applicant Response:* Yes, for food deliveries.
5. What are the proposed hours of operation? *Applicant Response:* Our hours will be 6:00 a.m. to 6:30 p.m. Monday through Friday.
6. Indicate on the site plan how drop-off and pick-up circulation will be handled at peak times? *Applicant Response:* Parents are required to park their car and bring their children into the facility, sign the child in and escort them to their respective classroom(s). Parents then return to their car and exit onto West 36th Avenue. The front 18 stalls closest to the building will be utilized for drop off/pick up with any overflow utilizing the stalls across the front drive aisle.
7. Please give a detailed explanation of parking for this facility and the impact on the medical center parking. *Applicant Response:* Parking in the new Primrose School parking lot will not negatively impact the medical center parking lot.

Building and Architectural Design:

1. Please provide color renderings of the entire building, not just the front façade. *Applicant Response:* See attachments.
2. Provide trash enclosure elevations. *Applicant Response:* See attachments.
3. Utility connections (including transformer boxes) shall be screened with 6' landscaping or a 6' architecturally designed screen wall. All utilities mounted on the wall shall be painted to

match the building. *Applicant Response:* Landscaping will take place around the transformer and there will already be a fence around the HVAC that are typically 4' tall. Along with this, the electrical equipment mounted on the building in the HVAC enclosure is typically painted to match the fascia/trim board. *Staff Response:* As stated previously, utility connections shall be painted to match the building, not the window or building trim.

4. Downspouts shall be recessed in the corners of the building. *Applicant Response:* Downspouts are at the corners already; however, on the longer facades a downspout is required in the middle of the span as well.
5. The building elevations do not depict roof penetrations, so will there be any vents, stacks or other protrusions?

Typically, HVAC units are on the roof, but based on the asphalt shingled roof, they will be located on the ground adjacent to the building. *Applicant Response:* There will be roof penetrations for vents, stacks, and/or other protrusions. All roof mounted equipment will be painted to match the shingle color.

Landscaping and Screening:

1. Based on the landscaping requirements in CP-0 Planned Nonretail Business District (one tree per 7,000 square feet of site area) and the Commercial Design Guidelines (at least 75 percent greater than the district requirement), 14 trees are required to be planted for the new daycare school center. These totals do not include the street tree requirement or trees to be planted in the parking lot islands. *Applicant Response:* Acknowledged. Trees have been added to meet the 14-tree requirement for open space landscaping.
2. Sec. 27-577(b)(3) In general, formal, stand-alone trees are encouraged to be planted in landscape zones along major streets and medians. These trees should be planted as follows:
 - a. One tree with a minimum caliper of two inches (ornamental) evergreen trees must be (at least six feet tall when planted) provided for every 30 feet of street easement or frontage.

b. Street trees should be planted no closer than 55 feet and no more than 65 feet apart.

Groupings of ornamental trees and shrubs should be placed in between the street trees. *Applicant Response:* Acknowledged. Street trees have been spaced 60' on center along with street frontage trees of 1 tree per 30' of street frontage.

3. Sec. 577(e)(4) Parking areas that cannot be grouped must include one landscaped island the size of one stall separating each 20 spaces. Revise and resubmit the paving plan. *Applicant Response:* Landscape island to separate each 20 spaces has been added to plans.
4. All shade trees shall be at least 2" caliper. All evergreens shall be at least 6' in height. All shrubs shall be 5 gallons, external to the development and 3 gallons internal to the site when planted. *Applicant Response:* See landscape schedule. All trees are 2" and evergreen trees 6' and shrubs 5 gallon. Ornamental grasses are 1 gallon.
5. All landscaping shall be irrigated. *Applicant Response:* See sheet L200 Landscape Notes that all areas must be irrigated.
6. All lighting, whether mounted on the wall or installed in the parking lot shall have 90-degree cutoff fixtures. Light fixtures mounted on the wall shall be decorative, including those above egress doors as required by the International Building Code (IBC). *Applicant Response:* Acknowledged.
7. Sec. 27-699(b)(9) Any lighting used to illuminate an off-street parking area, sign or other structure shall be arranged as to deflect light away from any adjoining residentially zoned property or from public streets. Direct or sky-reflected glare from floodlights or commercial operations, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights that cast light on adjacent residentially zoned property shall not exceed one-foot candle as measured from said property line. *Applicant Response:* Acknowledged.

8. The trash enclosure shall be heavily landscaped and screened with an architectural screen wall that is comprised of the same building materials as the primary structure. *Applicant Response:* Landscaping around dumpster has been added.

Signage:

1. Shall comply with the sign ordinance. *Applicant Response:* Acknowledged.

Public Works Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: 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: None

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3169 & Plan Review Petition #PR-2018-28 subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 4 – 18485...CHANGE OF ZONE APPLICATION #3170 – ANDREA WEISHAUBT

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District to sell the house at 9837 Meeks Road, submitted by Robin Richardson, Director of Planning. The applicant, with Atlas Surveyors, has request a change of zone of 9809 Meeks Road from AG Agriculture District to R-1 Single Family District. This application was submitted in conjunction with an administrative lot line adjustment to move the lot line between Winter Acres Lot 5 and Winter Acres Lot 6 to the east. The resulting Lot 5 would be less than five acres (the minimum lot size in

the Agriculture District), and therefore must be rezoned to R-1 Single Family before the lot line adjustment can be approved. The Planning Commission voted 5 to 0 to recommend approval of Change of Zone Application #3170, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, a \$50.00 ordinance publication fee must be submitted to the Urban Planning and Land Use Department following the Unified Government Board of Commissioners meeting.

Public Works Comments: None

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3170 subject to the stipulations . Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

SPECIAL USE PERMITS

ITEM NO. 1 – 18486...SPECIAL USE PERMIT APPLICATION #SP-2018-68 – DARRYL BAGLEY

Synopsis: Special Use Permit for the Temporary Use of Land to park a tow truck at the residence at 4100 Haskell Avenue, submitted by Robin H. Richardson, AICP, Director of Planning. The Planning Commission voted 5 to 0 to recommend denial of Special Use Permit Applications #SP-2018-68, subject to:

Urban Planning and Land Use Comments:

The applicant has not responded to staff questions below since August nor has he conducted a neighborhood meeting.

1. Will you park the truck with junk or hauled cars on your property?
2. How long has this been parked on the property?
3. Have you had complaints from your neighbors?
4. What hours do you operate?

5. Is this your truck or a company truck?

This is an active Code Enforcement Case, if denied, they will proceed with the case.

Public Works Comments: None

Business License Comments:

1. D&K Towing has a current occupation tax on file.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to deny Special Use Permit #SP-2018-68. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 18487...SPECIAL USE PERMIT APPLICATION #SP-2018-80 – IIKHOM SAIDOV WITH FRANK MOTORS, INC.

Synopsis: Renewal of a Special Use Permit (#SP-2016-71 - expires 12/1/2018) for used auto sales at 1604 North 3rd Street, submitted by Robin Richardson, Director of Planning. The applicant, has been using the property as a used auto sales business and wishes to continue operating at the current property. The Planning Commission voted 5 to 0 to recommend denial of Special Use Permit Application #SP-2018-80 for the reasons outlined by staff.

Urban Planning and Land Use Comments:

The applicant has not responded to staff questions below since August nor has he conducted a neighborhood meeting.

1. What changes have been made since first receiving the special permit in 2016? (please provide before and after pictures).
2. Has the amount of people you currently employ changed from your original estimation?
3. What are your hours of operation?

4. You originally estimated that you'd plan on keeping 20-40 cars. Is this number still consistent or has your inventory grown/diminished? Is there any anticipation to increase inventory?
5. You stated in your letter that you have invested money in signage, do you have pictures of said signage?
6. Is each automobile in a striped, designated parking space?
7. Do you have any proposed plans/mock ups of the future potential lighting and updated fence?
8. Have you fulfilled all the required actions that were stated in the stop work order issued to your business on September 04, 2018? If not, how do you plan to comply?

Business License Division Comments:

1. #SP-2018-80 Ilkhom Saidov with Frank Motors Inc., Renewal of a Special Use Permit (#SP-2016-71 - expires 12/1/2018) for used auto sales at 1604 North 3rd Street. Frank Motors has filed and maintained a current occupation tax application with the Business License Division.

Public Works Comments: None

Staff Conclusion:

Applicant has not complied to the standards and regulations that are required for the possession of a special use permit. Due to this failure of compliance, staff recommends the denial of this petition.

Ilkholm Saidov, 1604 N. 3rd Street, said we missed our first hearing. As a result, we got recommended for denial. I was just wondering if they can reconsider. **Robin Richardson, Director of Planning**, said when the staff sent out the draft comments, the applicant didn't respond. You'll see in the staff report beginning on page—there's a stop work order from Building Inspection on page 15 that following that on pages 16, 17 and 18 you'll see what is really a salvage operation. It appears there are scrapped cars and scrapped parts. Their special use permit was for auto sales, not for a salvage yard. They haven't complied with the previous stipulations of their approval and the staff recommends denial.

Mayor Alvey said is there anyone that would like to speak in support of this petition? Is there anyone that would like to speak in opposition? Seeing none. Are there any questions or comments from the Commission? Seeing none, I'll entertain a motion.

October 25, 2018

Action: Commissioner Kane made a motion, seconded by Commissioner Johnson, to deny Special Use Permit Application #SP-2018-80. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 3 – 18489...SPECIAL USE PERMIT APPLICATION #SP-2018-81 – LAURA SUMMA WITH CHICAGO'S

Synopsis: Special Use Permit for an expansion to the existing bar at 534 Central Avenue, submitted by Robin Richardson, Director of Planning. The applicant is seeking to build a community space, parking and a patio. They are planning a maximum of four live entertainment events which will be permitted through the Business License Division. This will be an area for community space to watch air shows, etc. They are also expanding their area for alcohol service which as an expansion, and also requires a special use permit as they do not meet the 50 percent food sales ratio. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2018-81 for two years subject to:

Urban Planning and Land Use Comments:

1. Please include the roof top area over the future restrooms in the parking calculations.
Applicant Response: The area will be unoccupied after the roof top deck is built. *Staff Response:* Please calculate the restroom and bar area at 1 per 300 per the parking code. One additional space required will be added to the application.
2. Please clarify how many on-street spaces are being added minus the parallel spaces being removed.

<u>PARKING</u>	
PARKING REQUIRED	
NEW PATIO 1250 SF	
1 STALL PER 50 SF =	25 STALLS REQ.
EXISTING PARKING	
OFFSTREET	2 STALLS
ON STREET	20 STALLS
TOTAL EXISTING PARKING	22 STALLS
PROPOSED PARKING	
OFFSTREET	13 STALLS
ON STREET	18 STALLS
LOSS OF 2 ON-STREET STALLS	
TOTAL PARKING PROPOSED	31 STALLS
	GAIN OF 9 STALLS

Applicant Response:

Staff Response: There is

actually one additional space required for the area under the roof deck. That said, the current plan is a net increase of 8 spaces.

3. Please set a meeting and review this plan with Public Works to verify the ability to do the restriping. *Applicant Response:* Completed
4. Please show the new bump outs in concrete with planters for street trees. *Applicant Response:* See Drawings for changes
5. Replace curb and sidewalks as necessary. Speak with Public Works about utilizing the City's 50/50 program to make these improvements. *Applicant Response:* They will take advantage of the program.
6. A Special Use Permit for live entertainment is required for events on the stage. *Applicant Response:* Agreed
7. Please provide elevations of the stage, dumpster screening, future restrooms and proposed fencing. *Applicant Response:* Stage is added on a per event basis. If a permanent stage is built, drawings will be submitted for staff approval. Other details are added to the drawings. *Staff Response:* This is acceptable
8. Please describe the potential noise levels from any live entertainment. *Applicant Response:* Not to exceed 100db due to the size of the area and small crowds. *Staff Response:* Reasonable

hours should be put on these events given that there is a residential unit next door. Staff would suggest ending weekend outdoor music events by 11 p.m. and by 9 p.m. on weekdays.

9. The bus must be secured to a permanent foundation within one year of approval. Improvements requiring electricity, plumbing or other construction will require permits. *Applicant Response:* Acknowledged
10. The use is not in a planned district, so all improvements will be reviewed by DRC for final approvals. *Applicant Response:* Acknowledged

Business License Comments:

Chicago's has filed and maintained a current occupation tax application with the business license division. If approved, all records will need to be updated with new diagrams to reflect expansion changes.

Public Works Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: 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.
 2. The retaining wall will be reviewed by DRC.
- C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-81, for two years, subject to the stipulations. Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 4 – 18480...SPECIAL USE PERMIT APPLICATION #SP-2018-84 – JOHN L. PETERSON

Synopsis: Renewal of a Special Use Permit (#SP-2016-60 - expires 12/1/2018) for an event hall at 713 Osage Avenue, submitted by Robin Richardson, Director of Planning. The applicant, John Peterson, on behalf of the owner, Robert Eickhoff Sr., proposes the approval of a renewal of a Special Use Permit to operate the Park Hall Event and Meeting Center at 713 Osage Avenue. The space is available to rent by interested parties and has hosted a variety of events including wedding receptions, birthday parties, and business meetings. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2018-84, subject to:

Urban Planning and Land Use Comments:

1. Have there been any changes to the operations of the event center since the original approval of the special use permit? *Applicant Response:* Nothing has changed since original permit; it is a popular place in the neighborhood.
2. Have there been any complaints or issues from neighboring property owners? *Staff Response:* See comments from Police Department and neighborhood meeting minutes.
3. Subject to approval for five years.

Business License Comments:

1. Park Hall has obtained and maintained a current occupation tax application with the Business License Division, as well as annual live entertainment license.

Public Works Comments: None

Police Department Comments:

1. 713 Osage has had two calls for service at the location, but there is no concern for recommending approval.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-84 for five years, subject

October 25, 2018

to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 5 – 18490...SPECIAL USE PERMIT APPLICATION #SP-2018-85 – ANDREW NEHRIG

Synopsis: Special Use Permit for an Airbnb at 3101 South 7th Street, submitted by Robin Richardson, Director of Planning. The applicant wants to operate a short-term rental, Airbnb at 3101 South 7th Street. This is the applicant’s primary residence. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #SP-2018-85, subject to:

Urban Planning and Land Use Comments:

1. How long has the business been in operation? *Applicant Response:* August 2018
2. Were neighbors consulted prior to opening the business? *Applicant Response:* Yes, but not all neighbors.
3. Do you have a business license? *Applicant Response:* No.
4. Have you paid appropriate lodging taxes? *Applicant Response:* No.
5. How many rooms are rented? *Applicant Response:* 3 bedrooms plus a family room and kitchen.
6. What is the maximum number of people that will be staying at any one time? *Applicant Response:* 9
7. What is the maximum number of vehicles and where will they park? *Applicant Response:* 5; the property has plenty of off-street parking in addition to the driveway spots in front of the house.
8. How often are guests in the residence? *Applicant Response:* Estimated 1-2 nights a week.
9. Do you have a rental license from the Unified Government for the facility? *Applicant Response:* No.
10. Describe in detail the areas rented for Airbnb/other rental operations. Include bedrooms, bathrooms common areas, etc. *Applicant Response:* On the first floor there is a living room, kitchen, half bathroom, and outside patio for rented use. On the second floor there are three bedrooms and a full bathroom as well.

11. As this is not your primary residence, where are you located? *Applicant Response:* This is our primary residence.
12. How often do you visit the property? *Applicant Response:* We live full time on the property except for a few days a month due to personal use. *Staff Response:* Could you please clarify “personal use”? Do you travel for leisure, work and the whole home is able to be rented?
13. Who is responsible for issues that may arise when guests are in the unit, if neighbors have concerns, or to clean and prepare the house between guests? *Applicant Response:* I (the homeowner) will be the main contact for the house and will be checking the property between guests.
14. Have you provided your surrounding neighbors with your contact information should they have concerns? *Applicant Response:* Yes.
15. Describe how you will maintain a safe environment including:
 - a. Working smoke detectors in each bedroom plus each level of the unit/house
 - i. All smoke detectors are in working order and the house will be checked after each guest for tempering with any of the smoke or carbon detectors
 - b. GFCI outlets are required in bathrooms.
 - i. The house is fully equipped with GFCI’s in the kitchen and bathrooms are up to code
 - c. Double keyed locks are not allowed
 - i. The locks will be to code
 - d. Copper cannot be used for gas supply lines
 - i. There is not copper piping for gas lines
 - e. Windows must be operable, not blocked or boarded
 - i. The windows will be in working order
 - f. Handrails are required at sets of four or more stairs/risers
 - i. There are handrails on the stairs of the property
 - g. Hot water tank and furnace must be vented properly and operational.

i. The hot water heater and furnace are vented properly and located in the basement of the house. Guests will not have access to the basement.

h. Electric panel and circuits must be safe

i. The electric panel and circuits are safe and secure

The house was fully inspected in July 2018 up to FHA lending code.

16. In addition to no parties and events, as associated with AIRBNB and other website bookings, no outside visitors, and only overnight guests who have a reservation are permitted to stay.

17. Weekday and weekend quiet time shall be at 10:00 p.m.

Business License Comments:

If approved, applicant will need to file and maintain the occupation tax application with our office for the business activity

Public Works Comments: None

Stipulations of Approval:

1. Host will maintain a safe environment described above.
2. Host will obtain a business license with the City.
3. Approval is for one year.

Action: Commissioner Kane made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2018-85 for one year, subject to the stipulations. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

PLAN REVIEW APPLICATIONS

ITEM NO. 1 – 18491...PLAN REVIEW APPLICATION #PR-2018-23 – MONSIGNOR STUART W. SWETLAND WITH DONNELLY COLLEGE

Synopsis: Preliminary and Final Plan Review for an expansion/renovation at 1719 Tauromee Avenue, submitted by Robin Richardson, Director of Planning. The applicant is seeking approval

of a Preliminary and Final Plan Review for the demolition of the existing building at 1719 Tauromee Avenue and the construction of a 24 space surface parking lot with petition #PR-2018-23 and the approval of a Final Plan Review for a 5.02-acre site at 608 North 18th Street that currently features an academic building, residential tower, and supporting parking for a new academic building, open space, parking deck, and surface parking with petition #PR-2018-30 approved on October 8, 2018. The Planning Commission voted 5 to 0 to recommend approval of Special Use Permit Application #PR-2018-23, subject to:

Urban Planning and Land Use Comments:

1. Though this is not a designated historic property, the church, built in 1920 contributes to the historic nature of the area, which is in close proximity to Westheight Neighborhood Historic District and Wyandotte High School, both on the National Register of Historic Places. Demolishing this building in order to build a surface parking lot with 24 spaces does not seem in the best interest of the community and will further degrade our urban core for what is a short-sighted use. *Applicant Response:* We don't believe accommodating the parking needs of Donnelly College and supporting the investment they are making into the area is a short-sighted issue. *Staff Response:* See comments on #PR-2018-30
2. Commercial parking adjacent to one of the urban core's most successful neighborhoods is not a compatible land use. *Staff Response:* This is not an accessory use, it is a primary use on this tract. While keeping parking off the streets in the residential areas is an admirable goal, the current plan provides significant reductions already which will create that benefit without the potential downsides.

Applicant Response: Parking for accessory uses is generally compatible use for churches and universities. We are focused on creating a campus environment within Donnelly College and extending to the larger community campus: Macedonia Missionary Baptist Church across the street, Bishop Ward High School and the Sisters of Servants Mary. All entities share parking to reduce the amount of actual parking on this larger community campus. The larger community campus is focused on keeping parking off of the residential portion of the street.

Staff Response: See comments on #PR-2018-30.

3. If approved, the parking lot shall be built to Commercial Design Guideline standards, including lighting and landscaping. Extra care must be given to screen the lot from the adjacent neighborhood. This may result in a loss of parking spaces. A solid fence or continuous hedge row on the west and north sides of the fence as well as a solid row of columnar Evergreens on the side of the fence adjacent to homes is required. *Applicant Response:* acknowledged, landscaping will be provided

Public Works Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval: 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: None

Tom Coulter, MC Reality Group, 114 West 11th, Kansas City, MO, said we represent Donnelly College. **Mayor Alvey** asked are you going to do a presentation on the proposal? Are you prepared to do that? **Mr. Coulter** said this particular part of the presentation is to build a small parking lot on the side of the church there at 18th & Tauromee. The parking lot, if built, will exit onto 18th Street, not Tauromee and there'll be a crosswalk on 18th Street to allow the students and faculty to get safely across 18th Street over to the main side of the campus. The main goal of our parking initiative is to keep parking off the streets, keep student parking off the streets and have to be in parking lots on our property.

Robin Richardson, Director of Planning, said, Mayor, I would add to that this comes to you recommended for approval from the Planning Commission with some modification and that is that the college would look to provide designated on-street parking in like a diagonal fashion adjacent to their site and spend two years trying to find an adaptive reuse of this building that's part of the

neighborhood. It's not designated a historic building, but it is a pretty cool old building, and maybe more of an asset to everyone than a parking lot. Monsignor and I discussed that at great length and he was very willing to take that on as another project for them to look different ways to provide the parking without having to tear down the structure. We're not sure that having parking lots adjacent to the residences is the best way to foster the long-term health of the neighborhood.

Mayor Alvey said, Rob, it says a preliminary and final plan review for an expansion/renovation at 1719 Tauromee. Is that for renovation of the building or to establish the parking? **Mr. Richardson** said this was a little bit of an odd case because when the legal description came to us at first, we didn't realize that they hadn't included the site at the southeast corner of 18th & Tauromee; and so rather than hold everything back, we put that on a separate track and so that's coming to you. The preliminary plan for the rest of the site has already been done but this is kind of a tagalong piece so they can the rest of the project moving forward. **Mayor Alvey** said but again, is this to renovate the building? Is this the proposal for it? **Mr. Richardson** said the current situation is that they're going to try for two years to find an adaptive reuse. If they don't, they could tear down the building and create the parking lot. **Mayor Alvey** said I see. Okay. Is there anyone else who'd like to speak in support of this? Seeing none. I'd ask if anyone would like to speak in opposition. Please come to the podium, state your name and your address.

Michael Snodgrass, 600 N. 17th Street, said I'm probably the one most affected by the parking lot proposal. My only parking is in the garage on Tauromee kind of almost adjacent to the church now. The church by itself is not—once in a while we come across some parking issues with them parking on the wrong side of the street but for the most part, it's not an issue, but to add another parking lot in a neighborhood is not the best. I read the staff comments the best and highest use, and I saw the applicant's comments. Well, it's another parking lot. There's already three parking lots. That's kind of a nonsense type of comment because you know, you have three liquor stores in a neighborhood, the fourth one doesn't make a difference. They always make a difference when you start to tear down old buildings in a neighborhood.

This is a building that could be a rehabbed. I've worked in a not-for-profit for 26 years doing buildings just like this in lots of neighborhoods so we have—in fact, my first office was in Donnelly College when I started Catholic Housing back in 1999. I have nothing against Donnelly

College or any of the expansion. I love what they're thinking about doing but to add a parking lot even with the two-year stipulation to find something else. You know I think there may not be some real movement towards looking hard at an adoptive reuse if you have that hammer over your head saying, well, if you don't find it within two years...parking lot and that's the ultimate goal it sounds like to me is they want to add 24 parking units which is small.

In addition, I read the staff and applicant response that said, well it's cheaper than to add another story on the existing parking garage that's being proposed. Well that's not necessarily true. I've done a lot of demolition and I know there's going to be environmental hazards inside this and demolition itself is an expensive hazard and then you've got the paving and everything else that goes along with it. It's probably going to be pretty close to a wash to adding an additional level on a parking garage. I come to you saying that I'm not sure that—I appreciate staff and trying to get that adaptive reuse, but to have that hammer of two years and it just automatically becomes a parking. I would like to end—we really haven't been notified much of this. They sent my notification to my work, not to my house. It's hard for me. I didn't find out it until my neighbor told me about it. I appreciate and I'd like to see this actually sent back for further discussion with the neighborhood in particular because my only access is right there onto 18th Street and it's a one way going that way so I have no other way to go but that way.

Tim Byers, 606 North 17th, said I'm his neighbor but two things. In the first place I don't think we need another parking lot. That church is also, I mean I'm not a member, but I live there and it's good for the community. If we're talking a community center, whatever you want to talk it, it's a church. It's good. There's a lot of people there. There's a lot of positive activity. I like the idea of making the neighborhood better. I don't like the idea of sitting back, you know, let's see what happens in two years because I kind of agree with him. Two years is—we don't need a parking lot. I'm sorry if it costs more money to build. We also don't need a parking garage in the future. I think it's a slippery slope. That's what I think.

We've got a good neighborhood there. I've lived all over and I love Wyandotte County and I've only lived here five years. This is the best neighborhood I've ever lived in. I just don't think we need a parking lot.

Mayor Alvey said is there anyone else that would like to speak in opposition? Seeing none. Are there any questions from Commission?

Commissioner McKiernan said, Mr. Snodgrass, you live to the north and to the east of this. You're actually across the street from the proposed parking lot. Your property is actually adjacent to a current parking lot for a different church. **Mr. Snodgrass** said correct. **Commissioner McKiernan** asked and how has that current parking lot negatively affected your access or your egress. **Mr. Snodgrass** said the current parking lot is only used sporadically. It's not used on a daily basis. It's not quite the same I think the Opera House is. I think Donnelly College intends to use it on a daily basis when school is in session so I think there will be a much—and that parking lot, quite frankly, I bought the house back in 2004, 2005. That parking lot was already there. It wasn't like I could do anything. If there would have been a house there I would have preferred it, but to continue to tear down existing structures that actually help my appraised value and helps the neighborhood's appraised value for a parking lot, that doesn't really do anything for appraised values or anything for the neighborhood in general for an improvement. I just think it is a wrong direction to go.

Commissioner McKiernan asked and how do you anticipate that if this were to be a parking lot on the southeast corner, how would it negatively affect your access or egress. **Mr. Snodgrass** said doing school, I can tell you trying to take a left off that street because again that's the only way I can go out of my garage is you go to the west, if you try to take a left out there, there's no stop sign or a stop light. You may have to wait a while then to get out. To add additional parking—and there's going to be additional parking there already with what's being proposed but to add parking then into the other corner, it's just going to make that corner that much more—**Commissioner McKiernan** said and I think Mr. Snodgrass brings up an excellent point with the street configuration in this particular neighborhood given the site lines. If you're coming north on 18th Street, you crest the hill going north and you have almost—you have a very short time to react to any car that is attempting to turn left or go south on 18th Street. Anyone who is sitting west going south runs the risk of turning out in front of somebody. I can definitely see your point on that. In the time you've been there, you said 2004. **Mr. Snodgrass** said yes. **Commissioner McKiernan** asked has anybody used that structure other than the church that has most recently

used it. **Mr. Snodgrass** said I think there's been a couple churches that have used it over the years. The current church has been pretty active. They have actually gone around into the neighborhood and tried to engage the neighborhood a little bit and meet the people. Again, it's more of a Hispanic church, which again we welcome the diversity into the neighborhood.

Commissioner McKiernan said and the current church that parks across the street on the west side in Donnelly's lot. **Mr. Snodgrass** said correct. **Commissioner McKiernan** said because the school isn't in session and they park over there. **Mr. Snodgrass** said or they park adjacent to the church. They'll park on the north side. **Commissioner McKiernan** said I've gotten complaints about parking from the current church. It has not been problem free with the current church parking in that location. If Donnelly builds across the street, which is where they're proposed building is, that's going to take out that existing parking lot. It's going to take out all of the across the street parking that church has. Where are they going to go? **Mr. Snodgrass** said I can't tell you. **Commissioner McKiernan** said and I think that presents a potential problem that amplifies the current problem of parking around in the neighborhoods and generating concerns about blocking driveways and being in the way and it certainly amplifies the left turn onto 18th Street problem.

In the staff report the applicant commented that the building is functionally obsolete, totally non-compliant with ADA, has no parking, contains hazardous construction materials that need to be abated and is in poor repair. Do we have any independent verification of that? **Mr. Richardson** said you and I probably drive by that building a lot. It does need repair and when we say adaptive reuse, we don't necessarily mean a church. It might be for apartments. It might be student housing for Donnelly. Those are things that we talked about but that would give the structure new life. It would reduce the parking requirement for that structure and it would remain an asset to the neighborhood rather than an empty parking lot. That's what I talked about with Monsignor and he seemed to be very amenable to that. I mean we left the meeting smiling shaking hands. I think that they're very willing to work on that but it is oddly configured on the inside. It has a large main area but it has narrow classrooms on the outside. It isn't going to be an easy remodeling job like the school was over on State Avenue that was already kind of divided up into rooms and floors. It'll be more significant than that. I think that they've committed to diligently pursue that. I didn't make any recommendations related to some extraordinary checkup on them doing what they said

they would do. I really think Monsignor is going to pursue that and try to find somebody else to remodel that building and make a different use of it. If it remained as a church for an extended period of time, you're right, there could be some parking issues, but the parking lot will remain on the southwest corner. They're not taking that out so there will be some parking there but there would not probably be enough for a full congregation there.

Commissioner McKiernan said so I've got another question about that. When this was first before the Planning Commission, my understanding was it was going back for discussion to see if there was any possible way to reconfigure their other space on the west side of 18th Street to eliminate the need to put these spots over here. Did that not—**Mr. Richardson** said yes. They're going to do that anyway. They're going to look for ways to put head-in parking along Tauromee and the street to the west of the school that I can't remember which number that is. **Commissioner McKiernan** said 19th would be west of the school. **Mr. Richardson** said yes, 19th, and so there is some extra room there where they could put head-in parking within their site plan. They might be able to add 24 on-street spaces. They would still be on the street but they'd be head in parking like we have along 6th Street or 5th Street so it would still be accessible to the neighborhood and you know at night when the school is not in session the neighbors could use those. **Commissioner McKiernan** asked would that not eliminate the need to raze this structure? **Mr. Richardson** said yes, I think so. That was part of my idea would be they would have enough parking and then they wouldn't need to be—**Commissioner McKiernan** said I think Mr. Snodgrass makes an excellent point that the adjustment or the amendment or the way you phrased it, isn't as I read the action that is before us tonight but that they'll try to find an adaptive reuse. That's not what it says here at least on my sheet and maybe you can help me out with that. I think he makes an interesting point that trying to find an adaptive reuse is great but if you don't find it, oh well. I see what you're saying that there is not necessarily an urgency to find an adaptive reuse if there's just a timeframe to wait out. That's all I have for now.

Commissioner Johnson said my first question is to Rob. Is there an existing congregation in this building right now? **Mr. Richardson** said I don't know the answer to that. **Mr. Snodgrass** said absolutely. **Commissioner Johnson** said there is a congregation in there. How long have they been in there? **Mr. Richardson** said I don't know the answer to that. **Commissioner Johnson**

said it seems to me, because I drive past this building a lot as well, that seems like there's been different congregations in there and I'm just wondering how much parking is an issue for that congregation at this particular time. I guess you're thinking about that.

Mr. Snodgrass, you had put, I think in the memo, something about landscaping perhaps and I think you indicated it says to the south but I think you might be referring to the north, that might be something you might be agreeable to if they decided to make a lot out of that. I just want to get some clarification. **Mr. Snodgrass** said yes. I mean that's the worst-case scenario I guess. If it has to be there, if there's no other alternative than to put parking there, again, because the neighborhood, my backyard is literally right next to the parking lot.



Yes, that's my house. My backyard extends back to the west. We see straight into the church and straight into the other parking lot, although they put a fence and some landscaping to hide as much as possible the church immediately to the west. Worst-case scenario, you can't find a reuse for the building, which I do historic rehabs and have done. We did old Fire Station #9 over here which the city was going to tear down and made it into something different. I know this can be done but you got to protect the neighborhood. You have to be able to find a way to not make it—it's going

to negatively impact. If you tear down a building, it's going to negatively impact appraised values no matter what. Parking lots don't add value to your house. If you have one parking lot next to you and it's negatively impacting it, if you put another one immediately next to it, it's going to negatively impact it. You can pretty it up all you want. It's going to make it a little bit better. It's still going to be a parking lot.

Commissioner McKiernan said I have one more question. Rob, this might be for you. Was Traffic Engineering consulted on this because I keep coming back to this issue of a stop light there at Tauromee & 18th Street. If we have 24 spaces on the east side of the street with students who are going to the west side of the street for classes, they're going to be effectively pulling out into 18th Street walking across the same way a car would. The same problems where you come across the hill going northbound on 18th Street and you have a very short sightline before you, and if you're going any rate of speed at all, you have short time before you could react to someone who was effectively just crossing without protection across that street. **Mr. Richardson** said we have discussed that issue with the applicants and when we came to this resolution we thought we had a way around having that parking lot there. We think the church will stay. It'll be reused and we won't have to address that but they might have—if they go to build it, there might be other conditions that they need to put in there to make sure that the crosswalk is safe. Just to be clear, the recommendation of the staff on page 10 of the staff report is where we talk about the two-year period and the reuse. It's under staff recommendation. **Commissioner McKiernan** asked is that under—oh I see that. Numeral two. **Mr. Richardson** said no. My page 10 it says staff recommendation starts at 1:15:20. It's in part of the minutes. **Commissioner McKiernan** said I found it. I see what you mean. **Mr. Richardson** said sorry that didn't get conveyed over to the main part of the staff report. I was a little confused when you said that because I thought it was there. **Commissioner McKiernan** said I now see it.

Commissioner Philbrook said to me, not knowing as much about this as these two gentlemen but looking at recommendations and looking about some of problems, are we really giving guidelines? I mean what we really want to happen and are there checks and balances in this? I don't see any checks and balances really in this. We're kind of like giving carte blanche, go ahead do what you

want to do, come back and tell us what you decide. I don't know. That's kind of weird to me. Sorry, I just have to say that.

Commissioner McKiernan said you said that, I'm looking for the drawing here. You said that the access for this lot will be onto and off of 18th Street. **Mr. Richardson** said that's correct. The diagrams are on page 17 in the staff report. **Commissioner McKiernan** said I got it. I guess my question would be, doesn't that complicate the issue that we've already discussed about a car that exits southbound onto 18th Street is going to have the same problem that you have at Tauromee only complicated because it's closer to the crest of that hill. **Mr. Richardson** said I agree. The way I approached this was Donnelly College is going to find an adaptive reuse. They're going to provide the other parking that they need without having to tear this building down and the issues related to the parking lot would go away. Obviously, some folks aren't as confident about their ability to do that as I was.

Mayor Alvey said if there are no more comments or questions from Commission, I'd ask the petitioner if you have any further comments you'd like to make.

Mr. Coulter said just in response to a couple of questions. This church has been there for three or four years. Donnelly's owned it since about 2010 I would guess, the property. I think this is the only church that's been there during their ownership. There was a previous congregation there from which Donnelly purchased the building, and as the staff has mentioned, Monsignor did meet with them and it truly is our intention to find another buyer for the property but we do need the flexibility if that doesn't take place in order to meet the growing needs of our campus community.

Commissioner Townsend asked what happens, if despite best efforts, there is no adaptive use found after two years? **Mr. Richardson** said, Commissioner, the college would be able to remove the structure and provide parking or let it remain as a church or they can continue to search for adaptive reuse. It's my belief that they're going to provide extra parking for these 24 spaces closer to their campus where they really want it to be and they won't need this space anymore. They will work actively to try and find some other way for it to be used. **Commissioner Townsend** said I guess I appreciate the comments made earlier that this seems not to be a safe here for what

happens in two years. I'm almost thinking if they're willing to wait two years, you know, come back when we know in two years what's happening.

Commissioner Kane said I think we have too many questions and not enough answers and there's some confusion about the landscaping. There's confusion about the street light. I just as soon send it back, let them work it in more detail because there are a lot of what ifs and I'd rather have some answers than vote on a what if.

Action: **Commissioner Kane made a motion, seconded by Commissioner Philbrook, to send #PR-2018-23 back to Planning & Zoning.** Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

PLANNING AND ZONING NON-CONSENT AGENDA

SPECIAL USE PERMIT APPLICATION

ITEM NO. 1 – 18488...SPECIAL USE PERMIT APPLICATION #SP-2018-77 - JENNIFER L. RIOS

Synopsis: Special Use Permit for a day care for children ages 2 to 12 at 6601 Leavenworth Road, submitted by Robin Richardson, Director of Planning. Ms. Rios is seeking a Special Use Permit to operate a day care in a home that is not her primary residence. The Planning Commission voted 4 to 1 to recommend approval of Special Use Permit #SP-2018-77 for a maximum of 20 children for one year (does not include use of the basement), subject to:

Urban Planning and Land Use Comments:

1. How many children do you expect to have in your care? *Applicant Response:* 20 (revised from 10).
2. How many employees do you intend to have working at any one time? *Applicant Response:* 2.

3. If approved, the applicant must obtain a business license tax receipt.
4. Please explain how you plan to keep noise down as to not bother neighbors nearby. *Applicant Response:* The applicant will build a privacy fence.
5. How do you plan to ensure parking and traffic is not an issue when parents are dropping off and picking up their children? *Applicant Response:* The drive can accommodate up to 11 cars.
6. Any parking area needs to be striped and meet code requirements for dimensions. *Applicant Response:* The applicant agrees.

Public Works Comments:

- A. Items that require plan revision or additional documentation before engineering can recommend approval:
 1. The Leavenworth Road Improvement project early designs for this section of the road indicates the closure of one of the drive entrances i.e. close to the intersection with N. 65th Street, along with the construction of a new drive entrance to the property on N. 65th Street. The applicant shall adjust access to the site in accordance with the Leavenworth Road improvements. *Applicant Response:* I will have maps for the parents indicating they must come from 72nd Street towards the daycare and my driveway curves like a cul-de-sac and has enough driveway to where they can enter my driveway and then turn left to exit facing head out to Leavenworth Road not backing out into the street. So, this ensures a safe exit to Leavenworth road. This work on Leavenworth road will not be an issue at all.
- B. Items that are conditions of approval (stipulations): None
- C. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Mr. Richardson said, Mayor, you'll recall that last month this body sent this case back to the Planning Commission to identify an appropriate number of children for the facility. The site is capable of serving 20 children without using the basement. We've said don't use the basement for this first year and limit it to 20 kids. It comes to you recommended for 20 children for one year.

Action: Commissioner Philbrook made a motion, seconded by Commissioner Johnson, to approve Special Use Permit #SP-2018-77, for one year, subject to stipulations.

Mayor Alvey said it is a public hearing. I'd have to ask for the petitioner to please present your application. Please present your application. State your name and address.

Jennifer Rios, 6601 Leavenworth Road, said I do have the recommendation and just wanted you to hopefully support that recommendation so that I can move forward with my plan.

Mayor Alvey asked is there anyone who would like to speak in favor of this. There were none.

Mayor Alvey asked if there anyone who would to speak in opposition. There were none.

Action: Commissioner Philbrook made a motion, seconded by Commissioner Johnson, to approve Special Use Permit #SP-2018-77, for one year, subject to stipulations. Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

REGULAR CONSENT AGENDA

Mayor Alvey said that concludes the Planning & Zoning portion of tonight's meeting. We'll now move to the regular portion of our agenda. Does any member of Commission or anyone in attendance tonight wish to set-aside any item on the regular Consent Agenda? If an item is not set aside, all items on the Consent Agenda will be voted on by one vote.

Darryl Bagley said I've been kind of ill and that was the reason for the last time that you guys met I wasn't present. **Mayor Alvey** said sir, I think that you were to have pulled this item before.

Robin Richardson, Director of Planning, said correct. This was on the previous Consent Agenda and it was voted on and recommended for denial by this body as part of the earlier Consent Agenda.

If you want to reconsider that, you'd have to have a motion to reconsider the motion, then revote on the motion and then hear the case again. **Mayor Alvey** asked which item is this Rob? **Mr. Richardson** said B-1. **Mayor Alvey** said we would need a motion to—**Mr. Richardson** said according to Robert's Rules of Order you'd have to have a motion to reconsider. If that motion past then you could have a vote on that motion to rehear the case and then you could rehear the case and have another vote. It's a little bit complicated but that's the process.

Ken Moore, Chief Legal Counsel, said if you take any action other than the Consent Agenda to deny, you'd have to revisit that issue whether the Commission wants to do that or not. **Mayor Alvey** asked is there a motion. Seeing none. Sorry sir that it was not pulled from the Consent Agenda at the right time. You would have to talk to Mr. Richardson. **Mr. Bagley** said yes, because I've been doing this for four years and bought license to have all this. **Mr. Alvey** said yes. I'm sorry. We have to follow the law. **Mr. Bagley** said yes, that's what I'm trying to do.

Mayor Alvey asked does any member of the Commission or anyone in attendance tonight wish to set-aside any item on the regular Consent Agenda?

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve the Consent Agenda.** Roll call was taken on the motion and there were nine "Ayes," Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 1 – 18478...NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions:

Law Enforcement Advisory Board, Joan DeMoss, 10/25/18 to 6/30/20, submitted by Commissioner McKiernan

Law Enforcement Advisory Board, Cherish Cho, 10/25/18 to 6/30/22, submitted by Commissioner Walters

Golf Board, George Hurtado, 10/25/18 to 3/31/20, submitted by Commissioner Markley

Action: Commissioner McKiernan made a motion, seconded by Commissioner McKiernan Bynum, to approve. Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 2 – 18479...ORDINANCE: AMENDING PUMP STATION 61 FORCE MAIN IMPROVEMENTS

Synopsis: An ordinance amending Ordinance No. O-34-18, condemning land for Pump Station 61 Force Main Improvements, CMIP 6303, and directing the Chief Counsel to institute legal proceedings to acquire land for said project, submitted by James Bain, Assistant Attorney. On September 13, 2018, the Commission unanimously approved Ordinance No. O-34-18, declaring the project to be a necessary, valid public improvement project and authorizing a survey to identify and describe the property to be acquired. Due to a clerical error, it is necessary to amend the description and scope of work of the improvements.

Action: **ORDINANCE NO. O-42-18**, “An ordinance amending Ordinance No. O-34-18 condemning land for the construction, maintenance, operation, reconstruction, and improvements of the Pump Station 61 Force Main Improvements – CMIP 6303, all in Wyandotte County, Kansas; and directing the Chief Counsel to institute proceedings as provided by law to acquire said land in this ordinance described by condemnation proceedings.” **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, approve the ordinance.** Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 3 – MINUTES

Synopsis: Minutes from regular sessions of September 13 and 27, and October 11, 2018.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to approve. Roll call was taken on the motion and there were nine “Ayes,”

Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

ITEM NO. 4 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated October 11 and 18, 2018.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Bynum, to receive and file.** Roll call was taken on the motion and there were nine “Ayes,” Philbrook, Bynum, Burroughs, Townsend, McKiernan, Johnson, Kane, Markley, Walters.

PUBLIC HEARING AGENDA

No items

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR’S AGENDA

No items

COMMISSIONERS' AGENDA

No items

LAND BANK BOARD OF TRUSTEES' AGENDA

No items

PUBLIC ANNOUNCEMENTS

No items

Mayor Alvey said that concludes our meeting for the evening.

October 25, 2018

**MAYOR ALVEY
ADJOURNED THE MEETING AT 7:50 P.M.
October 25, 2018**

Bridgette D. Cobbins
Unified Government Clerk

tpl

October 25, 2018

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

REGULAR SESSION
THURSDAY, NOVEMBER 8, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, November 8, 2018, with seven members present: Bynum, Commissioner At-Large First District and Mayor Pro Tem, presiding; Townsend, Commissioner First District (via conference call); Murguia, Commissioner Third District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Philbrook, Commissioner Eighth District. Burroughs, Commissioner At-Large Second District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; and Alvey, Mayor/CEO, were absent. The following officials were also in attendance: Doug Bach, County Administrator; Gordon Criswell, Assistant County Administrator; Ken Moore, Chief Legal Counsel; Terry Zeigler, Police Chief; Carol Godsil, Deputy UG Clerk; Katherine Carttar, Interim Economic Development Director; Chris Slaughter, Land Bank Manager; Maureen Mahoney, Chief of Staff in Mayor's Office; Terry Brecheisen, Director of Public Health; Emerick Cross, Commission Liaison; and Captain Ronald Schumaker, Sergeant-at-Arms.

MAYOR PRO TEM BYNUM called the meeting to order.

ROLL CALL: Townsend, Murguia, Kane, Markley, Walters, Philbrook, Bynum.

INVOCATION was given by Jesse Gatson, Roswell Church of Christ.

Mayor Pro Tem Bynum said I'll ask the Clerk if there are any revisions to tonight's agenda. **Carol Godsil, Deputy UG Clerk**, said a blue sheet has been distributed. A modification was made to the resolution regarding the 2019 CMIP financing authorization, which is Consent Agenda Item #9, by omitting the publication requirement in Section 8.

CONSENT AGENDA

Mayor Pro Tem Bynum asked if any member of the Commission, staff or citizen in attendance tonight which to set aside any item on tonight's Consent Agenda. You would need to step forward

at this time and state your name and city and ask that item to be set aside. There were no set asides.

Action: **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve the Consent Agenda.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 1 – 18449...PLAN: SOLID WASTE PLAN

Synopsis: Request approval of the Solid Waste Planning Committee’s annual report of the Wyandotte County Solid Waste Plan, as required by the Kansas Department of Health and Environment (KDHE), submitted by Kirk Suther, Public Works. On October 22, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 2 – 18457...ORDINANCE: MCIMETRO (VERIZON) FRANCHISE

Synopsis: An ordinance granting to MCImetro Access Transmission Services Corp. DBA Verizon Access Transmission Services a fiber optic cable franchise, submitted by Alan Howze, Chief Knowledge Officer. On October 22, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Ordinance No. O-43-18, “An ordinance of the Unified Government of Wyandotte County/Kansas City, Kansas, granting to MCImetro Access Transmission Services, Corp. d/b/a Verizon Access Transmission Services its successors and assigns, a fiber optic cable franchise and prescribing the terms of said grant and relating thereto.” Commissioner Kane made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 3 – 18462...RESOLUTION: URBAN TRAILS/BIKE LANES PROJECT

Synopsis: A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be acquired for the multi-phase Urban Trails/Bike Lanes Project, submitted by Rob Richardson, Director of Planning. On October 22, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **Resolution No. R-49-18**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the multi-phase Urban Trails/Bike Lanes Project, all in Wyandotte County, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 4 – 18446...RESOLUTION: SAFE ROUTES TO SCHOOL PHASE F PROJECT

Synopsis: A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be acquired for the Safe Routes to School Phase F Project (William A. White Elementary/West Middle School along Welborn Lane from Georgia Ave. to N. 45th St., and Frances Willard Elementary School along Orville Avenue from N. 28th St. to N. 36th St.), CMIP 1613, submitted by James Bain, Assistant Counsel. On October 22, 2018, the Public Works and Safety Standing Committee, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-50-18**, “A resolution declaring the necessity and authorizing a survey and descriptions of lands necessary to be condemned for the construction, maintenance, operation, use and repair of the Safe Routes to School Phase F Project (CMIP) 1613), all in Wyandotte County, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the**

resolution. Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 5 – 18458...ORDINANCE/RESOLUTION: INSPECTION OF PUBLIC POOLS

Synopsis: An ordinance/resolution amending Sec. 33-1(a) of the Code to expand the jurisdiction of the Wyandotte County Health Department to inspect public pools in the entire Unified Government territory, submitted by Terry Brecheisen, Director of Public Health. On October 22, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE NO. O-44-18**, “An ordinance relating to Chapter 33, Pools amending Section 33-1.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

Action: **RESOLUTION NO. R-56-18**, “A resolution relating to Chapter 33, Pools amending Section 33-1.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 6 – 18445...RESOLUTION: COMMUNITY HEALTH IMPROVEMENT PLAN (CHIP)

Synopsis: A resolution supporting the Wyandotte County Health Department’s Community Health Improvement Plan (CHIP), submitted by James Bain, Assistant Counsel. On October 22, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-51-18**, “A resolution supporting and adopting the 2018 Wyandotte County Community Health Improvement Plan.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.**

Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 7 – 18455...ORDINANCE: ALCOHOLIC BEVERAGES

Synopsis: An ordinance amending Chapter 4 – Alcoholic Beverages, Sec. 4-105 – Happy hours, etc.; hours of sale, etc.; amending the hours a club or drinking establishment shall prohibit the serving, mixing or consumption of alcoholic liquor on licensed premises, submitted by Casey Meyer, Assistant Counsel. On October 22, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE NO. O-45-18**, “An ordinance relating to Chapter 4 Alcoholic Beverages, amending Section 4-105 and repealing Section 4-105 of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 8 – 18456...ORDINANCE: NOISE DISTURBANCE

Synopsis: An ordinance relating to Chapter 22 - Miscellaneous Provisions and Offenses, Article IV Offenses Against Public Peace, submitted by Terry Zeigler, Police Chief. On October 22, 2018, the Administration and Human Services Standing Committee, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.

Action: **ORDINANCE NO. O-46-18**, “An ordinance relating to Chapter 22 Miscellaneous Provisions and Offenses, Article IV Offenses Against Public Peace, adding new Section 22-128; Noise Disturbances and repealing Section 33-20; Noise of the Code of Ordinances for the Unified Government of Wyandotte County/Kansas City, Kansas.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve the ordinance.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 9 – 18473...RESOLUTION: 2019 CMIP FINANCING AUTHORIZATION

Synopsis: A resolution amending the 2018-2023 CMIP; authorizing various public improvements; authorizing the issuance of general obligation bonds and/or temporary notes to finance all or a portion of the costs of certain improvements; requesting the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas to issue its Leasehold Revenue Bonds for the purpose of financing all or a portion of the costs of certain improvements; and authorizing one or more lease purchase agreements to financing the acquisition and installation of certain equipment, submitted by Debbie Jonscher, Deputy Chief Financial Officer. On October 29, 2018, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-52-18**, “A resolution amending the 2018-2023 CMIP; authorizing various public improvements; authorizing the issuance of General Obligation Bonds and/or Temporary Notes to finance all or a portion of the costs of certain improvements; requesting the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas to issue its Leasehold Revenue Bonds for the purpose of financing all or a portion of the costs of certain improvements; authorizing the issuance of Utility System Revenue Bonds of the Unified Government of Wyandotte County/Kansas City, Kansas and providing for the giving of notice of said intention; and authorizing one or more lease purchase agreements to financing the acquisition and installation of certain equipment.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 10 – 18474...RESOLUTION: SALE OF MUNICIPAL TEMPORARY NOTES AND GENERAL OBLIGATION IMPROVEMENT BONDS

Synopsis: A resolution authorizing the offering for sale of municipal temporary notes and general obligation bonds of the Unified Government of Wyandotte County/Kansas City, Kansas; requesting the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas to issue its Leasehold Revenue Bonds, submitted by Debbie Jonscher,

Deputy Chief Financial Officer. On October 29, 2018, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-53-18**, “A resolution authorizing the offering for sale of Municipal Temporary Notes and General Obligation Bonds of the Unified Government of Wyandotte County/Kansas City, Kansas; requesting the Public Building Commission of the Unified Government of Wyandotte County/Kansas City, Kansas to issue its Leasehold Revenue Bonds.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 11 – 18471...RESOLUTION: AMENDMENT TO RAINBOW VILLAGE DEVELOPMENT AGREEMENT

Synopsis: A resolution approving a first amendment to development agreement with Rainbow Legacy Investors II, LLC relating to the Rainbow Village development (NW corner of 34th & Rainbow Blvd.), submitted by Kathleen VonAchen, Chief Financial Officer. On October 29, 2018, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Action: **RESOLUTION NO. R-54-18**, “A resolution approving a First Amendment to Development Agreement relating to the Rainbow Village Development and authorize the Mayor/CEO to execute the Amendment for and on behalf of and as the act and deed of the Unified Government.” **Commissioner Kane made a motion, seconded by Commissioner Walters, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 12 – MINUTES

Synopsis: Minutes from special sessions of September 27, October 11, and October 25, 2018.

Action: **Commissioner Kane made a motion, seconded by Commissioner Walters, to approve.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 13 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated October 25 and November 1, 2018.

Action: **Commissioner Kane made a motion, seconded by Commissioner Walters, to receive and file.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

PUBLIC HEARING AGENDA**ITEM NO. 1 – 18504...PUBLIC HEARING: LEGACY KCK WESTSIDE VENTURE L.L.C. (LEGENDS APARTMENTS AND GARAGE) IRBS**

Synopsis: Conduct a public hearing for future consideration of a resolution of intent to issue industrial revenue bonds in an amount not to exceed \$65M for the benefit of Legacy KCK Westside Venture L.L.C. (Legends Apartments and Garage), submitted by Katherine Carttar, Interim Director of Economic Development.



Katherine Carttar, Interim Director of Economic Development, said this is a public hearing for the Legends Apartments and Garage. This is a development agreement that was here November 25, 2015. They are wanting to construct 240 units of first-class luxury apartments as well as the structured parking garage. Half of the parking garage will be public.



This is Parallel Parkway & 110th Street. We will be coming to you again here shortly for the actual resolution to discuss the intent of the bond issuance. At this point it's just a public hearing.

November 8, 2018

Mayor Pro-Tem Bynum opened the public hearing and asked if there is anyone present who would like to speak in favor of this item. No one appeared.

Mayor Pro Tem Bynum asked if there is anyone present who would like to comment otherwise. No one appeared.

Mayor Pro Tem Bynum closed the public hearing.

Mayor Pro Tem Bynum said I will note that the action is going to be considered at a later date.

Action: Held public hearing.

STANDING COMMITTEES' AGENDA

No items

ADMINISTRATOR'S AGENDA

ITEM NO. 1 – 18503...RESOLUTION: INTENT TO ISSUE IRBS FOR W-LD LEGENDS OWNER VII, L.L.C. (LEGENDS WEST LAWN SALES TAX EXEMPTION ONLY)

Synopsis: A resolution of Intent to issue IRBs in an amount not to exceed \$30M for the benefit of W-LD Legends Owner VII, L.L.C. (Legends West Lawn sales tax exemption only), submitted by Katherine Carttar, Interim Director of Economic Development.

Doug Bach, County Administrator, said the first item is the intent to issue the IRBs for the West Legends Lawn Project. With that, I will recognize Katherine Carttar to run through a couple of points on this.

Administrator's Agenda

4

• Resolution: LEGENDS WEST LAWN

- ✦ A resolution of intent to issue industrial revenue bonds in an amount not to exceed \$30 million
- ✦ Sales tax exemption only
- ✦ Development Agreement approved February 8, 2018
- ✦ Redevelopment of Legends Outlets West Lawn to include new hardscape, landscape, furniture, and fixtures

Katherine Carttar, Interim Director of Economic Development, said is a Resolution of Intent to issue the industrial revenue bonds in an amount not to exceed \$30M. This is a project that the development agreement was passed by you all in February of this year and this is for the redevelopment of the Legends Outlet West Lawn.

Resolution: LEGENDS WEST LAWN

5



Here you can see their end goal. I know they've done some work and have more to do. This is just for the continuation of those bonds.

November 8, 2018

Action: **RESOLUTION NO. R-55-18**, “A resolution determining the intent of the Unified Government of Wyandotte County/Kansas City, Kansas to issue its industrial revenue bonds in the amount not to exceed \$30,000,000 to finance the costs of acquiring, purchasing, installing, constructing and equipping a commercial facility for the benefit of W-LD Legends Owner VII, L.L.C. and its successors and assigns (Legend’s West Lawn - Sales Tax Exemption Only).” **Commissioner Walters made a motion, seconded by Commissioner Murguia, to adopt the resolution.** Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

ITEM NO. 2 – 18505...TWO ORDINANCES: PQ CORPORATION PROJECT IRBS

Synopsis: Two ordinances authorizing the issuance of taxable industrial revenue bonds for the PQ Corporation Project, located at 1700 Kansas Avenue, submitted by Katherine Carttar, Interim Director of Economic Development.

Series 2018A, amount not to exceed \$13M

Series 2018B, amount not to exceed \$2M

Administrator’s Agenda

6

- **Ordinance: PQ CORPORATION PROJECT**
 - ✦ An ordinance authorizing the issuance of industrial revenue bonds in an amount not to exceed \$15 million
 - ✦ Bonds in two series (\$13 million and \$2 million)
 - ✦ Project to expand manufacturing to produce certain catalysts principally for the Heavy-Duty Diesel, HDPE, and MMA markets
 - ✦ Total Project Costs: \$65 million in construction and \$152.6 million in machinery and equipment (e.g. calciners and autoclaves)
 - ✦ PQ has done about 7 bond issues for expansions – 1 about every year for their capital expenditures that year for expansions at the facility

Katherine Carttar, Interim Director of Economic Development, said is the PQ Corporation Project. There are two different series of bonds that this is approving the issuance of, so one is

\$13M and the other is \$2M. This is a manufacturing facility that this has been a number of years. I believe this is the seventh time they've come. They're doing everything kind of annually as they have different phases of their project. They are moving right along, continuing to do good things. The entire project is about \$65M of construction and \$152.6M in machinery and equipment. This, again, is just for that \$15M of bond issuance for this year.

Action: **ORDINANCE NO. O-47-18**, "An ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to issue Taxable Industrial Revenue Bonds (PQ Corporation Project) Series 2018A, in a principal amount not to exceed \$13,000,000 for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing and equipping of an industrial facility, including land, buildings, structures, improvements and fixtures; authorizing the Unified Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds." **Commissioner Walters made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were six "Ayes," Townsend, Murguia, Kane, Markley, Walters, Philbrook.

Action: **ORDINANCE NO. O-48-18**, "An ordinance authorizing the Unified Government of Wyandotte County/Kansas City, Kansas, to issue Taxable Industrial Revenue Bonds (PQ Corporation Project) Series 2018B, in a principal amount not to exceed \$2,000,000, for the purpose of providing funds to pay the cost of acquiring, improving, constructing, installing and equipping of an industrial facility, including land, buildings, structures, improvements and fixtures; authorizing the Unified Government to enter into certain documents and the taking of other actions in connection with the issuance of said bonds." **Commissioner Walters made a motion, seconded by Commissioner Markley, to approve the ordinance.** Roll call was taken and there were six "Ayes," Townsend, Murguia, Kane, Markley, Walters, Philbrook.

COMMISSIONERS' AGENDA

November 8, 2018

No items

PUBLIC ANNOUNCEMENTS

No items

Mayor Pro Tem Bynum said that concludes the portion of our regular meeting. We are adjourned in that capacity. I will call the Commission back to order as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Pro Tem Bynum asked does any member of the Commission or anyone in attendance tonight wish to set aside any item on the Land Bank Consent Agenda. If an item is not set-aside, all items on the Consent Agenda will be voted on by one vote.

ITEM NO. 1 – 18472...LAND BANK BUSINESS

Synopsis: Request approval of the following applications, submitted by Chris Slaughter, Land Bank Manager. The Land Bank Advisory Board has recommended approval.

Memorandum - Proposed Hold Area - NE Master Plan Area

Memorandum - Proposed Hold Area - generally 7th St.-10th St., Tauromee Ave.-Reynolds Ave.

Applications

10841 Country Dr. - Derek Vann, Jr., new construction

1022 Barnett Ave. - Sam Soundara, yard extension

344 Cambridge St. - Dylan Dixon, yard extension

2425 S. 12th Terr. - Martin Lugo, yard extension

Transfer from Land Bank

1257 Reynolds Ave. - Central Avenue Betterment Association (CABA)

(CABA is currently planning on building a new building for their headquarters - a new "CABA home.")

On October 29, 2018, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

November 8, 2018

Action: Commissioner Kane made a motion, seconded by Commissioner Philbrook, to **approve**. Roll call was taken and there were six “Ayes,” Townsend, Murguia, Kane, Markley, Walters, Philbrook.

**MAYOR PRO TEM BYNUM
ADJOURNED THE MEETING AT 7:10 P.M.
November 8, 2018**

cg/dt

Carol Godsil
Deputy UG Clerk

November 8, 2018

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, NOVEMBER 1, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 1, 2018, with ten members present: Bynum, Commissioner At-Large First District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District (arrived at 4:22 p.m.); Johnson, Commissioner Fourth District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO presiding. Burroughs, Commissioner At-Large Second District; was absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; and Bridgette Cobbins, Unified Government Clerk; Joe Connor, Gordon Criswell, Melissa Sieben, Assistant County Administrators; Kathleen VonAchen, Chief Financial Officer; Jeff Fisher, Executive Director of Public Works; Alan Howze, Chief Knowledge Officer; Reginald Lindsey, Budget Director; Katherine Carttar, Interim Director of Economic Development; Mike Taylor, Public Relations Director; Edwin Birch, Public Information Officer; Jud Knapp, Performance Management & Data Analyst in IT; Maureen Mahoney, Chief of Staff in Mayor's Office; Lynn Melton, Assistant to Mayor; and Officer's Doleshal and Sutton, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Philbrook, Bynum, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Alvey.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, November 1, 2018, at 4:00 p.m. at the Pinnacle National Development Center, 1913 Pinnacle Way, Kansas City, KS for a Commission Retreat.

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.

(Meeting was not recorded)

**MAYOR ALVEY ADJOURNED
THE MEETING AT 8:16 p.m.**

dt

Bridgette D. Cobbins
Unified Government Clerk

November 1, 2018

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL SESSION, THURSDAY, NOVEMBER 8, 2018

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Session, Thursday, November 8, 2018, with six members present: Bynum, Commissioner At-Large First District and Mayor ProTem, presiding; Murguia, Commissioner Third District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; and Philbrook, Commissioner Eighth District. Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Johnson, Commissioner Fourth District; and Alvey, Mayor/CEO; were absent. The following officials were also in attendance: Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; and Carol Godsil, Deputy Unified Government Clerk.

MAYOR PRO-TEM BYNUM called the meeting to order.

ROLL CALL: Murguia, Kane, Markley, Walters, Philbrook, Bynum.

NOTICE OF SPECIAL SESSION of the Unified Government of Wyandotte County/Kansas City, Kansas, to be held Thursday, November 8, 2018, at 5:00 p.m. in the Commission Chambers. The Commission will recess from the Commission Chambers to the 9th floor conference room for an executive session regarding Building Security.

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 asked do we have a motion to move into executive session for discussion regarding Building Security.

Commissioner Markley made a motion, seconded by Commissioner Murguia, to go into Executive Session until 6:00 p.m. to discuss confidentially, so as not to jeopardize the integrity of security practices and procedures intended to protect public officials and buildings, all as justified under the security measures exception in the Kansas Open Meetings Act; and that staff designated by the County Administrator be present to participate in the discussions and that we reconvene in open session at 6:00 p.m. in the Commission Chambers located on the first floor. Motion carried.

Present for the Executive Session: Murguia, Commissioner Third District; Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook Commissioner Eighth District; and Bynum, Mayor Pro Tem, presiding. **Staff present:** Doug Bach, County Administrator; Ken Moore, Chief Legal Counsel; Gordon Criswell, Assistant County Administrator; Chief Zeigler, Police Department; Major Turner, Police Department; Bob Gunja, Sheriff's Office; Major Soptick, Sheriff's Office; Judge York, Judge Myer, and Maureen Mahoney, Chief of Staff in Mayor's Office.

**MAYOR PRO TEM BYNUM ADJOURNED
THE MEETING AT 5:55 p.m.**

dt

Carol Godsil
Deputy Unified Government Clerk

November 8, 2018



Suite 323
Kansas City, Kansas 66101-3070

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: November 8, 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.

cg

Attachment

1. PUBLIC NOTICE:

Alandon Tow, 6224 Kansas Avenue, held a public auto auction on November 6, 2018, at 10:00 a.m.

Action: Received and filed.

2. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding warrant cancellation:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor
844530	9/14/2018	\$ 75.00	110	Stale Dated	Law Office of Philip R

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED NOVEMBER 6, 2018:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
Claire J Kebodeaux	DA's Office	11/1/18	ADA I

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Jack H Andrade	Fire	10/11/18	Asst Fire Chief	1st Deputy Fire Chief
Abrianna M Salazar	Appraiser	11/1/18	Appraiser	RE Appraiser

Section III - Separation

Name	Department/Division	Eff. Date	Job Title
Patricia Perez	Appraiser	10/31/18	Appraiser

Section VII - Reclassification

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	Fire/Comm	11/5/18	Fire Comm Dispatcher	Program Supervisor

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED NOVEMBER 8, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Gina M Lane	NRC/Codes	11/1/18	Inspector I
Jermaine E Mitchell	PW/WPC	11/1/18	General Maint Worker
Ashley M Smith	NRC/Codes	11/1/18	Inspector I

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIMS FOR DAMAGES:

Wendi Bogard, 1322 159th St., Basehor, KS, alleging car tire damage caused by hitting a pothole east on Parallel Parkway out of Basehor.

Bill Rodgers, 3018 N. 57th St., alleging water damage to his properties at 3022-3024 N. 57th St. and 3018-3020 N. 57th St. due to no drains or street curbs on southside of Leavenworth Road down to 57th St. to prevent water coming under the driveways.

MaryAnn Seifert, 14500 Parallel, Suite H, Basehor, KS, alleging car tire damage caused by hitting a pothole east on Parallel, just past 143rd St.

Action: Received and filed. Copies previously forwarded to Legal.

6. TRAVEL REQUESTS:

George Sims, Police/Investigations, travel to Columbia, IL, Dec. 9 – 14, 2018, to certify as an instructor trainer for police ground control and edged weapon defense, Training & Travel.

Tib Laughlin, General Services, travel to Topeka, KS, Oct. 8, 2018, to attend the 2018 League of Kansas Municipalities Annual Conference, Training & Travel.

Action: Approved by the Administrator's Office and received and filed.

7. APPLICATION FOR CMB LICENSE (OP):

Dennis Murphy DBA St. Mary & St. Anthony Church, 615 N. 7th St.

Action: Referred to License.

8. APPLICATION FOR DRINKING EST./PUBLIC VENUE:

Robert Borberg/June Broderson DBA Borberg Pizzeria, 1713 Village West Pkwy.

Action: Referred to License.

9. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

A-Train Security DBA A-Train Security, 2826 N. 28th St.

Thomas Protective Service, Inc./National Registered Agent, Inc. DBA Thomas Protective Service, Inc., 8475 County Rd. #156, Kaufman, TX

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

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Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: November 15, 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

Attachment

1. BPU REPORT:

Board of Public Utilities of Kansas City, KS 2017 Third Quarter Unaudited Financial Statement Reports for the period ending September 30, 2017.

Action: Received and filed.

2. COMMUNICATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor	Reissue Date
844001	8/31/2018	\$ 70.00	110	Stale Dated	Jones, Reginald	11/16/2018
846715	10/26/2018	\$ 874.00	564	Incorrect Name	Mazum/Jongeletta Thomas	11/16/2018

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED NOVEMBER 13, 2018:

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Matthew A. Baker	Police	11/15/18	Master Patrolman II	Police Sergeant
Diana L. Jimenez	PW	11/1/18	Prof Asst	Prog Coordinator

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Donna Bradley-Criss	Sheriff/Detention	10/26/18	Deputy
Justin M. Bybee	Appraiser	11/5/18	Appraiser
Courtney L. Collins	Election	11/9/18	Admin Supt Spec
Erick A. Perea Jr.	PW/Fleet	10/26/18	Fleet Maint Tech I
Margaret A Ware	Election	10/24/18	Election Tech

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Charmin L. Calhoun	Fire/Comm	6/28/17	Fire Comm Dispatcher
Jami R. Garcia	Fire/Comm	6/28/17	Fire Comm Dispatcher
Dung Tran	PW/WPC	10/5/18	General Maint

			Worker
Kristen M. Tsen	Fire/Comm	6/28/17	Fire Comm
			Dispatcher
Tamika D. Suber	Fire/Comm	6/28/17	Fire Comm
			Dispatcher
Christin J. Warczakoski	Fire/Comm	6/28/17	Fire Comm
			Dispatcher
Garrett D. Weddle	Fire/Comm	6/28/17	Fire Comm
			Dispatcher
Jayna A. Whitham	Fire/Comm	6/28/17	Fire Comm
			Dispatcher

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED NOVEMBER 15, 2018

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Paul E Edwards	Pretrial	11/15/18	Surveillance Ofr
Nicole S Skinner	B&L	11/15/18	Admin Supt Spec

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Michelle Fouse	Police/Teleserve	11/7/18	Admin Coordinator	Office Asst III
Miranda N Schindel	Police/Animal	11/15/18	Animal Control	
		8	Ofr	Program Tech II
James P Schroeder	Comm Corr/Juv	11/15/18	Juv Care Worker	
		8	I	ISO

Section VII - Reclassifications

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Janell C Friesen	Health	11/15/18	Prof Programs Asst	Program Coordinator
Juliann J VanLiew	Health	11/15/18	Prog Coordinator	Manager

Action: Received and filed. Copy previously forwarded to Payroll.

5. SUMMONS:

Capitol Federal Savings Bank vs. Lea A. Gibson, Sam R. Gibson and Unified Government of Wyandotte County/Kansas City, Kansas through the Division of Housing and Community Development, Case No. 2018-CV-000896.

Action: Received and filed. Copy previously forwarded to Legal.

6. TRAVEL REQUESTS:

Nicholas Bonci and Kevin Trader, Fire Department, travel to Oklahoma City, OK, November 13 – 14, 2018, to attend the Swiftwater Boat Operator Day 3 Conference, Employee Training and Travel.

Terry Brecheisen, Public Health, Public Health, travel to Wichita, KS, November 12 – 13, 2018, to attend the KALHD Annual Meeting, HD GF.

Wendy Green, Legal Department, travel to Houston, TX, November 11 – 16, 2018, to attend the IAAO Course 101 Conference, County Attorney & County Appraiser.

Scott Kirkpatrick, KCKPD/Chief's Office/Training Academy, travel to San Diego, CA, November 12 – 16, 2018, to attend IAPro Conference, , Employee Training and Travel.

Action: Approved by the Administrator's Office and received and filed.

7. APPLICATIONS FOR CMB LICENSE (PKG):

Khan Petroleum Corp/David Brown DBA Phillips 66, 1233 Merriam Ln.
Miguel Benitez/William Hutton DBA Chips Coins, 720 Minnesota Ave.

Action: Referred to License.

8. APPLICATION FOR PRIVATE SECURITY BUSINESS:

KC Ultimate Security, Inc./ KC Ultimate Security, Inc., DBA Vickie Garces, 6240 Rene St., Shawnee, KS

Action: Referred to License.

9. APPLICATION FOR MASSAGE THERAPIST LICENSE:

Brianni Wyche DB/with Chateau Avalon Hotel, 701 Village West Parkway

Action: Referred to License.



Suite 323
Kansas City, Kansas 66101-3070

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: November 21, 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. ELECTION ABSTRACT:

Abstract of votes cast in Wyandotte County at the General Election, November 6, 2018.

Action: Received and filed.

2. REPORT:

Financial report from the Self-Supporting Municipal District/Downtown Improvement District (SSMID) for the month of October 2018.

Action: Received and filed.

3. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

Warrant #	Issue Date	Amount	Fund	Reason	Vendor	Reissue Date
844281	9/7/2018	\$25.00	241	Stale Dated	Huggins, Lanesha	11/21/2018
845990	10/12/2018	\$21.34	160	Stale Dated	Fogarty, Teresa	11/21/2018
842136	7/27/2018	\$20.29	790	Stale Dated	Jigero, Nania	11/21/2018
847361	11/9/2018	\$9.68	165	Wrong Vendor	Southwest Kansas Area	

Action: Received and filed.

4. PERSONNEL ACTION COMMUNICATION, DATED NOVEMBER 20, 2018:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Mark O Brinkworth	DA's Office	11/15/18	ADA I
Kerry B Madrigal	Court Trustee	11/1/18	Admin Supt Spec

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Evelyn J Burdette	Police	11/6/18	Office Asst III Summer
Matthew B Davis	Parks/Rec	10/17/18	Laborer
James D Dodds	Sheriff/Detention	11/4/18	Deputy
Amy E Hays	Emer Mgt	11/14/18	Intern
Meagan M Wetschensky	Parks/Rec	11/9/18	Caretaker

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
John D Cota Jr.	Fire/Training	11/26/18	Training Instructor I
Anthony H Serrano	Sheriff/Detention	12/8/18	Deputy
Brett R Stevens	Sheriff/Detention	12/27/18	Deputy
Heather M Stuart	Sheriff/Juv	12/8/18	Juv Care Worker I
Kurt D Winters	PW/WPC	11/2/18	Director
Scott A Woods	Sheriff/Admin	12/27/18	Deputy

Section VII - Reclassifications

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Vacant	Appraiser	11/15/18	Prog Coordinator	Mgt Analyst
Vacant	Court Trustee	11/1/18	Paralegal	Admin Supt Spec

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Melody A Henre	Municipal Court	Out of class pay from oc code and rg/stp effective 11/8/18
Ponna Logan	Sheriff/Admin	Shift differential pay per MOU from r/g to rg/stp effective 6/30/18
Wendy E Medina	Police	Out of class pay from oc code to an rg/stp effective 11/12/18

Action: Received and filed. Copy previously forwarded to Payroll.

5. CLAIM FOR DAMAGES:

Gloria Andrews, through attorney Kyle A. Branson, Mogenson & Branson, LLC, 5501 Foxridge Dr., Mission, KS, alleging bodily injury due to a Unified Government bus driver hitting a speed bump.

Action: Received and filed. Copy previously forwarded to Legal.

6. TRAVEL REQUESTS:

Yvette Miller, Community Development, travel to Miami Gardens, FL, December 3 – 7, 2018, to attend the NSP Workshop Clinic, CDBG 100% Grant Funded.

Jonathon Westbrook, Chief's Office/Professional Standards Unit, travel to Des Moines, IA, April 7 – 11, 2019, to attend The Strategic PIO, N/A.

Action: Approved by the Administrator's Office and received and filed.

7. CERTIFICATE OF INSURANCE:

CHWC, Inc./Community Construction LLC

Action: Referred to License.

8. APPLICATIONS FOR CMB LICENSE (PKG):

AZH, LLC/Danny Richardson DBA Greenlight 838, 838 S. 7th St.
Bonito Michoacan #3 LLC/William Hutton DBA Bonito Michoacan #3, 1150 Minnesota Ave.
Casey's Retail Company/William Hutton DBA Casey's General Store #2876, 13000 State Ave.
Govinda Commerce, LLC/Govinda Regmi DBA Quick Mart, 2859 State Ave.
Midwest Fuels, LLC/William Hutton DBA Quick Stop BP, 300 N. 78th St.
Speedy's Convenience, Inc./William Hutton DBA Speedy's Convenience, Inc., 141 S. 18th St.
Supermarket El Torito, Inc./Octavio Sosa-Rodriguez DBA Supermarket El Torito, 1409 Central Ave.
Walgreen Co./Adrian Nedrow DBA Walgreens #07550, 7739 State Ave.
Walgreen Co./Michael Stine II DBA Walgreens #10125, 2850 State Ave.

Action: Referred to License.

9. APPLICATIONS FOR CMB LICENSE (OP):

HOA Kansas Restaurant Holder, LLC/Kimberly Groves DBA Hooters, 1712 Village West Pkwy.
Micheladas, Culiacan LLC/Ivonne Madriles DBA Micheladas, Culiacan LLC, 1618 Central Ave.
Fredy Rios/Carol Grindel DBA Sabor Contro Americano, 1304 Central Ave.

Action: Referred to License.

10. APPLICATIONS FOR DRINKING EST./PUBLIC VENUE:

Patrice Gerkovich/Patrice Gerkovich DBA Dotlanders, 1705 Central Ave.
Granite City Food & Brewery, LTD/Jeffrey Rager/William Hutton DBA Granite City Food & Brewery, 1701 Village West Pkwy.

Action: Referred to License.



Staff Request for Commission Action

Tracking No. 18550

Full Commission Meeting Date:

Committee: Economic Development & Finance

Date of Standing Committee Action:

(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>
11/21/2018	Katherine Carttar	x5176	kcarttar@wycokck.org	Economic Development

Item Description:

To conduct a Public Hearing on an Amended NW Speedway STAR Bond Project Plan in advance of further Commission action, submitted by Katherine Carttar, Interim Director of Economic Development.

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List: