

**OCTOBER 31, 2019 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION GIVEN BY REVEREND KEN NETTLING, FAITH LUTHERAN CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, OCTOBER 31, 2019 AGENDA**
- VI. CLERK'S STATEMENT**
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)
- VII. PLANNING AND ZONING CONSENT AGENDA**
- VIII. PLANNING AND ZONING NON-CONSENT AGENDA**
- IX. MAYOR'S AGENDA**
- X. REGULAR CONSENT AGENDA**
- XI. PUBLIC HEARING AGENDA**
- XII. STANDING COMMITTEES' AGENDA**
- XIII. ADMINISTRATOR'S AGENDA**
- XIV. COMMISSIONERS' AGENDA**
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA**
- XVI. PUBLIC ANNOUNCEMENTS**
- XVII. ADJOURN**

SERGEANT-AT-ARMS: CAPTAIN RONALD SCHUMAKER

PLANNING AND ZONING AGENDA

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. **#3205 - JOE MCLAUGHLIN WITH BHC RHODES**

Synopsis: Change of Zone from A-G Agriculture (WYCO) District to A-G Agriculture (City) District to subdivide the property into four (4) lots at 13841 Marxen Road, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 191022

2. **#3206 - TRAVIS WILSON WITH VERITAS ARCHITECTURE + DESIGN**

Synopsis: Change of Zone from C-1 Limited Business District to C-3 Commercial District for a mixed use, single-family residential with leasable commercial space at 1847 South 14th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL TO CP-3 PLANNED COMMERCIAL DISTRICT)**

Tracking #: 191023

B. SPECIAL USE PERMIT APPLICATIONS

1. **#SP-2019-77 - AURANGZEB KHAN WITH JAHAN ENTERPRISES, LLC**

Synopsis: Special Use Permit for a dirt fill at 1215 Merriam Lane, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 191024

2. **#SP-2019-96 - JOE HEIDRICK WITH CACTUS BED PROPERTIES, LLC**

Synopsis: Special Use Permit for a short-term rental/AIRBNB at 3147 West 45th Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 191025

3. **#SP-2019-100 - DESIREE MONZIE WITH AVENUE OF LIFE, INC.**

Synopsis: Special Use Permit for a transitional group home for teenagers at 3535 Wood Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 2 YEARS)**

Tracking #: 191026

4. **#SP-2019-101 - JASON NEWMAN WITH EXZANCE PROPERTIES, LLC**

Synopsis: Special Use Permit for a short-term rental/AIRBNB at 4112 Booth Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 191027

C. VACATION APPLICATION

1. **#A-2019-5 - DANNY BOYLE WITH BOYLE MIDWEST, LLC**

Synopsis: Vacation of an alley at 4141 and 4151 Fairbanks Avenue, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191029

D. PLAN REVIEW APPLICATIONS

1. **#PR-2019-22 - BRENT THOMPSON WITH RENAISSANCE INFRASTRUCTURE CONSULTING**

Synopsis: Preliminary and Final Plan Review for the continuation of manufacturing food products, office and warehouse at 111 Southwest Boulevard, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191030

2. **#PR-2019-23 - CHRIS HERRE WITH ROSE DESIGN GROUP, INC.**

Synopsis: Preliminary and Final Plan Review for an ice manufacturing and distribution facility at 1901 South 45th Street, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191031

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

1. AN ORDINANCE rezoning property at 3801 Leavenworth Road (#3159) from C-1 Limited Business District to CP-2 Planned General Business District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191032

2. AN ORDINANCE rezoning property at 7615 Swartz Road (#3199) from R-1 Single Family District to A-G Agriculture District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191033

3. AN ORDINANCE rezoning property at 3101 Strong Avenue (#3200) from C-1 Limited Business District to CP-3 Planned Commercial District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 191034

4. AN ORDINANCE rezoning property at 1028 Sandusky Avenue (#3203) from R-1(B) Single Family District to R-2(B) Two Family District, submitted by Robin H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)
Tracking #: 191035

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT ***BOARD OF COMMISSIONERS AGENDA FOR OCTOBER 31, 2019***

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2017.

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

REGULAR AGENDA

IX. MAYOR'S AGENDA

X. REGULAR CONSENT AGENDA

1. GRANT: CHIP COORDINATION

Synopsis: Request to submit a Community Health Improvement Plan (CHIP) Coordination Grant application and accept if awarded from the Health Forward Foundation in the amount of \$174,000, submitted by Terry Brecheisen, Director of Public Health. The in-kind match will be provided by staff.

*On October 21, 2019, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 19981

2. ORDINANCE: AMENDING THE UNLAWFUL DUMPING ORDINANCE

Synopsis: An ordinance amendment offering a reward of \$250 to any person that provides information materially contributing to a conviction of unlawful dumping, amending Section 31-12, submitted by Daniel Kuhn, Assistant Counsel.

*On October 21, 2019, the **Administration and Human Services Standing Committee**, chaired by Commissioner Markley, voted unanimously to approve and forward to full commission.*

Tracking #: 19987

3. RESOLUTION: DONATION OF A 2005 SEAGRAVE FIRE APPARATUS

Synopsis: A resolution authorizing the donation of a 2005 Seagrave fire apparatus, which is obsolete, to The Village of Birmingham, Missouri Fire Department, submitted by Michael Callahan, Fire Chief.

*On October 21, 2019, the **Public Works and Safety Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to full commission.*

Tracking #: 19983

4. NOMINATIONS: BOARDS AND COMMISSIONS

Synopsis: Nominations for Boards and Commissions
Thomas Gordon - Area Wide Advisory Council and Aging Wyandotte/Leavenworth, 10/31/19 to 5/30/21, submitted by Mayor David Alvey

Broderick Crawford - Housing Authority, 10/31/19 - 3/31/22, submitted by Commissioner Tom Burroughs

Tracking #: 191020

5. **MINUTES**

Synopsis: Minutes from regular session of September 26, 2019.

Tracking #: MINUTES

6. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated October 17 and 24, 2019.

Tracking #: WEEKLY BUSINESS MATERIAL

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN



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: October 31, 2019
Re: Change of Zone Petition #3205

GENERAL INFORMATION

Applicant:
Joe McLaughlin

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

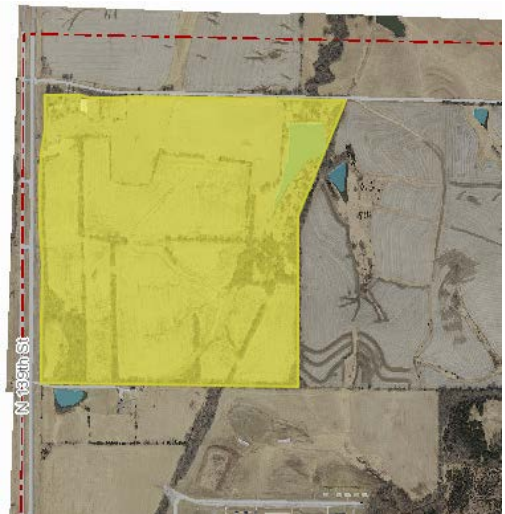
Requested Actions:
Change of Zone from
A-G (WYCO) Agriculture District to A-G (City)
Agriculture District

Date of Application:
August 30, 2019

Purpose:
To create three (3) residential lots to build three single-family homes

Property Location: 13838 and 13841 Marxen Road

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



Existing Zoning: A-G (WYCO) Agriculture District

Surrounding Zoning:

North:	A-G (WYCO) Agriculture District (across Marxen Road)
South:	A-G (WYCO) Agriculture District
East:	A-G (WYCO) Agriculture District
West:	None (K-7 Highway)

Existing Uses:

North:	Undeveloped, farmland
South:	Wyandotte County Fairgrounds and large lot single family home
East:	Large lot single family home and farmland
West:	K-7 Highway right-of-way

Total Tract Size: 147.99 acres

Master Plan Designation: The Prairie Delaware Piper Master Plan designates this property as Low Density Residential.

Major Street Plan: The Major Street Plan classifies K-7 Highway as a Freeway and Expressway and Marxen Road as a local street.

Advertisement: The Wyandotte Echo – Change of Zone - September 19, 2019
Letters to Property Owners – Change of Zone – September 12, 2019 and October 24, 2019; Plat – September 12, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joe McLaughlin wants to rezone 13838 and 13841 Marxen Road from A-G (WYCO) Agriculture District to A-G (City) Agriculture District and plat 147.99 acres into four (4) residential lots (approved at October 14, 2019 meeting.)

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

The character of the neighborhood is comprised of single-family homes, large lot agricultural farmland along Marxen Road and the Wyandotte County Fairgrounds southeast of the property.

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

The zoning and their uses of properties nearby are set out above. The proposed 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 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 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 proposed use is not reasonably necessary for the convenience and welfare of the public and will not permanently injure to appropriate use, visual quality or marketability of nearby property as the public will not purchase plant and trees directly from this site.

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 will not increase traffic in ways that will adversely affect road capacity, safety, or create parking problems.

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

The proposed use conforms to the Master Plan.

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

This proposed use will not cause environmental harm.

9. *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

Not Available

c. Storm water control

To be designed to meet City Code

d. Police

Police service is provided by West Patrol, District #224

e. Fire

Fire service is provided by Fire Station #8

f. Transit

Kansas City ATA does not provide transit service near this property.

g. Schools

Piper USD 203

h. Streets

See item #6 above

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

The proposed use will have a minimal economic impact on the community.

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

The proposed use is capable of meeting 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

13. 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.

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

14. 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.

Streets are designed so as to provide a safe, convenient and function system for vehicular traffic.

15. 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.

Parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide long-term sustained real estate values.

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

Development patterns will be designed with due regard to topography.

17. 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.

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 25, 2019. According to the applicant, those that attended the meeting were not opposed to the proposed plan.

KEY ISSUES

K-7 Highway Access

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Change of Zone Application #3205, subject to:

Urban Planning and Land Use Comments:

1. Lot 4 does not appear to have access to a public street. Because K-7 Highway is as State Highway, Kansas Department of Transportation (KDOT) must approve an access point onto their right-of-way.

The plat says Access Court Case No. 26152-B, however in the future, when K-7 is improved and right-of-way access to restricted, the lot will become land locked, which violates the subdivision code.

Applicant Response: Lot 4 has been removed from the plat.

2. The plat needs to address the K-7 Corridor Study and Access Management Plan, which affects the west property lines of Lots 1, 3 and 4. Please revise the plat accordingly that includes the proposed right-of-way along K-7.

K-7 Corridor Study and Access Management Plan:

<http://www.ksdot.org/projects.asp>

Applicant Response: The K-7 Corridor Study and Access Management concept is shown on the revised Preliminary Plat. Per the Corridor Study, the exact location, design and right-of-way cannot be determined from these concepts and could be different from what is shown. Due to the inexact and conceptual nature of the Corridor Study, it is not shown on the final plat. Plats, which become part of the historic public record, show facts (current to the date of the survey) as they relate to the property, they should not display concepts or preliminary plans.

Staff Response: The plat must show an 80' collector right-of-way in the location shown on the 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) The plat shall be revised to address the K-7 Corridor Study and Access Management Plan. Further discussion with staff is required.
 - 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Staff Conclusion:

The 2008 City-Wide Master Plan specifically references the K-7 Corridor Access Management Plan because it was developed after the 2004 Prairie Delaware Piper Master Plan. It states property owners along K-7 should review the Corridor Management Plan to understand how future improvements may impact future development. Because the Corridor Plan is referenced in the Master Plan, the final plat must include right-of-way that is proposed in the plan.

Subject to approval, 60' right-of-way dedication shall be depicted on the plat, dividing Lot 3 in two, creating a new Lot 4 on the final plat. Staff will not record the final plat until the right-of-way is dedicated on the plat and GeoSpatial Services comments are corrected.

STAFF COMMENTS AND SUGGESTIONS

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 #3205, subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 24, 2019 City Planning Commission Minutes
GeoSpatial Services Comment Letter
Applicant Response Letter
Neighborhood Meeting Minutes
Preliminary Plat
Final Plat
K-7 Corridor Study and Access Management Plan between Donahoo Road, Kansas City, Kansas and Mary Street, Lansing, Kansas

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	October 14, 2019	October 31, 2019
Rezoning	Approval	

STAFF CONTACT: **Byron Toy, AICP**

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #3205 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 #3205 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 14, 2019 City Planning Commission Minutes:

Hearing Starts At 1:51:05:

CHANGE OF ZONE APPLICATION #3205 – JOE MCLAUGHLIN WITH BHC

RHODES – SYNOPSIS: Change of Zone from A-G Agriculture (WYCO) District to A-G Agriculture (City) District to subdivide the property into four (4) lots at 13841 Marxen Road.

THE ACRES – SYNOPSIS: Preliminary and Final Plat for four (4) lots at 13841 Marxen Road

Detailed Outline of Requested Action: The applicant, Joe McLaughlin wants to rezone 13838 and 13841 Marxen Road from A-G (WYCO) Agriculture District to A-G (City) Agriculture District and plat 147.99 acres into four (4) residential lots.

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 14, 2019
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 September 19, 2019; and
7. The Notices to property owners dated September 12, 2019.

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 McLaughlin, applicant, BHC Rhodes, 712 State Avenue, Kansas City, Kansas 66101

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 1:54:57: Planning Director Richardson stated that in 2007 the Unified Government entered into a Memorandum of Understanding with KDOT along with other communities (along K-7) for the K-7 Corridor Plan. This plan basically indicates that there should be limited access interchanges on the corridor and the Unified Government supports that. When the City-Wide Master Plan was adopted (pages 22, 48 and 106) it described implementing this plan. The issue here is if you build an intersection with K-7 and you take away the access along K-7 with other properties there needs to be a back feeder road, or quarter/half mile off frontage collector or arterial road. He stated that the UG standard for collector or arterial streets are 80 feet. This road extends the length of the county. If the location for this property is changed, moved to the eastern edge, that could have impacts on what people have been planning for a mile north and south of this. There was a single family subdivision proposed along K-7 and the arterial street was part of that development plan. The Memorandum of Understanding is still in place as is the City-Wide Master Plan and with the note that if you are building large lot houses, the arterial street needs to go in now. Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 1:58:25:

On motion by Ms. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application #3205:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Lot 4 does not appear to have access to a public street. Because K-7 Highway is as State Highway, Kansas Department of Transportation (KDOT) must approve an access point onto their right-of-way.

The plat says Access Court Case No. 26152-B, however in the future, when K-7 is improved and right-of-way access to restricted, the lot will become land locked, which violates the subdivision code.

Applicant Response: Lot 4 has been removed from the plat.

2. The plat needs to address the K-7 Corridor Study and Access Management Plan, which affects the west property lines of Lots 1, 3 and 4. Please revise the plat accordingly that includes the proposed right-of-way along K-7.

K-7 Corridor Study and Access Management Plan:

<http://www.ksdot.org/projects.asp>

Applicant Response: The K-7 Corridor Study and Access Management concept is shown on the revised Preliminary Plat. Per the Corridor Study, the exact location, design and right-of-way cannot be determined from these concepts and could be different from what is shown. Due to the inexact and conceptual nature of the Corridor Study, it is not shown on the final plat. Plats, which become part of the historic public record, show facts (current to the date of the survey) as they relate to the property, they should not display concepts or preliminary plans.

Staff Response: The plat must show an 80' collector right-of-way in the location shown on the 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) The plat shall be revised to address the K-7 Corridor Study and Access Management Plan. Further discussion with staff is required.
 - 2) The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat documents in accordance with County Surveyor comments.
 - 3) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

Staff Conclusion:

The 2008 City-Wide Master Plan specifically references the K-7 Corridor Access Management Plan because it was developed after the 2004 Prairie Delaware Piper Master Plan. It states property owners along K-7 should review the Corridor Management Plan to understand how future improvements may impact future development. Because the Corridor Plan is referenced in the Master Plan, the final plat must include right-of-way that is proposed in the plan.

Subject to approval, 60' right-of-way dedication shall be depicted on the plat, dividing Lot 3 in two, creating a new Lot 4 on the final plat. Staff will not record the final plat until the right-of-way is dedicated on the plat and GeoSpatial Services comments are corrected.

On motion by Ms. Huey, seconded by Ms. Jones, the Planning Commission voted as follows to **APPROVE The Acres Preliminary and Final Plat**

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

Motion to APPROVE Passed: 5 to 0

Subject to the above stipulations



GeoSpatial Services
A Division of the Knowledge Office

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Rob Richardson, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: September 16, 2019
RE: **THE ACRES**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
BHC Rhodes

And we have determined the following:

Takes all of CIC-TAS Parcel:
963500

Owner-of-Record:
The Acres of Piper, LLC

Jurat Signature:
Ryan Von Bevern, Member – Acres of Piper, LLC

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

1) Name

I name is too similar to other plats. I recommend something like "The Acres of Piper."

2) Execution

The ownership on the execution should say, "The Acres of Piper, LLC."

October 1, 2019

To: Urban Planning and Land Use

From: BHC RHODES

RE: Change of Zone Petition #3205 and The Acres Preliminary and Final Plat, Response Letter

Responses to Staff Comments and Suggestions

Urban Planning and Land Use Comments:

1. Lot 4 does not appear to have access to a public street. Because K-7 Highway is as State Highway, Kansas Department of Transportation (KDOT) must approve an access point onto their right-of-way.
The plat says Access Court Case No. 26152-B, however in the future, when K-7 is improved and right-of-way access to restricted, the lot will become land locked, which violates the subdivision code.
Applicant Response: Lot 4 has been removed from the plat
2. The plat needs to address the K-7 Corridor Study and Access Management Plan, which affects the west property lines of Lots 1, 3 and 4. Please revise the plat accordingly that includes the proposed right-of-way along K-7.
Applicant Response: The K-7 Corridor Study and Access Management concept is shown on the revised Preliminary Plat. Per the Corridor Study, the exact location, design and right-of-way cannot be determined from these concepts and could be different from what is shown. Due to the inexact and conceptual nature of the Corridor Study, it is not shown on the final plat. Plats, which become part of the historic public record, show facts (current to the date of survey) as they relate to the property, they should not display concepts or preliminary plans.

County Surveyor Comments:

1. Provide section corner reports to the Engineering office with a copy of the submittal letter to the Historic Society.
Applicant Response: Section Corner Reports and submittal letter to the Historic Society included in this submittal
2. Provide 10' U/E along the entire out boundary of the plat
Applicant Response: Easements have been added
3. Provide 5' U/E on either side of all interior lot lines
Applicant Response: Easements have been added
4. Provide a printout with error of closure
Applicant Response: Printout with error of closure included in this submittal
5. Add all setback lines per the zoning
Applicant Response: Setback lines have been added

NEIGHBORHOOD MEETING MINUTES:

Application Number: Change of Zone Petition #3205

Date: September 25, 2019

Location: 4807 N. 124th CT, Kansas City, KS 66109

Meeting called to order at: 5:30pm

Names of people in attendance:

Stanley Wiehe (property owner East of subject property)

Dale Young (property owner East of subject property)

Ryan Von Bevern (subject property owner)

Aaron Hainaut (subject property owner)

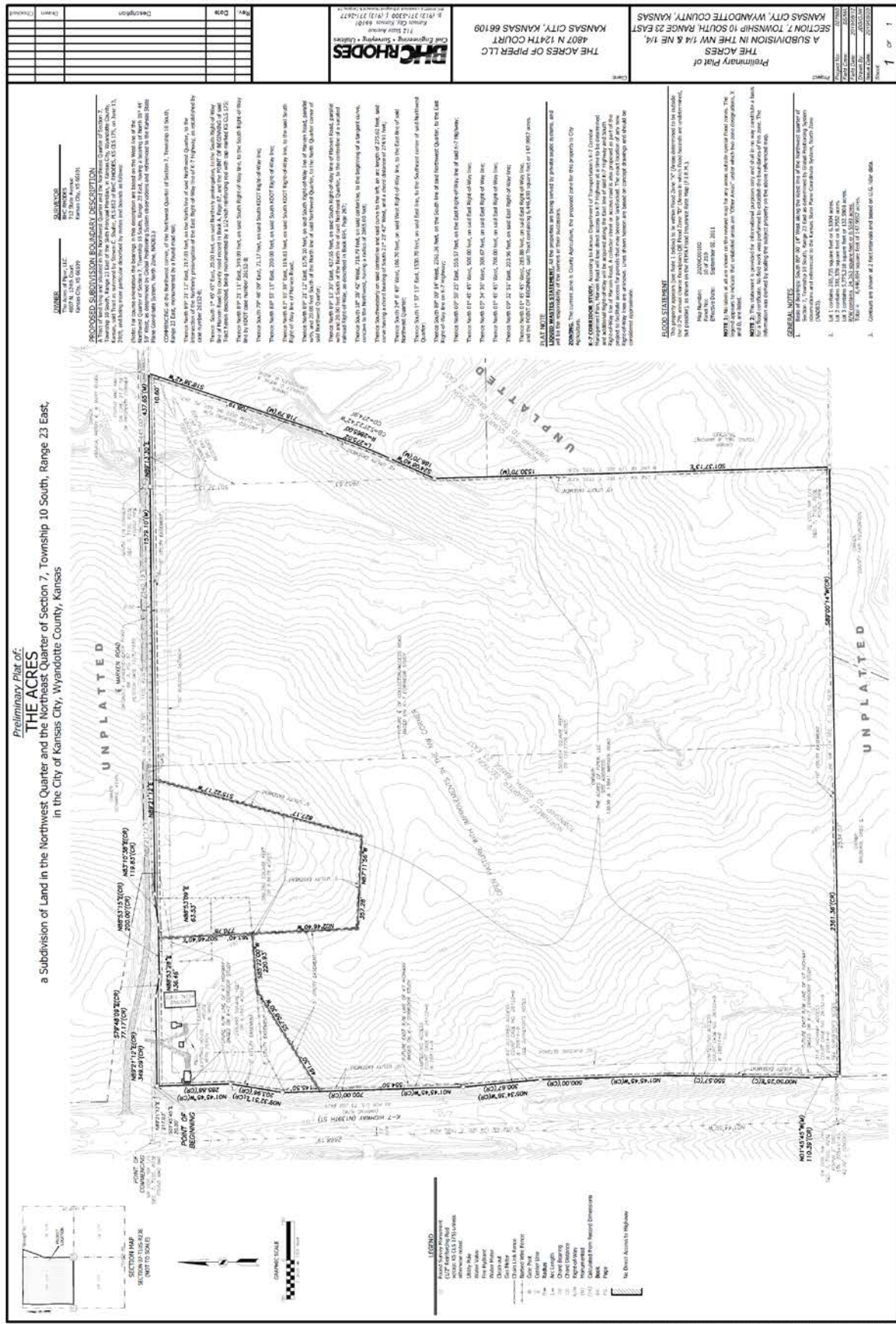
Joe McLaughlin (applicant)

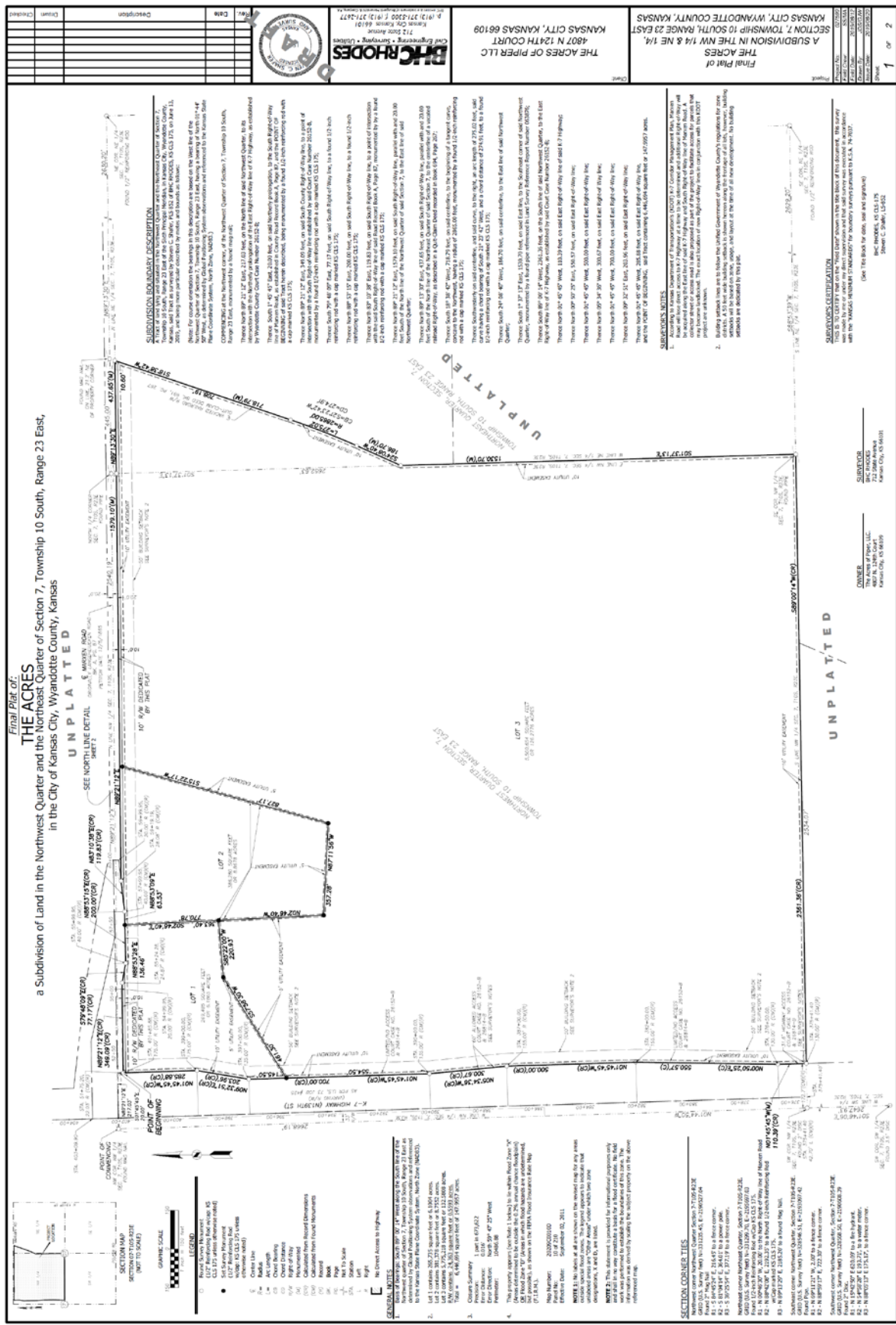
Minutes:

The meeting began at 5:30pm. Introductions were made, and an overview of the Petition and Plat was given. No one in attendance was opposed to the Change of Zone or the Plat. Stanley Wiehe and Dale Young discussed the history of the property and expressed interest in farming the available ground after the termination of the existing farming lease agreement. Stanley and Dale left at approximately 6:00pm. Joe McLaughlin, Ryan Von Bevern, and Aaron Hainaut stayed until 6:40pm, but no other neighbors showed.

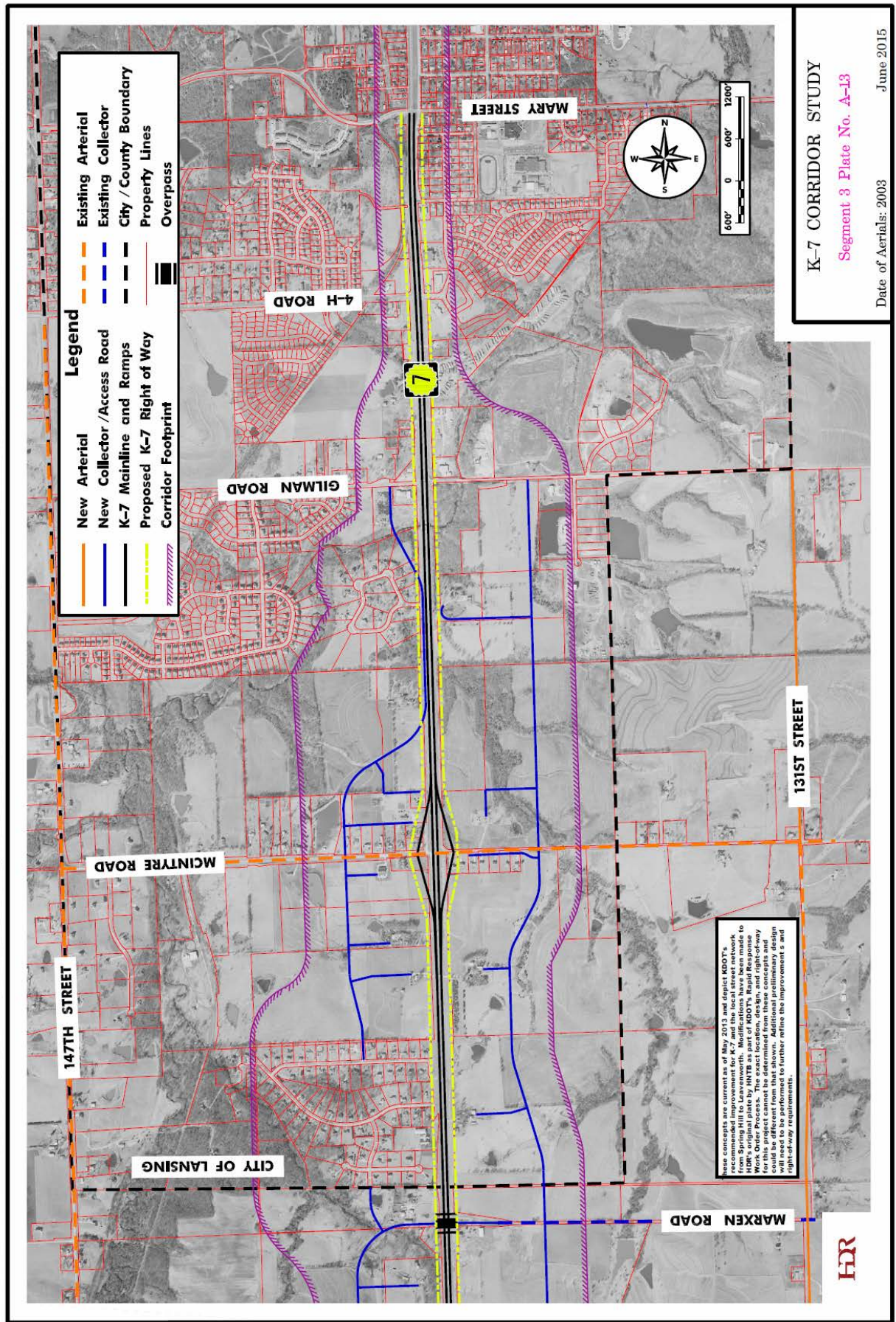
Meeting adjourned at: 6:40pm

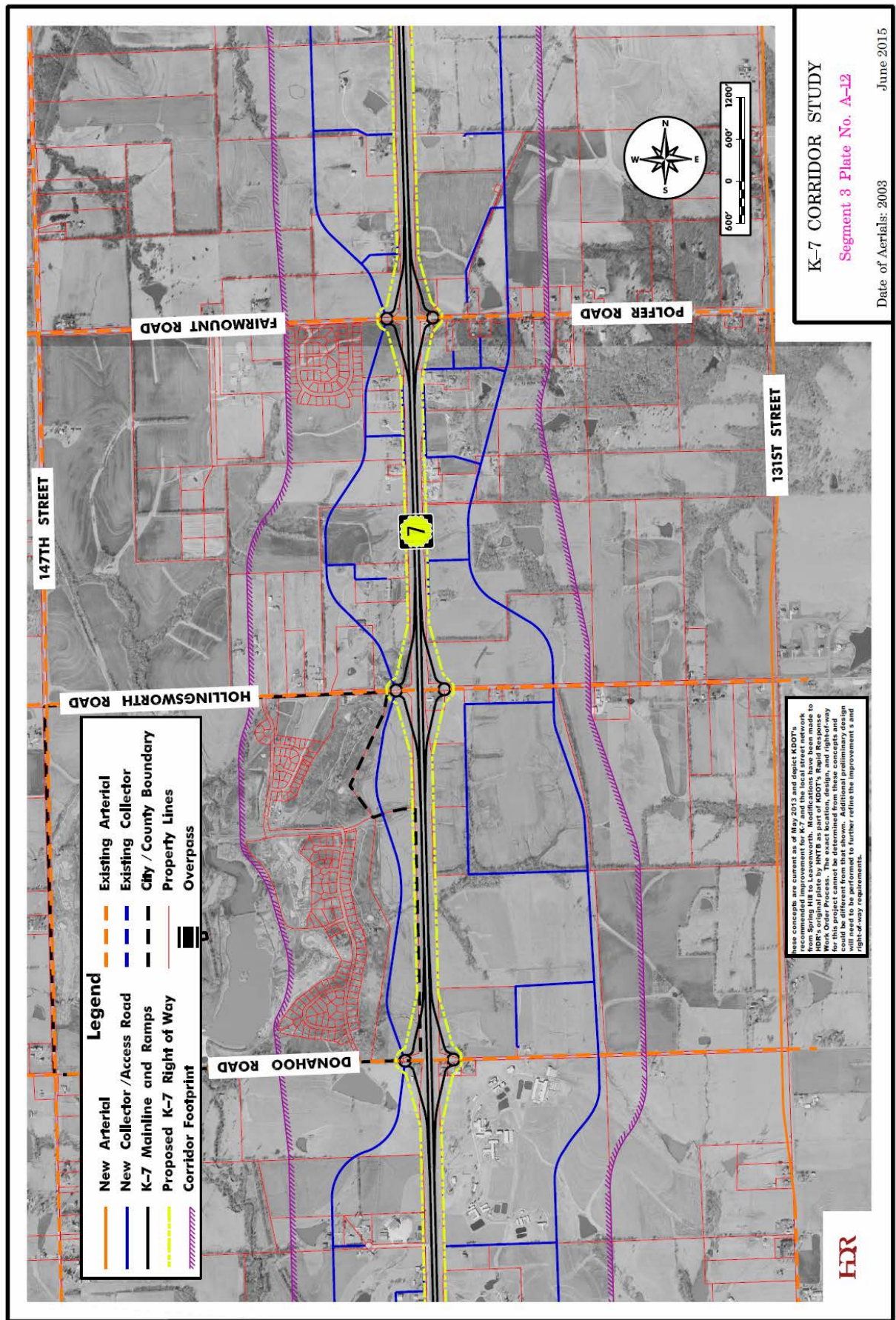
Minutes taken by: Joe McLaughlin











K-7 CORRIDOR STUDY

Segment 3 Plate No. A-12

Date of Aerials: 2003

June 2015

HDR



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: October 31, 2019
Re: Change of Zone Petition #3206

GENERAL INFORMATION

Applicant:

Jason Carter-Solomon

Status of Applicant:

Representative
Invicta Real Estate
5646 Rockhill Road
Kansas City, MO 64110

Requested Actions:

Change of zone from C-1 Limited
Business District to C-3
Commercial District.

Date of Application:

August 30, 2019

Purpose:

Change of zone for a mixed-use, single family residential with leasable commercial space.



Property Location: 1847 South 14th Street

Commission Districts: Commissioner at-large: Tom Burroughs
District Commissioner: Ann Brandau-Murguia

Existing Zoning: C-1 Limited Business District

Surrounding Zoning:

North:	R-1 Single Family District
South:	R-1 Single Family District
East:	C-1 Limited Business District
West:	R-1 Single Family District

Existing Uses:

North:	Single family homes
South:	Single family homes
East:	Single family homes
West:	Single family homes

Total Tract Size: .37 acre

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

Major Street Plan: The major street plan classifies South 14th Street and Douglas Avenue as local streets.

Advertisement: The Wyandotte Echo – September 19, 2019
Letters to Property Owners – September 12, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: There was one person that appeared at the October 14, 2019 City Planning Commission with questions and concerns.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jason Carter-Solomon with Invicta Real Estate, has requested a change of zone from C-1 Limited Business District to C-3 Commercial District for a mixed use building with one single-family residential unit and leasable commercial space on .37 acres, located at 1847 South 14th Street.

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.

The neighborhood is primarily residential in nature. Although there are some commercially zoned lots along Douglas Avenue and South 14th Street, they are being used as single or multi-family residential.

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

It is expected that the proposed use would be compatible with nearby properties. This location has previously housed both commercial and residential uses, with the last known use as a duplex.

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 will not detrimentally affect nearby property.

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

A rental license for two residential living units expired on 04/30/2004. There have been no rental licenses nor business licenses at this property since.

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 proposed use would benefit the welfare of the public by providing a productive use out of a building that has remained vacant for over a decade.

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 has off-street parking available for the residential unit in a garage. The site plan also indicates that the applicant will be adding additional parking for the commercial use. The commercial portion of the building is small and could only house a smaller commercial operation. The proposed use would not increase the traffic or parking demand in ways that would adversely affect road capacity, safety or create parking problems.

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

The City-Wide Master Plan designates this property as low-density residential. Commercial uses are not specifically called out as either allowed or discouraged in this section of the Master Plan. The proposed use is a neighborhood level shop with attached single family residential. Staff believes that this use could be cohesive with the intended uses of the Master Plan.

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

The proposed use would not cause environmental harm to the environment.

9. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To meet code

d. Police

Police service is provided by South Patrol, District #335

e. Fire

Fire service is provided by Station #7

f. Transit

The closest transit line is operated by KCATA Route 104, which has a stop at 12th Street and Metropolitan Avenue.

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 would have a positive economic impact on the community by restoring a commercial property that has been underutilized.

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

The proposed use is capable of meeting 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 is minimal. The landowner would face hardship as money has been invested in design and building improvements.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 25th, 2019. Meeting minutes, sign-in and affidavit are attached.

KEY ISSUES

Landscaping
Parking Setbacks

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Change of Zone Application #3206, subject to:

Urban Planning and Land Use Comments:

1. Review and respond to the attached Conservation District Comments.

Applicants Response: The Conservation District Comments have been reviewed. There are not specific requirements within the comments, just a general note that “this site needs some major maintenance work done to it.” We will work with the UG to determine the scope of the required maintenance.

2. Subject to approval, rezoning will be to CP-3 Planned Commercial District

Applicants Response: Noted.

3. 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.

Applicants Response: Noted.

4. Sheet A001 under site zoning notes lists XXXX Feet. Correct these notes to reflect the accurate information.

Applicants Response: Notes on Sheet A001 have been updated.

5. Elevation views appear to be mislabeled on sheets A201 and A202. Correct this error on the elevation plans.

Applicants Response: The elevations have been relabeled on A201 and A202.

6. The rendering of the “south” elevation on sheet A201 “Painted hardie-board fascia board” appears to look different than what is shown in the rendering on G101. Confirm if this is the same material shown on both sheets. Will the actual design be a smooth finish as shown on A201 or a honeycomb finish as shown on G101? The window by the main door of the commercial portion also appears different in these two renderings. Correct to show what is actually being proposed.

Applicants Response: The honeycomb siding is existing to remain and will be painted, the elevations show the honeycomb now.

7. C-3 District Regulations requires that trees are provided at a ratio of one per 7,000 square feet of site area. Based on the Unified Government Base Mapping system, this property is 16,328.75 square feet; requiring 3 trees, 2 of which must be shade trees with 2-inch caliper at the time of planting.

Applicants Response: Existing trees on site have been called out on Sheet A001 and should meet stated requirements.

8. Landscape notes are provided on sheet A001. Update these to call out specific varieties and sizes. Indicate landscaping location on the site plan. The rendering on G101 shows additional shrubbery and greenery that is not shown on the site plan, update site plan to include these features.

Applicants Response: The landscape notes on Sheet A001 have been removed. The landscaping shown in the renderings is conceptual - if it were real, it would be located outside of the property line. This can be coordinated with the UG, should some of the “major site maintenance” fall within the UG ROW.

Staff Comment: Specific landscaping information, to include size and variety, will be required as part of the building permit process.

9. 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 parking. Provide screening of the parking area for the residential uses to the east and north.

Applicants Response: Notes for screening have been added to Sheet A001.

10. Provide the square feet of the commercial portion. Parking is required at a standard of 4 spaces per 1,000 square feet of floor area.

Applicants Response: Per conversation with Anthony Hutchingson, we believe the commercial parking can be accommodated by on-street parking.

Staff Comment: Zoning regulations for C-3/ CP-3 district requires off-street parking at a ratio of 4 spaces per 1,000 square feet. The commercial footprint is 822 square feet, requiring 4 off-street parking.

11. On the site plan, add dimensions of the proposed parking. Standard parking stall dimensions shall be not less than nine feet by 19 feet, plus the necessary space for maneuvering into and out of the space.

Applicants Response: The previously shown off-street parking has been removed.

12. Parking shall be setback not less than six feet from any property line and not less than ten feet from any street right-of-way line.

Applicants Response: If it is determined that on-street parking is required, we will show new parking per the UG guidelines.

Staff Comment: See response to #10, regarding required parking ratio.

13. This appears to be a great re-use project for the community.

Additional Stipulations from meeting:

1. The uses will be limited to the ones in the C-1 Limited Business District on the commercial side or a maker space created as the applicant described.
2. There will be no alcohol or tobacco sales, night club or four-plex.

Public Works Comments:

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

Applicants Response: Complete, engineered plans will be submitted for permitting, assuming re-zoning is approved.

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 #3206 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Conservation District Comments
Zoning Map
Site Plan
Title Sheet rendering
Elevation Views
Neighborhood meeting affidavit, sign-in and minutes

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>Board of Commissioners</u>
Public Hearing	October 14, 2019	October 31, 2019
Rezoning	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #3206 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 #3206, 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.

October 14, 2019 City Planning Commission Minutes:

Hearing Starts At 2:06:31

CHANGE OF ZONE APPLICATION #3206 – TRAVIS WILSON WITH VERITAS ARCHITECTURE AND DESIGN – SYNOPSIS: Change of Zone from C-1 Limited Business District to C-3 Commercial District for a mixed use, single-family residential with leasable commercial space at 1847 South 14th Street.

Detailed Outline of Requested Action: The applicant, Jason Carter-Solomon with Invicta Real Estate, has requested a change of zone from C-1 Limited Business District to C-3 Commercial District for a mixed use building with one single-family residential unit and leasable commercial space on .37 acres, located at 1847 South 14th Street.

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 14, 2019
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 September 19, 2019;
7. The Notices to property owners dated September 12, 2019.

Recording Secretary Parker asked if the Commission had any contact to disclose on this application. Planning Commissioner Ernst stated that Planning Commissioner Neal (who could not be present this evening) gave him some questions to ask for a constituent.

Present in Support:

- ❖ Travis Wilson, applicant, Veritas Architecture + Design
- ❖ Jason-Carter Solomon, developer
- ❖ Erin Stryka, Director, Rosedale Development Association, 1403 Southwest Boulevard, Kansas City, Kansas 66103

Present in Opposition:

- ❖ Resident at 1843 South 14th Street, Kansas City, Kansas

Staff Recommendation Starts 2:15:57: Planning Director Richardson stated that when Jason brought this proposal in the staff tried to decide if he could do this or if he needed a rezoning. There was historical information, but no business licenses and staff was afraid that he would get into the middle of the rehabilitation and neighbors would ask questions and he would have to stop and go through the process in the middle of the construction process. The staff felt it was better to go through the rezoning process to C-3 so they could have the residential, but he thinks that it could be used for the maker space or limited to one of the C-1 uses (which is the lightest commercial district) that had been there and that would take care of the concerns. Director Richardson

stated that Mr. Solomon said that he would not sell alcohol or tobacco or have a night club. He stated that he does not think that the neighbors would mind if there was a potter or artist next door. The staff recommends approval subject to the stipulations in the staff report and the uses will be limited to the ones in the C-1 Limited Business District on the commercial side or a maker space created as the applicant described. There will be no alcohol or tobacco sales, night club or four-plex.

Motion and Vote Starts 2:17:51:

On motion by Ms. Huey, seconded by Mr. Miller, the Planning Commission voted as follows to **recommend APPROVAL of Change of Zone Application #3206:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Review and respond to the attached Conservation District Comments.

Applicants Response: The Conservation District Comments have been reviewed. There are not specific requirements within the comments, just a general note that “this site needs some major maintenance work done to it.” We will work with the UG to determine the scope of the required maintenance.

2. Subject to approval, rezoning will be to CP-3 Planned Commercial District

Applicants Response: Noted.

3. 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.

Applicants Response: Noted.

4. Sheet A001 under site zoning notes lists XXXX Feet. Correct these notes to reflect the accurate information.

Applicants Response: Notes on Sheet A001 have been updated.

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Applicants Response: The elevations have been relabeled on A201 and A202.

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Applicants Response: The honeycomb siding is existing to remain and will be painted, the elevations show the honeycomb now.

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Applicants Response: The landscape notes on Sheet A001 have been removed. The landscaping shown in the renderings is conceptual - if it were real, it would be located outside of the property line. This can be coordinated with the UG, should some of the “major site maintenance” fall within the UG ROW.

Staff Comment: Specific landscaping information, to include size and variety, will be required as part of the building permit process.

9. 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 parking. Provide screening of the parking area for the residential uses to the east and north.

Applicants Response: Notes for screening have been added to Sheet A001.

10. Provide the square feet of the commercial portion. Parking is required at a standard of 4 spaces per 1,000 square feet of floor area.

Applicants Response: Per conversation with Anthony Hutchinson, we believe the commercial parking can be accommodated by on-street parking.

Staff Comment: Zoning regulations for C-3/ CP-3 district requires off-street parking at a ratio of 4 spaces per 1,000 square feet. The commercial footprint is 822 square feet, requiring 4 off-street parking.

11. On the site plan, add dimensions of the proposed parking. Standard parking stall dimensions shall be not less than nine feet by 19 feet, plus the necessary space for maneuvering into and out of the space.

Applicants Response: The previously shown off-street parking has been removed.

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Staff Comment: See response to #10, regarding required parking ratio.

13. This appears to be a great re-use project for the community.

Additional Stipulations from meeting:

1. The uses will be limited to the ones in the C-1 Limited Business District on the commercial side or a maker space created as the applicant described.
2. There will be no alcohol or tobacco sales, night club or four-plex.

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:
 - 2) None

Applicants Response: Complete, engineered plans will be submitted for permitting, assuming re-zoning is approved.



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

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

September 17, 2019

RE: COZ #3206 1847 South 14th 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 1847 South 14th 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 is one soil type that was identified: Knox silt loam, 7 to 12 percent slopes. This soil type is considered highly erodible when the surface is denuded of a protective cover.
- This site needs some major maintenance work done to it. If a Change of Zoning is approved a maintenance plan should be developed and included.
- 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 soil reports and a conservation plan can also be requested for this site from our office.

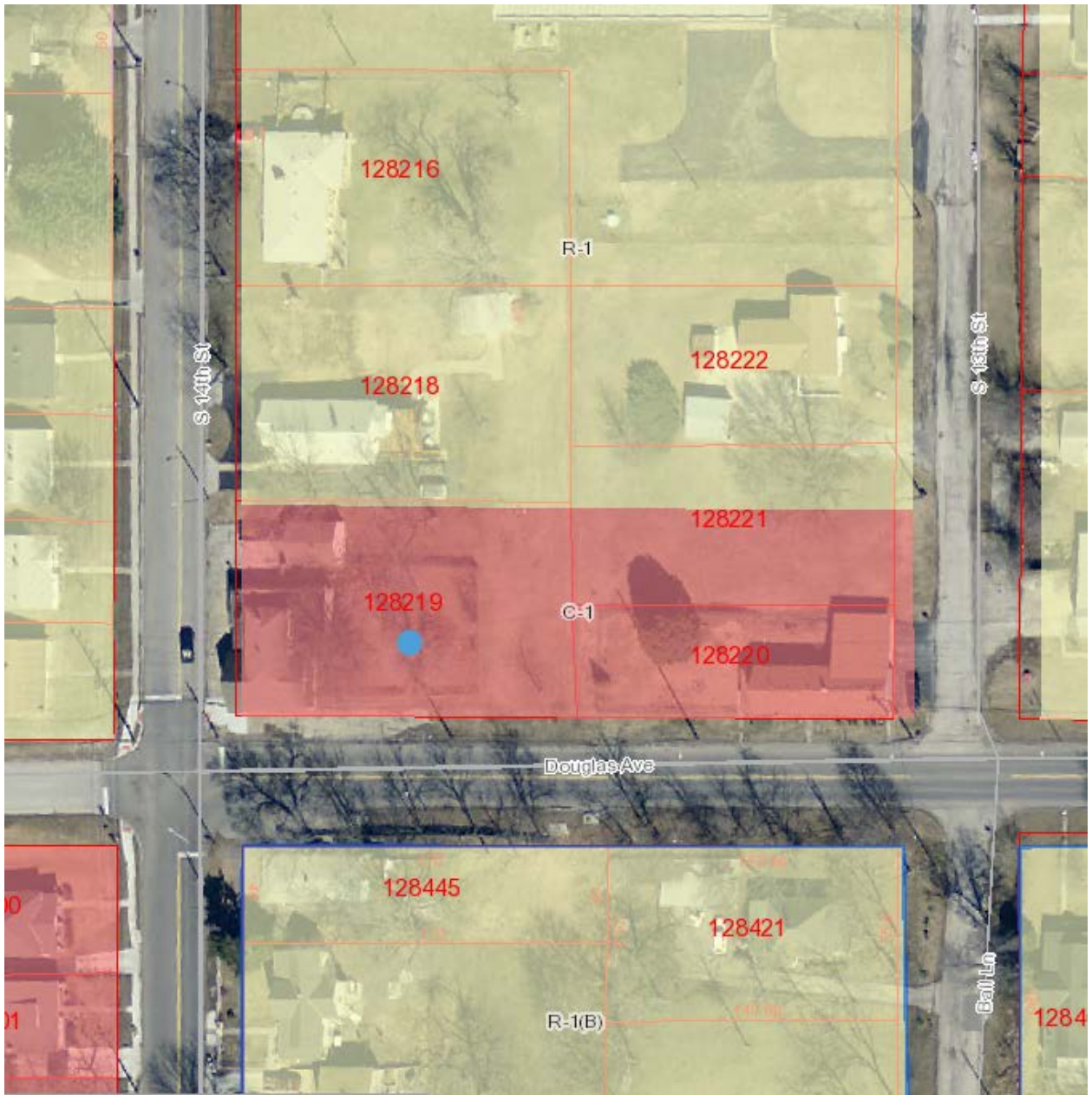
The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern have 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 Missouri)
COUNTY OF Jackson) SS:

Comes now Jason Carter-Solomon, of lawful age, sound mind and upon his/her oath states as follows:

1. That I am the petitioner for Petition # COZ# 19401-00028
2. That I conducted a neighborhood meeting on 9/25/2019.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

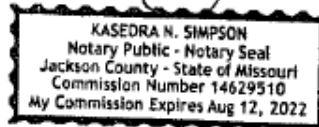
Further affiant saith not.


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 30th day of September 2019.

My commission expires 12th of August, 2022


Notary Public



1847 S 14th St

Sign-In Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>
SHANNON CARNAHAN	1267 DOUGLAS AVE.	660-441-3644
KATY CARNAHAN	1267 DOUGLAS AVE	573 202 8462
Carol Shingleton	1844 So 14th St	913-271-6951
Shirley Carnahan	1843 So 14th	913-342 4710

Rezoning Meeting at Rosedale Development Association

COZ#19401-00028

September 25, 2019, 5-6 p.m.

1401 Southwest Blvd, Kansas City, KS 66103

Presenter: Jason Carter-Solomon

Neighborhood Residents/Participants:

Greg McMahon | 1843 SE 14th St. | 913.342.4710

Carol Shingleton | 1844 SE 14th St. | 913.271.6951

Katy Carnahan | 1267 Douglas Ave. | 573.202.8462

Shannon Carnahan | 1267 Douglas Ave. | 660.441.3644

Q&A:

1. Resident asked to clarify zoning of property. Jason explained that it's zoned commercial C-1 already but he needs to re-zone to C-3 status.
2. Resident asked if someone could buy the property and turn it into a liquor store. Jason checked C-3 requirements via <https://www.wycockok.org/Business.aspx>
 - a. Jason also noted that the property doesn't currently have a liquor license and that from his experience, it would be a slim-to-none chance of someone successfully getting one now
3. Resident asked if the commercial re-zoning applied just his property or the surrounding residential properties as well. Jason responded that it only applies to his property.
4. Resident asked if Jason's intention was to lease to the same person that would live and work at the same property. Jason responded yes.
5. Resident asked to clarify whether he would allow subletting. Jason confirmed that he typically does not allow subletting.
6. Resident asked if the structure is being torn down or using existing structure. Jason responded that he will keep the existing structure
7. Residents requested to see printed site and floor plans which were provided. Jason showed all maps and photos of the site and building.
8. Resident asked about possibility of dispensaries - Jason explained that this isn't a business he'd be interested in leasing to and that currently he believes dispensaries are illegal in Kansas so this would not be an issue.
9. Resident asked about hours of operation. Jason mentioned most likely business hours (9-5) and that the city would have say in setting the business hours as well by virtue of zoning ordinances and use permits. The tenant of the building will be responsible for obtaining all proper city permissions to conduct business in the commercial space.

Jason asked for general feedback:

If someone had a dance studio or coffee shop or art studio, would the neighborhood participate?
Neighbors didn't have much of an opinion because they don't know a lot of their own neighbors

One neighbor is uncomfortable on Douglas but daughter is fine with the street. Daughter went on to explain some of the surrounding area/condition of over homes

Misc. stories/experiences of the neighbors about the neighborhood were shared.

Meeting started at 5:00pm and Adjourned at 5:45pm

Minutes taken by Kasey Anderson, associate of Jason Carter-Solomon. Contact info: 816-392-5489



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: October 31, 2019
Re: Petition #SP-2019-77

GENERAL INFORMATION

Applicant:
Aurangzeb Khan

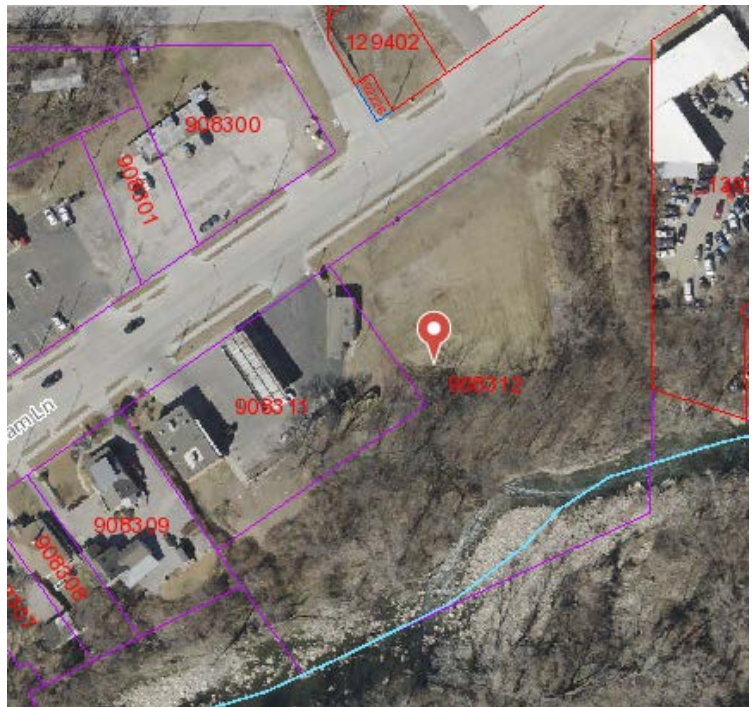
Status of Applicant:
Owner
5614 Barton Lane
Shawnee, KS 66203

Requested Action:
Approval of special use permit

Date of Application:
May 22, 2019

Purpose:
Dirt fill

Property Location:
1215 Merriam Lane



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

Existing Zoning: C-1 Limited Business District

Existing Surrounding Zoning: **North:** C-1 Limited Business District
South: M-2 General Industrial District
East: C-3 Commercial District
West: C-1 Limited Business District

Existing Uses: **North:** Restaurant
South: Turkey Creek
East: Commercial Use
West: Convenience Store Gas Station

Total Tract Size: 2.55 acres

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

Major Street Plan: The Major Street Plan classifies Merriam Lane as a Class C Thoroughfare.

Advertisement: The Wyandotte Echo – June 13, 2019
Letters to Property Owner – June 12, 2019, July 1, 2019, August 7, 2019, September 2, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Aurangzeb Khan of Jahan Enterprises, LLC is requesting a special use permit to add dirt fill to a site at 1215 Merriam Lane. This application comes as a result of Building Inspection and Zoning Enforcement action.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

This strip of Merriam Lane is primarily commercial, with a small amount of residential uses to the west of the property in question.

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

The zoning and uses are set out above. The proposed use is expected to be compatible.

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 could have a detrimental effect on other properties along Turkey Creek if runoff and erosion is not controlled.

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

The previously existing gas station on site was demolished in 2018.

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 of the welfare of the public but will not substantially or permanently injure the appropriate use, visual quality or marketability of adjoining property.

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

The proposed use must use appropriate controls and acquire all necessary permits to prevent dust from going onto nearby properties.

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

The proposed use will need to have clean fill and meet appropriate standards as laid out by Public Works Department to ensure no runoff into Turkey Creek.

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

The proposed use must mitigate any impact on the Turkey Creek floodplain. If the area is not provided with proper erosion control and stabilization fill material and runoff will move into Turkey Creek.

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 landowner is minimal.

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

This is not applicable.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 21, 2019. A copy of the sign-in sheet, minutes and affidavit are attached.

KEY ISSUES

Floodplain
Erosion
Fill material

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2019-77, subject to:

Business License Comments:

1. If approved and the site charges any fee to dump fill dirt, the applicant would need to file the occupation tax application with this office for the landfill business activity.

Applicants Response: N/A - We already have the dirt on the site from previous contractor. They will be responsible to take care of that.

Urban Planning and Land Use Comments:

1. Review and respond to the attached Conservation District Comments.

Applicants Response: OK

Staff Response: Both the applicant and the contractor will need business licenses.

2. A Stop-Work Order was issued for 1215 and 1233 Merriam Lane in September of 2018 for demolition and fill without permits.

Applicants Response: I have already pulled permits.

Staff Comment: The applicant has applied for a grading and floodplain development permit. Those applications are still under review. The Special Use Permit for fill must be approved and then the applicant must complete review for the additional permits.

3. A portion of this parcel is located within the floodplain and floodway of Turkey Creek. If any work, including dirt fill, is to be done in the floodplain or floodway a Floodplain Development Permit shall be required. Photos taken by UG staff appear to show that fill material has been placed within portions of the floodplain and along the steep slope. Update site plan to reflect this. Provide a detailed description of work that has been done in the floodplain or adjacent to the floodplain and the impact on Turkey Creek.

Applicants Response: Prints or plans already submitted to the City.

4. What are the hours of construction at the site?

Applicants Response: 7 am to 5 pm Mon to Fri.

5. How many daily truck trips are there to the site?

Applicants Response: I don't know, depends on contractor.

Staff Response: This question must be answered for the Planning Commission. Contract your contractor.

6. How long will it take to achieve the final grades needed to close the permit?

Applicants Response: 3 months.

7. Per the International Building Code, Appendix J, Section J107.4 Fill material shall not include organic, frozen or other deleterious materials. No rock or similar irreducible material greater than 12 inches (305 mm) in any dimension shall be included in fills. Photos taken by staff show that the material used does not meet this requirement. How do you intend to resolve this issue?

Applicants Response: Will either be removed or broken down.

8. Provide hauling routes.

Applicants Response: Part of Phillips/Hardy contract

Staff Response: This question must be answered for the Planning Commission. Contract your contractor.

9. May also need to coordinate with the Kansas Department of Natural Resources and other State agencies and FEMA.

Applicants Response: We are in the process. R&B Architecture and Engineering to have communication and any permitting they need we will follow.

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) Third party inspection shall be provided during the proposed remediation work. Prior to construction or starting any remediation work, the contractor & engineer shall coordinate with UG regarding third party inspection & requirements.
 - 2) The UG will inspect the site as necessary during remediation work to ensure that erosion and sediment control measures are installed and effectively maintained in compliance with approved plans and permit.
 - 3) Please note that work within or near Turkey creek shall require the U.S. Army Corps of Engineers notification, permit and / or Approval. Please provide UG staff with the approval or permit documents, as applicable. The approval or notification documents shall be required prior grading permit acquisition.
 - 4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #SP-2019-77 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Conservation District Comments
Site Plan
Photos
Floodplain Map
Neighborhood meeting sign-in, affidavit and minutes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	October 14, 2019	October 31, 2019
Special Use	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-77** 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-2019-77** 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 14, 2019 City Planning Commission Minutes:

Hearing Starts At 2:18:30:

SPECIAL USE PERMIT APPLICATION #SP-2019-77 – AURANGZEB KHAN WITH JAHAN ENTERPRISES LLC – SYNOPSIS: Special Use Permit for a dirt fill at 1215 Merriam Lane.

Detailed Outline of Requested Action: The applicant, Aurangzeb Khan of Jahan Enterprises, LLC is requesting a special use permit to add dirt fill to a site at 1215 Merriam Lane. This application comes as a result of Building Inspection and Zoning Enforcement action.

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 14, 2019
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 June 13, 2019;
7. The Notices to property owners dated June 12, 2019, July 1, 2019, August 7, 2019 and September 2, 2019.

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

Present in Support:

- ❖ Janice Subdivx, representing the applicant

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 2:21: Planning Director Richardson stated that the staff recommends approval, subject to the stipulations in the staff report.

Motion and Vote Starts 2:21:10:

On motion by Mr. Miller, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2019-77:**

Carson	Chairman
Ernst	Aye
Huey	Aye
Jones	Aye
Miller	Aye
Pauley	Aye
Cho	Not Present

Connelly Not Present
Neal Not Present
Reasons Not Present
Serda Not Present
Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

Business License Comments:

1. If approved and the site charges any fee to dump fill dirt, the applicant would need to file the occupation tax application with this office for the landfill business activity.

Applicants Response: N/A - We already have the dirt on the site from previous contractor. They will be responsible to take care of that.

Urban Planning and Land Use Comments:

1. Review and respond to the attached Conservation District Comments.

Applicants Response: OK

Staff Response: Both the applicant and the contractor will need business licenses.

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Staff Comment: The applicant has applied for a grading and floodplain development permit. Those applications are still under review. The Special Use Permit for fill must be approved and then the applicant must complete review for the additional permits.

3. A portion of this parcel is located within the floodplain and floodway of Turkey Creek. If any work, including dirt fill, is to be done in the floodplain or floodway a Floodplain Development Permit shall be required. Photos taken by UG staff appear to show that fill material has been placed within portions of the floodplain and along the steep slope. Update site plan to reflect this. Provide a detailed description of work that has been done in the floodplain or adjacent to the floodplain and the impact on Turkey Creek.

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- 2) The UG will inspect the site as necessary during remediation work to ensure that erosion and sediment control measures are installed and effectively maintained in compliance with approved plans and permit.
- 3) Please note that work within or near Turkey creek shall require the U.S. Army Corps of Engineers notification, permit and / or Approval. Please

- provide UG staff with the approval or permit documents, as applicable. The approval or notification documents shall be required prior grading permit acquisition.
- 4) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
- 1) None



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

June 11, 2019

RE: SP 2019-77 Aurangzeb Khan with Jahan Enterprises, LLC. dirt fill 1215 Merriam Lane

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 2019-77 Aurangzeb Khan with Jahan Enterprises, LLC. dirt fill 1215 Merriam Lane.

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 type that was identified: Knox silt loam, 7 to 12 percent slopes and Kennebec silt loam, occasionally flooded. This soil types are considered highly erodible when the surface is denuded of a protective cover.
- This property needs immediate attention due to the erosion going into Turkey Creek.
- This area has been filled but the area is not protected from erosion. The fill has been there for some time with no protection and runoff goes directly into Turkey Creek.
- There needs to be topsoil spread with seeding and mulch applied immediately. There are a few weeds growing but there is not enough cover to protect the area.

Figure 1 Conservation District Comments

- The steep slopes need slope protection applied with seeding or the slopes could be sodded.
- There is excess fill along the drainage ditch to the east side of the property. This area needs to have steep slope protection on it as well. Some material may need to be removed if not used.

Technical assistance is available from our office. Limitation maps, detail soil 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 patterns have 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.

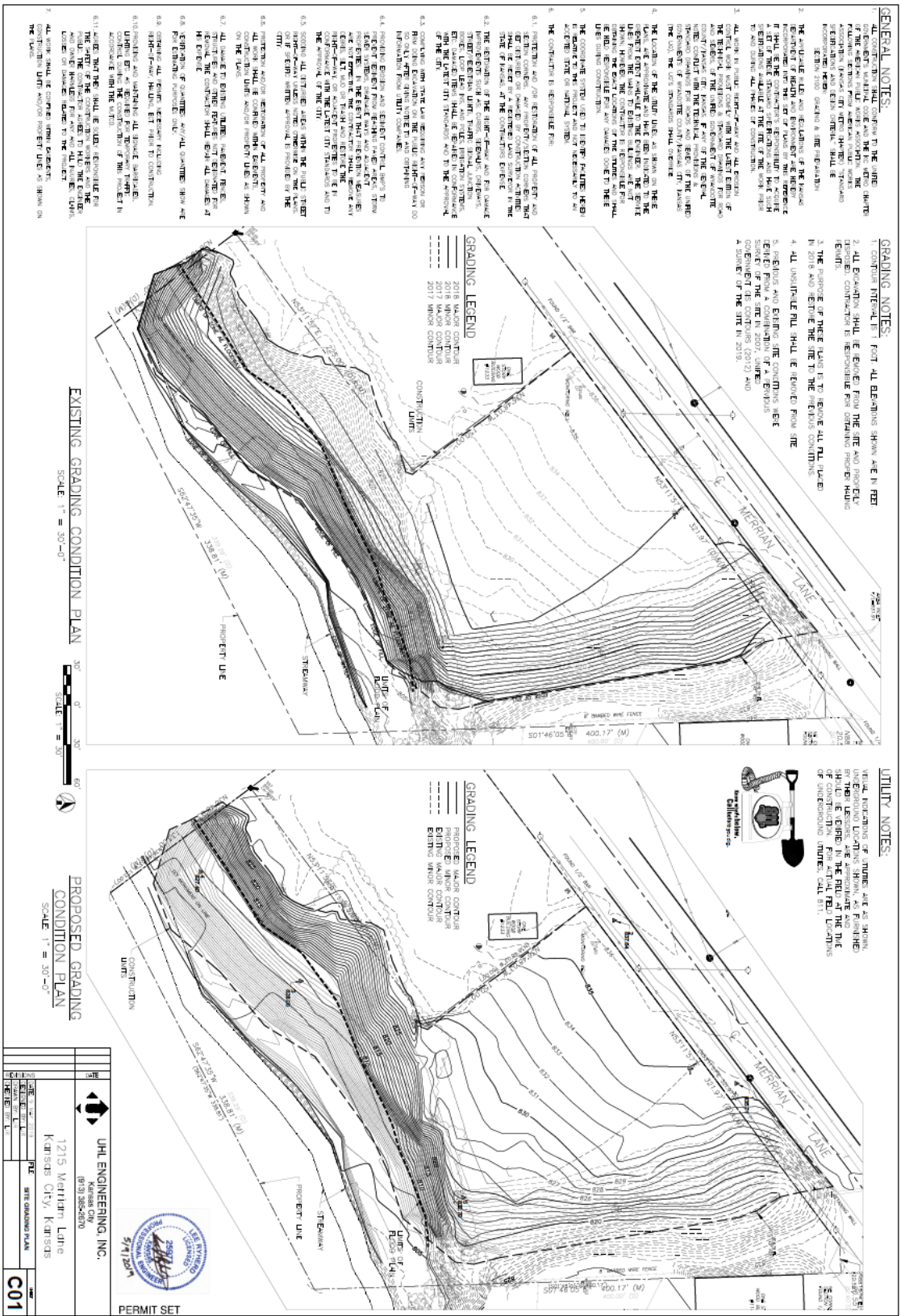
If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures

Figure 2 Conservation District Comments Cont.



THE FOLLOWING LIST GENERALLY DESCRIBES THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH DISTURB THE SOILS.

1. WORK CONDITIONS: UNITS, IDEAL AND GOOD ALSO - REQUIRED FOR EFFECTIVE EXPOSURE CONTROL AND HEALTH.
2. INITIAL TRENDS: EXPOSURE AND - EFFECT CONTROL BEING BEFORE STARTING ANY EXPOSURE ACTIVITY.
3. INITIAL CONTROL MEASURES: PRIOR TO COMPLETION OF EXPOSURE.
4. INITIAL TRENDS: CONTRIBUTION: EXPOSURE, TRAINING AND PLANNING, AS REQUIRED.
5. STEP TOWARD AND STEADY AND ANY ADDITIONAL, BUREAU PROTECTION.
6. STABLE ALSO WITH EXPOSURE ON ONE APPROPRIATE LEVELS, THAT WILL BE EXPOSED FOR A PERIOD.
7. INITIAL ANY ADDITIONAL, CONTRIBUTION EXPOSURE CONTROL MEASURES.
8. REFINING PLAN, DESIGNING.
9. REMOVE THAT AS NECESSARY.
10. STABLE THE REMAINDER OF THE TIME.
11. REMOVE EXPOSURE CONTROL: REMOVE EXPOSURE CODES IS ESTABLISHED.

1. ALL WORK IN PUBLIC PLACES AND ALL EROSION CONTROL WORK MUST COMPLY WITH THE LATEST EDITION OF THE TECHNICAL PROVISIONS AND STANDARD DRAWINGS FOR ROAD AND SEWER

1. ALL WORK SHALL BE COMPLETED AND PAID-FOR AND ALL CONTRACT WORK SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF THE BIDDING DOCUMENTS AND ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. ALL EXISTING UTILITIES AND STRUCTURES SHALL BE PROTECTED AND NOT DAMAGED OR DESTROYED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE PROPOSED CONSTRUCTION ENTRY, EXISTENCE, AND CONCRETE WORK-OUT SHALL BE REVIEWED PRIOR TO BEING WORK.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

1. NO APPROVED WEEDKILLS EXIST ON SITE.
2. 100YR FLOOD PLAINS ARE LABELED ON THE PROPERTY AS DETERMINED BY THE FEMA FLOOD

- MAP FOR THIS SITE:
1. DISTURBED AREA IS 1.73 ACRES.
2. SEED ALL DISTURBED AREAS.

PROJECT STAGE	PROJECT DESCRIPTION	DATE	STATUS
REF. NO.	PROJECT NO.	DATE	STATUS
AFTER SALE	STANDARD	STANDARD	STANDARD
	BRAND	BRAND	BRAND

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE		100.00
1/15/20	PAYROLL	50.00	150.00
2/1/20	RECEIVED FROM CUSTOMER	200.00	350.00
2/15/20	PAYROLL	50.00	300.00
3/1/20	RECEIVED FROM CUSTOMER	150.00	450.00
3/15/20	PAYROLL	50.00	400.00
4/1/20	RECEIVED FROM CUSTOMER	100.00	500.00
4/15/20	PAYROLL	50.00	450.00
5/1/20	RECEIVED FROM CUSTOMER	150.00	600.00
5/15/20	PAYROLL	50.00	550.00
6/1/20	RECEIVED FROM CUSTOMER	100.00	650.00
6/15/20	PAYROLL	50.00	600.00
7/1/20	RECEIVED FROM CUSTOMER	150.00	750.00
7/15/20	PAYROLL	50.00	700.00
8/1/20	RECEIVED FROM CUSTOMER	100.00	800.00
8/15/20	PAYROLL	50.00	750.00
9/1/20	RECEIVED FROM CUSTOMER	150.00	900.00
9/15/20	PAYROLL	50.00	850.00
10/1/20	RECEIVED FROM CUSTOMER	100.00	950.00
10/15/20	PAYROLL	50.00	900.00
11/1/20	RECEIVED FROM CUSTOMER	150.00	1050.00
11/15/20	PAYROLL	50.00	1000.00
12/1/20	RECEIVED FROM CUSTOMER	100.00	1100.00
12/15/20	PAYROLL	50.00	1050.00
1/1/21	RECEIVED FROM CUSTOMER	150.00	1200.00
1/15/21	PAYROLL	50.00	1150.00
2/1/21	RECEIVED FROM CUSTOMER	100.00	1250.00
2/15/21	PAYROLL	50.00	1200.00
3/1/21	RECEIVED FROM CUSTOMER	150.00	1350.00
3/15/21	PAYROLL	50.00	1300.00
4/1/21	RECEIVED FROM CUSTOMER	100.00	1400.00
4/15/21	PAYROLL	50.00	1350.00
5/1/21	RECEIVED FROM CUSTOMER	150.00	1500.00
5/15/21	PAYROLL	50.00	1450.00
6/1/21	RECEIVED FROM CUSTOMER	100.00	1550.00
6/15/21	PAYROLL	50.00	1500.00
7/1/21	RECEIVED FROM CUSTOMER	150.00	1650.00
7/15/21	PAYROLL	50.00	1600.00
8/1/21	RECEIVED FROM CUSTOMER	100.00	1700.00
8/15/21	PAYROLL	50.00	1650.00
9/1/21	RECEIVED FROM CUSTOMER	150.00	1800.00
9/15/21	PAYROLL	50.00	1750.00
10/1/21	RECEIVED FROM CUSTOMER	100.00	1850.00
10/15/21	PAYROLL	50.00	1800.00
11/1/21	RECEIVED FROM CUSTOMER	150.00	1950.00
11/15/21	PAYROLL	50.00	1900.00
12/1/21	RECEIVED FROM CUSTOMER	100.00	2000.00
12/15/21	PAYROLL	50.00	1950.00
1/1/22	RECEIVED FROM CUSTOMER	150.00	2100.00
1/15/22	PAYROLL	50.00	2050.00
2/1/22	RECEIVED FROM CUSTOMER	100.00	2150.00
2/15/22	PAYROLL	50.00	2100.00
3/1/22	RECEIVED FROM CUSTOMER	150.00	2250.00
3/15/22	PAYROLL	50.00	2200.00
4/1/22	RECEIVED FROM CUSTOMER	100.00	2300.00
4/15/22	PAYROLL	50.00	2250.00
5/1/22	RECEIVED FROM CUSTOMER	150.00	2400.00
5/15/22	PAYROLL	50.00	2350.00
6/1/22	RECEIVED FROM CUSTOMER	100.00	2450.00
6/15/22	PAYROLL	50.00	2400.00
7/1/22	RECEIVED FROM CUSTOMER	150.00	2550.00
7/15/22	PAYROLL	50.00	2500.00
8/1/22	RECEIVED FROM CUSTOMER	100.00	2600.00
8/15/22	PAYROLL	50.00	2550.00
9/1/22	RECEIVED FROM CUSTOMER	150.00	2700.00
9/15/22	PAYROLL	50.00	2650.00
10/1/22	RECEIVED FROM CUSTOMER	100.00	2750.00
10/15/22	PAYROLL	50.00	2700.00
11/1/22	RECEIVED FROM CUSTOMER	150.00	2850.00
11/15/22	PAYROLL	50.00	2800.00
12/1/22	RECEIVED FROM CUSTOMER	100.00	2900.00
12/15/22	PAYROLL	50.00	2850.00
1/1/23	RECEIVED FROM CUSTOMER	150.00	3000.00
1/15/23	PAYROLL	50.00	2950.00
2/1/23	RECEIVED FROM CUSTOMER	100.00	3050.00
2/15/23	PAYROLL	50.00	3000.00
3/1/23	RECEIVED FROM CUSTOMER	150.00	3150.00
3/15/23	PAYROLL	50.00	3100.00
4/1/23	RECEIVED FROM CUSTOMER	100.00	3200.00
4/15/23	PAYROLL	50.00	3150.00
5/1/23	RECEIVED FROM CUSTOMER	150.00	3300.00
5/15/23	PAYROLL	50.00	3250.00
6/1/23	RECEIVED FROM CUSTOMER	100.00	3350.00
6/15/23	PAYROLL	50.00	3300.00
7/1/23	RECEIVED FROM CUSTOMER	150.00	3450.00
7/15/23	PAYROLL	50.00	3400.00
8/1/23	RECEIVED FROM CUSTOMER	100.00	3500.00
8/15/23	PAYROLL	50.00	3450.00
9/1/23	RECEIVED FROM CUSTOMER	150.00	3600.00
9/15/23	PAYROLL	50.00	3550.00
10/1/23	RECEIVED FROM CUSTOMER	100.00	3650.00
10/15/23	PAYROLL	50.00	3600.00
11/1/23	RECEIVED FROM CUSTOMER	150.00	3750.00
11/15/23	PAYROLL	50.00	3700.00
12/1/23	RECEIVED FROM CUSTOMER	100.00	3800.00
12/15/23	PAYROLL	50.00	3750.00
1/1/24	RECEIVED FROM CUSTOMER	150.00	3900.00
1/15/24	PAYROLL	50.00	3850.00
2/1/24	RECEIVED FROM CUSTOMER	100.00	3950.00
2/15/24	PAYROLL	50.00	3900.00
3/1/24	RECEIVED FROM CUSTOMER	150.00	4050.00
3/15/24	PAYROLL	50.00	4000.00
4/1/24	RECEIVED FROM CUSTOMER	100.00	4100.00
4/15/24	PAYROLL	50.00	4050.00
5/1/24	RECEIVED FROM CUSTOMER	150.00	4200.00
5/15/24	PAYROLL	50.00	4150.00
6/1/24	RECEIVED FROM CUSTOMER	100.00	4250.00
6/15/24	PAYROLL	50.00	4200.00
7/1/24	RECEIVED FROM CUSTOMER	150.00	4350.00
7/15/24	PAYROLL	50.00	4300.00
8/1/24	RECEIVED FROM CUSTOMER	100.00	4400.00
8/15/24	PAYROLL	50.00	4350.00
9/1/24	RECEIVED FROM CUSTOMER	150.00	4500.00
9/15/24	PAYROLL	50.00	4450.00
10/1/24	RECEIVED FROM CUSTOMER	100.00	4550.00
10/15/24	PAYROLL	50.00	4500.00
11/1/24	RECEIVED FROM CUSTOMER	150.00	4650.00
11/15/24	PAYROLL	50.00	4600.00
12/1/24	RECEIVED FROM CUSTOMER	100.00	4700.00
12/15/24	PAYROLL	50.00	4650.00
1/1/25	RECEIVED FROM CUSTOMER	150.00	4800.00
1/15/25	PAYROLL	50.00	4750.00
2/1/25	RECEIVED FROM CUSTOMER	100.00	4850.00
2/15/25	PAYROLL	50.00	4800.00
3/1/25	RECEIVED FROM CUSTOMER	150.00	4950.00
3/15/25	PAYROLL	50.00	4900.00
4/1/25	RECEIVED FROM CUSTOMER	100.00	5000.00
4/15/25	PAYROLL	50.00	4950.00
5/1/25	RECEIVED FROM CUSTOMER	150.00	5100.00
5/15/25	PAYROLL	50.00	5050.00
6/1/25	RECEIVED FROM CUSTOMER	100.00	5150.00
6/15/25	PAYROLL	50.00	5100.00
7/1/25	RECEIVED FROM CUSTOMER	150.00	5250.00
7/15/25	PAYROLL	50.00	5200.00
8/1/25	RECEIVED FROM CUSTOMER	100.00	5300.00
8/15/25	PAYROLL	50.00	5250.00
9/1/25	RECEIVED FROM CUSTOMER	150.00	5400.00
9/15/25	PAYROLL	50.00	5350.00
10/1/25	RECEIVED FROM CUSTOMER	100.00	5450.00
10/15/25	PAYROLL	50.00	5400.00
11/1/25	RECEIVED FROM CUSTOMER	150.00	5550.00
11/15/25	PAYROLL	50.00	5500.00
12/1/25	RECEIVED FROM CUSTOMER	100.00	5600.00
12/15/25	PAYROLL	50.00	5550.00
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2/15/26	PAYROLL	50.00	5700.00
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3/15/26	PAYROLL	50.00	5800.00
4/1/26	RECEIVED FROM CUSTOMER	100.00	5900.00
4/15/26	PAYROLL	50.00	5850.00
5/1/26	RECEIVED FROM CUSTOMER	150.00	6000.00
5/15/26	PAYROLL	50.00	5950.00
6/1/26	RECEIVED FROM CUSTOMER	100.00	6050.00
6/15/26	PAYROLL	50.00	6000.00
7/1/26	RECEIVED FROM CUSTOMER	150.00	6150.00
7/15/26	PAYROLL	50.00	6100.00
8/1/26	RECEIVED FROM CUSTOMER	100.00	6200.00
8/15/26	PAYROLL	50.00	6150.00
9/1/26	RECEIVED FROM CUSTOMER	150.00	6300.00
9/15/26	PAYROLL	50.00	6250.00
10/1/26	RECEIVED FROM CUSTOMER	100.00	6350.00
10/15/26	PAYROLL	50.00	6300.00
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11/15/26	PAYROLL	50.00	6400.00
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12/15/26	PAYROLL	50.00	6450.00
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1/15/27	PAYROLL	50.00	6550.00
2/1/27	RECEIVED FROM CUSTOMER	100.00	6650.00
2/15/27	PAYROLL	50.00	6600.00
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3/15/27	PAYROLL	50.00	6700.00
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7/15/27	PAYROLL	50.00	7000.00
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8/15/27	PAYROLL	50.00	7050.00
9/1/27	RECEIVED FROM CUSTOMER	150.00	7200.00
9/15/27	PAYROLL	50.00	7150.00
10/1/27	RECEIVED FROM CUSTOMER	100.00	7250.00
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3/1/28	RECEIVED FROM CUSTOMER	150.00	7650.00
3/15/28	PAYROLL	50.00	7600.00
4/1/28	RECEIVED FROM CUSTOMER	100.00	7700.00
4/15/28	PAYROLL	50.00	7650.00
5/1/28	RECEIVED FROM CUSTOMER	150.00	7800.00
5/15/28	PAYROLL	50.00	7750.00
6/1/28	RECEIVED FROM CUSTOMER	100.00	7850.00
6/15/28	PAYROLL	50.00	7800.00
7/1/28	RECEIVED FROM CUSTOMER	150.00	7950.00
7/15/28	PAYROLL	50.00	7900.00
8/1/28	RECEIVED FROM CUSTOMER	100.00	8000.00
8/15/28	PAYROLL	50.00	7950.00
9/1/28	RECEIVED FROM CUSTOMER	150.00	8100.00
9/15/28	PAYROLL	50.00	8050.00
10/1/28	RECEIVED FROM CUSTOMER	100.00	8150.00
10/15/28	PAYROLL	50.00	8100.00
11/1/28	RECEIVED FROM CUSTOMER	150.00	8250.00
11/15/28	PAYROLL	50.00	8200.00
12/1/28	RECEIVED FROM CUSTOMER	100.00	8300.00
12/15/28	PAYROLL	50.00	8250.00
1/1/29	RECEIVED FROM CUSTOMER	150.00	8400.00
1/15/29	PAYROLL	50.00	8350.00
2/1/29	RECEIVED FROM CUSTOMER	100.00	8450.00
2/15/29	PAYROLL	50.00	8400.00
3/1/29	RECEIVED FROM CUSTOMER	150.00	8550.00
3/15/29	PAYROLL	50.00	8500.00
4/1/29	RECEIVED FROM CUSTOMER	100.00	8600.00
4/15/29	PAYROLL	50.00	8550.00
5/1/29	RECEIVED FROM CUSTOMER	150.00	8700.00
5/15/29	PAYROLL	50.00	8650.00
6/1/29	RECEIVED FROM CUSTOMER	100.00	8750.00
6/15/29	PAYROLL	50.00	8700.00
7/1/29	RECEIVED FROM CUSTOMER	150.00	8850.00
7/15/29	PAYROLL	50.00	8800.00
8/1/29	RECEIVED FROM CUSTOMER	100.00	8900.00
8/15/29	PAYROLL	50.00	8850.00
9/1/29	RECEIVED FROM CUSTOMER	150.00	9000.00
9/15/29	PAYROLL	50.00	8950.00
10/1/29	RECEIVED FROM CUSTOMER	100.00	9050.00
10/15/29	PAYROLL	50.00	9000.00
11/1/29	RECEIVED FROM CUSTOMER	150.00	9150.00
11/15/29	PAYROLL	50.00	9100.00
12/1/29	RECEIVED FROM CUSTOMER	100.00	9200.00
12/15/29	PAYROLL	50.00	9150.00
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3/1/30	RECEIVED FROM CUSTOMER	150.00	9450.00
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5/15/30	PAYROLL	50.00	9550.00
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9/1/30	RECEIVED FROM CUSTOMER	150.00	9900.00
9/15/30	PAYROLL	50.00	9850.00
10/1/30	RECEIVED FROM CUSTOMER	100.00	9950.00
10/15/30	PAYROLL	50.00	9900.00
11/1/30	RECEIVED FROM CUSTOMER	150.00	10050.00
11/15/30	PAYROLL	50.00	10000.00



PRIOR TO LAND DISTURBANCE
EROSION CONTROL PLAN
SCALE: 1" = 50'-0"



EXCAVATION COMPLETION
EROSION CONTROL PLAN
SCALE 1" = 50'-0"

--- SILT FENCE
 TURF REINFORCEMENT MAT

- SEEING**



PERMIT SET

DATE		 UHL ENGINEERING, INC. Kansas City (913) 386-2870	
1215 Mainline Lane Kansas City, Kansas		1215 Mainline Lane Kansas City, Kansas	
SHEET NO. 1215-1 OF 1215-1	TITLE EROSION CONTROL PLAN	DRAWING NO. C02	



Figure 3 Photo provided by applicant



Figure 4 Photo provided by applicant



Figure 5 Photo provided by applicant

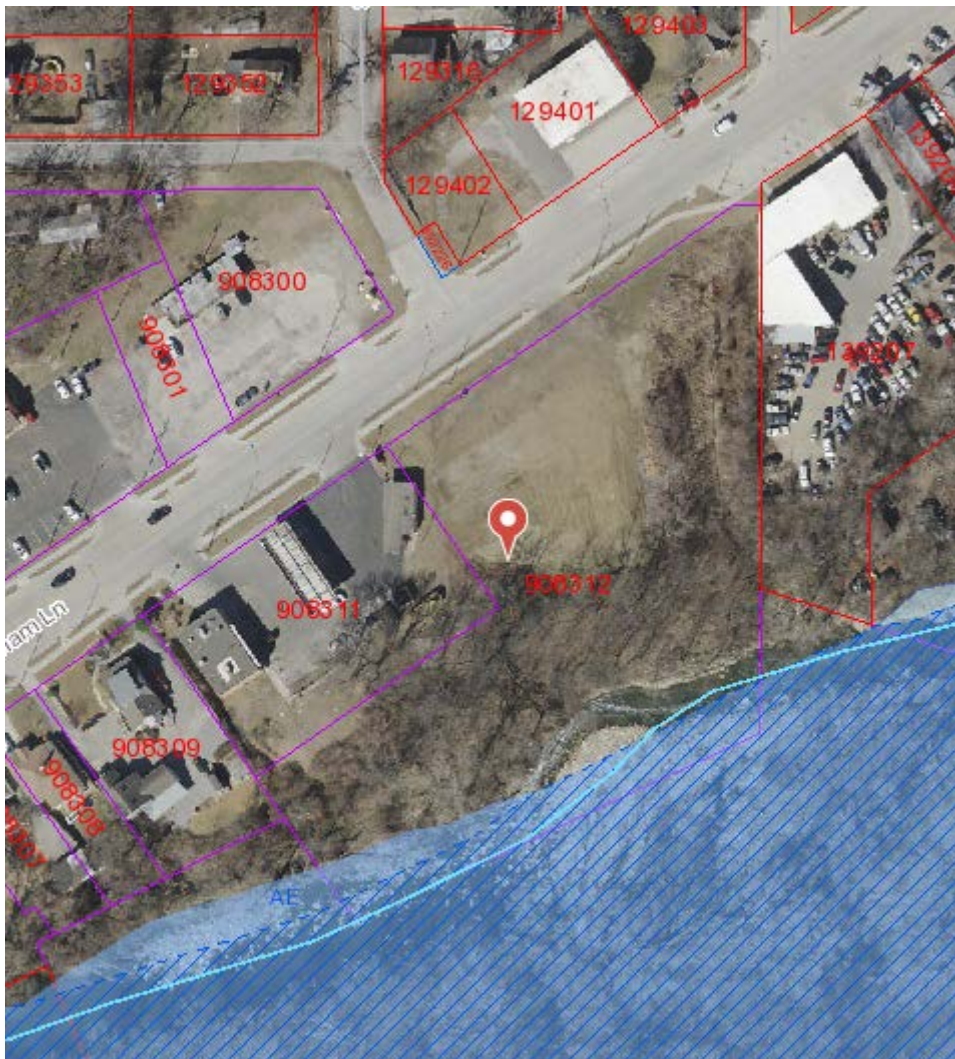


Figure 6 Floodplain Boundaries

Dated 06-21-2019

SIGN IN SH

JEFFREY HILL

1221 LAWTON LANE

K.S.C. KS. 66103

✓

ELIZABETH JILSON

1221 LAWTON LANE

K.S.C. KS. 66103

✓

Jesus Pantoja

2542 S 12th ter.

Kansas City KS 66103

✓

Guadalupe Corona

2542 S 12th ter

Kansas City KS 66103

✓

Figure 7 Neighborhood Meeting Sign-in Sheet

AFFIDAVIT -- NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Johnson) SS:

Comes now Aurangelia Mann, of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2019-77
2. That I conducted a neighborhood meeting on June 21, 2019.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

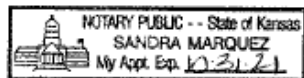
Further affiant saith not.

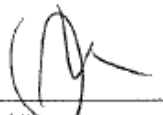


Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24th day of June, 2019.

My commission expires 10 of 31, 2021





Notary Public

Figure 8 Neighborhood Meeting Affidavit

Neighborhood Meeting Minutes June 21, 2019

Application Number: SP-2019-77

Date: June 21, 2019

Location: FOP Lodge #4, 7846 Leavenworth Rd., KCKS 66109

Meeting called to order at: 5:55 p.m.

Names of people in attendance:

Jeffrey Hill, 1221 Lawton Lane, KCKS 66103

Elizabeth Johnston, 1221 Lawton Lane, KCKS 66103

Jesus Lantoyo, 2542 12th Terrace, KCKS 66103

Guadalupe Corona, 2542 12th Terrace, KCKS 66103

Introductions:

Ali: My name is Ali Khan and I own the property.

Janice: My name is Janice and I am here to take minutes and assist.

Elizabeth: I am here representing Erin with the Rosedale Development Association.

Jeffrey: I live close to the property.

Jesus: I am Jesus and this is my wife Guadalupe. We own a restaurant across the street.

Presentation:

Presentation by applicant, Ali Khan with assistance from Janice Suddath.

Presentation by Ali Khan:

Ali presented the fact as follows:

Purpose of the Special Permit is to correct an issue with the dirt that was put in place by another company. It was put in incorrectly and he needs a permit to have that dirt moved in order to comply with the City requirements for the Flood Plan.

PAGE 1

Figure 9 Neighborhood Meeting Minutes

Questions and Answers:

Telephone Questions prior to the meeting:

Phone call from Eric: What was the purpose of the meeting:

Response from Ali: To get a permit to move dirt to meet City requirements.

Phone call from Erin with Rosehill Development Association: Are you going to put a truck stop there.

Response from Ali: No. We're just moving some dirt to meet City requirements.

Questions during meeting:

Q: Elizabeth: Are you planning on putting a truck stop at that location?

A: Ali: No there is no plan to put in a truck stop at all.

There was some discussion as to why a truck stop would be a problem, the fumes specifically being mentioned. Comments that the diesel fuel would be an issue for the neighborhood and those who lived close.

Comment: Jeffrey: I live very close and would have a problem with diesel fumes.

Comment: Janice: Diesel fumes would of course be a problem when there are residential areas so close.

Comment: Ali: Again, there will not be a truck stop there.

Q: Elizabeth: Why were all of the trees take down?

A: Ali: I don't know.

Q: Elizabeth: Who paid for them to come in and do all of that work.

A: Ali: I didn't pay for it, they just offered me free dirt.

Comment: Jeffrey: That is what bothers me the most is that the trees were removed.

Q: Elizabeth: Someone had to take down the trees. It is your land, you have to know who paid to have the trees removed.

(Note: after meeting we realized that it was primarily shrubs and brush that were removed and that it is possible that all of the removal was actually not on the property that is owned by Ali Khan, but is a part of the flood plan, as it is right next to the creek.)

Q: Elizabeth: But who paid for the work? It seems like you are dodging my questions. You have to know.

A: Ali: I really don't know who paid for it.

A: Janice: He really doesn't know. He just made a mistake

A: Ali: I did make a mistake and I'm trying to correct it was this permit to move the dirt.

Q: Elizabeth: Why did you buy the property?

A: Ali: It was a good investment. There was also a lot of drugs going on in that area and people sleeping in the abandoned building, which I didn't like so close to my property and wanted to try to improve.

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Figure 10 Neighborhood Meeting Minutes Cont.

Q: Elizabeth: What were you thinking when you bought the property. What did you want to do with it?

A: Ali: I thought it was a good investment and I was thinking about different possibilities, kids play area, bank, bakery, but they were all just ideas.

Q: Elizabeth: Who did the work?

A: Ali: It was Phillips Hardy.

Q: Elizabeth: Are they related to Phillips 66?

A: Ali: No. They are a construction company. They have been working on the SW Boulevard Project.

A: Janice: The company is a contractor that works on projects for flood areas doing a lot of government work.

There was more discussion about Ali being approached by Phillips Harding about the dirt and the other projects that they were working on at the time. Ali said that the Phillips Harding representative told him it was:

35% MO

15% KS

50% FEMA

A: Janice: *Addressing Elizabeth*, That should answer the question regarding who paid for the work done by Phillips Harding.

Q: Elizabeth: When would you plan on developing the land?

A: Ali: I hope I can within the next 10 years.

Q: Elizabeth: What are you going to do with the dirt exactly?

A: Ali: I am doing with the City said I needed to be done. I had a Civil Engineer come out and give me plans on what needed to be done.

Further discussion wanting to know exactly what the plans were for the dirt and where they were document. Ali went and got the Engineer's plans and laid them out on the table. Since it only included the property at 1215 Merriam Lane and did not include the property where the store is located, it was difficult to orient the topographical drawings.

Q: Elizabeth: When would you plan on developing the land?

Comment: Ali: Ali again made the point that the purpose of this meeting was about fixing the problem with the dirt, not future use of the property.

Comment: Elizabeth: I don't want to hear any more about the dirt.

A: Ali: I hope I can do something with it within the next 10 years.

Q: Elizabeth: Do you have a business partner?

A: Ali: Not now.

PAGE 3

Figure 11 Neighborhood Meeting Minutes Cont.

Comment: Jeffrey: What's bugging me is that I heard about it because we heard there was a development going in there.

Comment: Elizabeth: We want you to respect the neighborhood.

Q: Elizabeth: Are you going to replant trees?

A: Ali: Not all of them but a couple. I want to have a green space.

Q: Janice to Elizabeth: Let me ask you, what would you want done with the property and what would you not.

A: Elizabeth: I'm glad you asked. We would NOT want anything that would bring more gas vehicles to the neighborhood. We would want a florist, or park, or daycare, a grocery. We are a food desert.

A: Jeffrey: Some type of Commerce. Something good for the neighborhood.

Q: Elizabeth: So, are we done here?

A: Yes, unless anyone has any other questions.

Meeting adjourned at: 7:00 p.m.

Minutes taken by Janice Suddath

Notes:

These meeting minutes are not necessarily word for word but are a paraphrase of the remarks.

Comments or questions that were repetitive were not necessarily included unless necessary to understand the meaning of the information.

To clarify, the question was asked about whether Mr. Khan had a business partner. He understood her to mean a partner on this specific project/store. He responded that he does not. However, he does have a business partner. However, that partner is not involved in this project or in any day-to-day operations of this store or the adjacent land.

Figure 12 Neighborhood Meeting Minutes Cont.



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: October 31, 2019
Re: Petition #SP-2019-96

GENERAL INFORMATION

Applicant:
Joe Heidrick

Status of Applicant:
Property Owner
625 West 58th Terrace
Kansas City, Kansas

Requested Action:
Approval of Special Use Permit

Date of Application:
July 26, 2019

Purpose:
Approval of Special Use Permit
to operate an AirBnB on property

Property Location:
3147 West 45th Avenue



Commission Districts:

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

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:** Single Family Home
South: Single Family Home
East: Single Family Home
West: Single Family Home

Total Tract Size: .23 acre

Master Plan Designation: The City-Wide Master Plan designates this property as low density residential

Major Street Plan: The Major Street Plan classifies 45th Avenue as a local residential street.

Advertisement: The Wyandotte Echo – August 15, 2019
Letters to Property Owner – August 14, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Joe Heidrick of Cactus Bed Properties, requests a Special Use Permit to operate an AirBnB. Mr. Heidrick and his wife wish to provide lodging for patients and hospital staff needing to remain within close proximity to KU Med Center. The maximum number of renters allowed to stay at the house will be limited to 5 and the maximum number of cars will be 3. There is a long driveway on the property for the cars to park on. Street parking will not be necessary.

City Ordinance Requirements:

Chapter 27 - Planning and Development
Article VI - Administration and Review Procedures
Sec. 27-214 – Special Use Permit
Article VIII – Zoning
Division 6 – Special Use Permits

FACTORS TO BE CONSIDERED

1. *The Character of the Neighborhood.*

The neighborhood is primarily residential in nature, with single family homes surrounding the property. The property is within proximity to Mission Road, which has small commercial businesses and restaurants.

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 residential in nature. The proposed use should be compatible with the surrounding uses and zoning, as long as the AirBnB unit is managed properly. AirBnB operations have the potential to create issues related to parking and noise, of which the applicant will have to manage.

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

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

The property is not vacant.

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

Special Use Permits are not addressed in the Master Plan.

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

There is potential for an increase in vehicular traffic to the property, however, vehicular traffic will not exceed the capacity of the street network to accommodate it. According to the applicant, there is plenty of room for parking in the driveway. Street parking should not be needed.

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

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

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

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

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

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

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

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

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

The relative gain or loss to the public health, safety, and welfare is likely to be minimal. If denied, the applicant will not be able to use this property as an AirBnB unit and will need to make alternative plans for the property.

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

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

PREVIOUS ACTIONS

Special Use Permit for other short-term rental property owned by Mr. Heidrick: #SP-2018-79. Renewal of this Special Use Permit: #SP-2019-92

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on August 26, 2019, information attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2019-96, subject to:

Urban Planning and Land Use Comments:

1. How will you communicate with the neighbors?
2. How will you pay appropriate lodging taxes?
3. How many rooms are rented?
Applicant has stated that there are two bedrooms in the house.
4. What is the maximum number of people that will be staying at any one time?
Applicant has stated that there will be a maximum of 5 guests staying at the house at any given time.
5. What is the maximum number of vehicles and where will they park?
Applicant has stated that there will be a maximum of three vehicles. They will park on the driveway. Street parking will not be necessary.
6. How often are guests in the residence?
Applicant has expressed intention to rent to patients and staff of the hospital, so presence in the residence would be as needed.
7. Do you have a rental license from the Unified Government?
Applicant has stated that they are in the process of obtaining a rental license for this property. They are waiting on inspection dates.
8. Provide a detailed description of the areas rented for AirBNB.

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 re 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
9. Approval for one (1) year.

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-2019-96** subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Site Photos
Zoning Map
Business Plan
Neighborhood Meeting Minutes

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	October 14, 2019	October 31, 2019
Special Use	Approval	

STAFF CONTACT: Shana Shanteau
 sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-96** 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-2019-96**, 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 14, 2019 City Planning Commission Minutes:

Hearing Starts At 3:03:

SPECIAL USE PERMIT APPLICATION #SP-2019-96 – JOE HEIDRICK WITH CACTUS BED PROPERTIES, LLC – SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB at 3147 West 45th Avenue.

Detailed Outline of Requested Action: The applicant, Joe Heidrick of Cactus Bed Properties, requests a Special Use Permit to operate an AirBnB. Mr. Heidrick and his wife wish to provide lodging for patients and hospital staff needing to remain within close proximity to KU Med Center. The maximum number of renters allowed to stay at the house will be limited to 5 and the maximum number of cars will be 3. There is a long driveway on the property for the cars to park on. Street parking will not be necessary.

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 14, 2019
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 August 15, 2019; and
7. The Notices to property owners dated August 14, 2019.

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, Cactus Bed Properties, LLC, 625 West 58th Terrace, Kansas City, Missouri
- ❖ Erin Stryka, Director of Rosedale Development Association, 1403 Southwest Boulevard, Kansas City, Kansas 66103

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts 3:09:50: Planning Director Richardson stated that the staff is working through the short-term rental/AIRBNB in revising the zoning code. It seems to him that the general feeling of this topic is if they are going to be in your home with you, with a few exceptions, it is probably okay. Most of the opposition has been when people do not live there. The most recent discussion with the zoning code has been to allow them if you are living in the home at the time they are there unless there is some type of problem. If there were complaints, then they would have to get a special use permit. If you did not live on the site, you would have to get a special use permit. He stated that the staff will continue to track numbers; staff has a good idea of what is in the community now. Short-term rentals/AIRBNBs are more localized in the Rosedale community than the rest of the city, but they only represent a quarter of the ones in the community right now. He stated that he thinks that unless there is a more significant amount probably what is going on now is okay and the staff is monitoring it. That is all subject to the Zoning Ordinance Steering Committee and public hearings.

Motion and Vote Starts 3:15:16:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2019-96:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How will you communicate with the neighbors?
2. How will you pay appropriate lodging taxes?
3. How many rooms are rented?
Applicant has stated that there are two bedrooms in the house.
4. What is the maximum number of people that will be staying at any one time?

Applicant has stated that there will be a maximum of 5 guests staying at the house at any given time.

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

Applicant has stated that there will be a maximum of three vehicles. They will park on the driveway. Street parking will not be necessary.

6. How often are guests in the residence?

Applicant has expressed intention to rent to patients and staff of the hospital, so presence in the residence would be as needed.

7. Do you have a rental license from the Unified Government?

Applicant has stated that they are in the process of obtaining a rental license for this property. They are waiting on inspection dates.

8. Provide a detailed description of the areas rented for AirBNB.

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 re 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**

9. Approval for one (1) year.

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









3147 W 45th Ave Kansas City, KS 66103
Special Use Permit Application

Legal Description:

The East 1/2 of Lot 13, RHINEHART'S SUBDIVISION, an addition in Kansas City, Wyandotte County, Kansas, according to the recorded plat thereof.

My wife and I purchased this property as owners of Cactus Bed Properties LLC. We currently own a short term rental on Lloyd Street in Kansas City, KS and Rainbow Blvd providing patients and their families with a place to stay close to the hospital during treatment. It I our plan to offer the same type of short term rental at this location as a smaller option. The house was finished and renovated to accommodate a 17 year old from Hill City, Kansas who was needing to be in the area for 6 months for a bone marrow transplant.

The house has been fully renovated and ideal for short term rental. There are 2 bedrooms, 1 bath. This property is located on a quiet street ideal for families needing a quiet place to stay close to the hospital. Our plan is to advertise the property to healthcare providers and social workers in the area.

We have met with all of the neighbors surrounding the property and expressed our intention. They are very open to this plan and appreciate the upgrades we have made to the house and neighborhood.

The maximum number of people we will allow to stay in the house is 5 and the maximum number of cars is 3. There is a long ~70 ft drive way to easily accommodate 3 vehicles without requiring street parking.

We are in the process of obtaining a rental license for this property and simply waiting for inspection dates. As we have done with our other properties, this will ensure a safe environment.

On Monday August 26th a neighborhood meeting was held at 3147 W 45th Ave to discuss the Special Use Permit for this location.

3 neighbors attended the meeting and are as follows:

Christabell Villaalbazo	3134 W 45 th Ave
Ricardo Villalbazo	3142 W 45 th Ave
Pete Booher	3148 W 45 th Ave

- All neighbors who attended the meeting were very supportive of the permit and very happy with the renovations that have been made to improve the property.
- The only concern raised was parking by Pete. He had indicated that previous tenants would have cars parked in the yard and there were 5-6 cars there at times.
- Pete's concerns were mediated by letting him know the maximum number of cars at any point will be 2.
- There were no other concerns



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: October 31, 2019
Re: Petition #SP-2019-100

GENERAL INFORMATION

Applicant:
Desiree Monize/
Cameron Erlandson

Status of Applicant:
Desiree Monize, CEO
Cameron Erlandson, COO
Avenue of Life

Requested Action:
Special Use Permit for the
operation of a group home
for homeless teenagers

Date of Application:
August 29, 2019

Purpose:
To operate a group home
for homeless youth

Property Location:
3535 Wood Ave.



Commission Districts:

1. Commissioner At Large: Melissa Bynum
2. District Commissioner: Harold L. Johnson, Jr.

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

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

South: R-1(B) Single Family District

East: R-1(B) Single Family District/RP-5 Apartment District

West: R-1(B) Single Family District

Existing Uses: **North:** Single Family Homes

South: Single Family Residential

East: Church/Single Family Homes/Apartments

West: Vacant Lot

Total Tract Size: 1.36 acres

Master Plan Designation: The Master Plan designates this area as Urban Density

Major Street Plan: The Major Street Plan designates Wood Avenue as a local street

Advertisement: The Wyandotte Echo – September 19, 2019

Letters to Property Owner – September 12, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicants, Desiree Monize and Cameron Erlandson, of Avenue of Life, request a Special Use Permit to operate a transitional housing facility for homeless teens that are referred by USD 500 as needed. This property has previously been used as a home for teens under different ownership (SP-2016-37 and renewal SP-2018-46).

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

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

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

The zoning and uses are set out above. Zoning for the property permits a single-family home, however, this site has been used as a youth home in the past.

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

A youth home may detrimentally affect nearby property if not managed properly, however, if maintained and kept properly secure, this use could be a positive environment for the residents and a great asset to the community.

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

The applicant states that according to a member of the Blue Door staff, September 1, 2018 was the last day youth were living in the home.

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

Special Use Permits are not addressed in the Master Plan.

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

The proposed use should not result in vehicular traffic exceeding the capacity of the street 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 arguably necessary for the convenience and welfare of the public as there is a great need for housing and care for homeless teens in Kansas. The use, however, may alter 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.*

The proposed use will not create these issues.

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

The proposed use will not pollute 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.

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

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

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

PREVIOUS ACTIONS

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

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

This property was previously used as a youth home in 2016 under the organization, the Blue Door Project (SP-2016-37), and a renewal for the Special Use Permit was granted in 2018 (SP-2018-49).

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 30, 2019; information attached.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2019-100, subject to:

Urban Planning and Land Use Comments:

1. What is the maximum number of children that will be living in the home?

Applicant Response: The first year there will be between 5 and 12 girls determined by the need and through referral from Kansas City, Kansas public schools. The home will house up to 30 youth including boys. There are separate doors and housing for boys and girls. There is common space for meals and programs before and after school as well as a large fenced back yard for recreation and activities.

2. What are the ages of the children that will be living there?

Applicant Response: The teens will be referred to the Avenue Youth House by the school district's McKinney-Vento liaison. These youth will be high school students on pace toward graduation with a desire to move toward career/college. They will be high-school age, 16-18 years old.

3. Are there any staff members that will be living there as well? If so, how many?

Applicant Response: We do not currently plan to have any staff members living on site. Both approaches can be very effective with youth transitional housing. We have opted to have multiple shifts of staff rotating to ensure 24/7 oversight with a minimum of two staff on site at all times.

4. Will there be at least one staff member present at all times? How many staff members will be there on a regular basis?

Applicant Response: We will have two staff members on site at all times and sometimes more depending on the programming designed for the development of the youth. There will also be multiple high capacity professional volunteers on campus providing after school activities. During waking hours one of the staff members will be from our case management team (social workers, therapists, etc.) and the other staff member will be a tech who will assist with the logistics of the program as well as providing a secure environment for our youth. Our staff and volunteers will have interior and exterior cameras and sensors on the windows to ensure the safety of the teens. The backyard has a 10 foot fence to ensure privacy and additional security. The home is ADA compliant, with fire sprinklers and magnetic doors throughout as well as provided separate living areas for boys, girls, and/or individuals with disabilities.

5. In addition to going to school, will residents have jobs outside of the home? If so, what will be the mode of transportation?

Applicant Response: Our goal is to provide the stability and encouragement of what a youth would experience in a traditional home.

The youth living at the house desire to graduate high school and move forward to career/college. If they would like to work part-time, we would encourage them toward that as an area of growth as well as help them understand the importance of time management, budgeting, and financial management. They could utilize public transportation or, if they have a vehicle, they would use their own vehicle.

6. Please explain how you intend to handle issues that may arise such as property damage, runaway youth, battery, etc.

Applicant Response: The youth living at the youth house will have 'opted-in' to live at the youth house and will have been vetted by the school district for being a good fit for the program of development that is being provided for them. The youth that will live in this home are not foster children nor are they required to live at the youth house through any state guardianship. Moving into this home will be their choice and it is being to provide them the stability they need to achieve their goals. Upon making the decision to live at the youth house they will have agreed to the rules of the house, such as treating one another with kindness and respect, and appropriate curfew, etc. While teenagers can make poor decisions from time to time, certain behaviors such as property damage or battery would be grounds for dismissal from the house.

7. Where will staff park?

Applicant Response: Applicant has stated that staff parking will be available in the parking lot of the church next door, Grace Lutheran Church. Applicant has provided a Shared Parking Agreement signed by the church representative.

8. Approved period for two (2) years.

Business License Comments:

After SUP approval in 2016, application was filed with our office for group home operated as "THE BLUE DOOR PROJECT Inc.". If this application is made under that same organization, they have filed required supporting IRS documentation. If this application is being made under a different entity, they would need to file their own occupation tax application with this office.

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-2019-100 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Zoning Map
Floor Plans
Site pictures
Business Plan
Neighborhood Minutes
Shared Parking Agreement

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	October 14, 2019	October 31, 2019
Special Use	Approval	

STAFF CONTACT: Shana Shanteau
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #SP-2019-100 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-2019-100**, 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 14, 2019 City Planning Commission Minutes:

Hearing Starts At 3:15:50:

SPECIAL USE PERMIT APPLICATION #SP-2019-100 – DESIREE MONIZE WITH AVENUE OF LIFE, INC. – SYNOPSIS: Special Use Permit for a transitional group home for teenagers at 3535 Wood Avenue.

Detailed Outline of Requested Action: The applicants, Desiree Monize and Cameron Erlandson, of Avenue of Life, request a Special Use Permit to operate a transitional housing facility for homeless teens that are referred by USD 500 as needed. This property has previously been used as a home for teens under different ownership (SP-2016-37 and renewal SP-2018-46).

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 14, 2019
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 September 19, 2019; and
7. The Notices to property owners dated September 12, 2019.

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

Present in Support:

- ❖ Cameron Erlandson, Operations Director of Avenue of Life, Inc., representing the applicant
- ❖ Dr. Evelyn Hill, 640 Washington Boulevard, Kansas City, Kansas, former president of the Board of Education

NOTE: First recording stopped at 3:22:47 and a new session started.

- ❖ Lisa Garcia-Stewart, 12817 Lathrop, Kansas City, Kansas (USD 500)
- ❖ Taylor Penrod, 3531 Ruby Avenue, Kansas City, Kansas (CEO Barefoot Mission)

Present in Opposition:

❖ No one appeared

Staff Recommendation Starts 6:58: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 7:05:

On motion by Ms. Jones, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2019-100:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

1. **What is the maximum number of children that will be living in the home?**

Applicant Response: The first year there will be between 5 and 12 girls determined by the need and through referral from Kansas City, Kansas public schools. The home will house up to 30 youth including boys. There are separate doors and housing for boys and girls. There is common space for meals and programs before and after school as well as a large fenced back yard for recreation and activities.

2. **What are the ages of the children that will be living there?**

Applicant Response: The teens will be referred to the Avenue Youth House by the school district's McKinney-Vento liaison. These youth will be high school students on pace toward graduation with a desire to move toward career/college. They will be high-school age, 16-18 years old.

3. **Are there any staff members that will be living there as well? If so, how many?**

Applicant Response: We do not currently plan to have any staff members living on site. Both approaches can be very effective with youth

transitional housing. We have opted to have multiple shifts of staff rotating to ensure 24/7 oversight with a minimum of two staff on site at all times.

4. Will there be at least one staff member present at all times? How many staff members will be there on a regular basis?

Applicant Response: We will have two staff members on site at all times and sometimes more depending on the programming designed for the development of the youth. There will also be multiple high capacity professional volunteers on campus providing after school activities. During waking hours one of the staff members will be from our case management team (social workers, therapists, etc.) and the other staff member will be a tech who will assist with the logistics of the program as well as providing a secure environment for our youth. Our staff and volunteers will have interior and exterior cameras and sensors on the windows to ensure the safety of the teens. The backyard has a 10 foot fence to ensure privacy and additional security. The home is ADA compliant, with fire sprinklers and magnetic doors throughout as well as provided separate living areas for boys, girls, and/or individuals with disabilities.

5. In addition to going to school, will residents have jobs outside of the home? If so, what will be the mode of transportation?

Applicant Response: Our goal is to provide the stability and encouragement of what a youth would experience in a traditional home. The youth living at the house desire to graduate high school and move forward to career/college. If they would like to work part-time, we would encourage them toward that as an area of growth as well as help them understand the importance of time management, budgeting, and financial management. They could utilize public transportation or, if they have a vehicle, they would use their own vehicle.

6. Please explain how you intend to handle issues that may arise such as property damage, runaway youth, battery, etc.

Applicant Response: The youth living at the youth house will have 'opted-in' to live at the youth house and will have been vetted by the school district for being a good fit for the program of development that is being provided for them. The youth that will live in this home are not foster children nor are they required to live at the youth house through any state guardianship. Moving into this home will be their choice and it is being to provide them the stability they need to achieve their goals. Upon making the decision to live at the youth house they will have agreed to the rules of the house, such as treating one another with kindness and respect, and appropriate curfew, etc. While teenagers can make poor decisions from time to time, certain behaviors such as property damage or battery would be grounds for dismissal from the house.

7. Where will staff park?

Applicant Response: Applicant has stated that staff parking will be available in the parking lot of the church next door, Grace Lutheran Church. Applicant has provided a Shared Parking Agreement signed by the church representative.

8. Approved period for two (2) years.

Business License Comments:

After SUP approval in 2016, application was filed with our office for group home operated as "THE BLUE DOOR PROJECT Inc.". If this application is made under that same organization, they have filed required supporting IRS documentation. If this application is being made under a different entity, they would need to file their own occupation tax application with this office.

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.

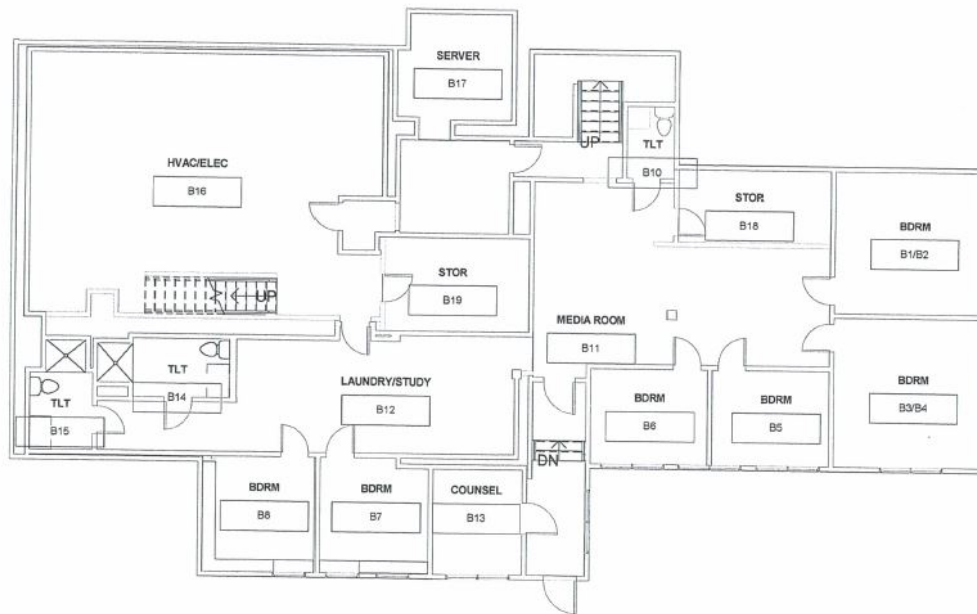
C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:

1) None



Avenue of Life Inc., in partnership with USD 500, the Department for Children and Families, as well as with 40+ other partner organizations (government, for-profit, non-profit, etc.) has been working diligently over the last four years to end student homelessness in Wyandotte County. When we started there were more than 1400 children identified as homeless. Since starting the Impact KCK program we have reduced that number to less than 500. Of those 500 students, almost 90 are identified as unaccompanied youth. This means that they have no parent or guardian to care for them. These youth are young people who want to graduate high school but have no parent or guardian to provide support. Our youth house will provide housing, therapy, training in areas such as entrepreneurship, budgeting, life skills, etc., and help these young people transition to college and career. The school district will refer all youth who stay at the transitional youth home and will ensure that they are transported to/from school in USD 500.

The property at 3535 Wood Ave in Kansas City, KS has been a place of service to the community from it's beginnings. Originally, it was a convent. Then the property was used by Carolyn Cofield to serve and support pregnant teenagers. Most recently it was used as a home for foster children by the Blue Door Project. When the CEO of the Blue Door Project found she had cancer, the organization (along with many others in the community) asked Desiree Monize of Avenue of Life to continue to use the property to serve teenagers in Wyandotte County. Avenue of Life purchased and renovated the property with the desire to provide opportunities for teenagers who have no guardian, but are working hard to graduate high school and move forward toward college and career.



① Basement Floor
3/32" = 1'-0"

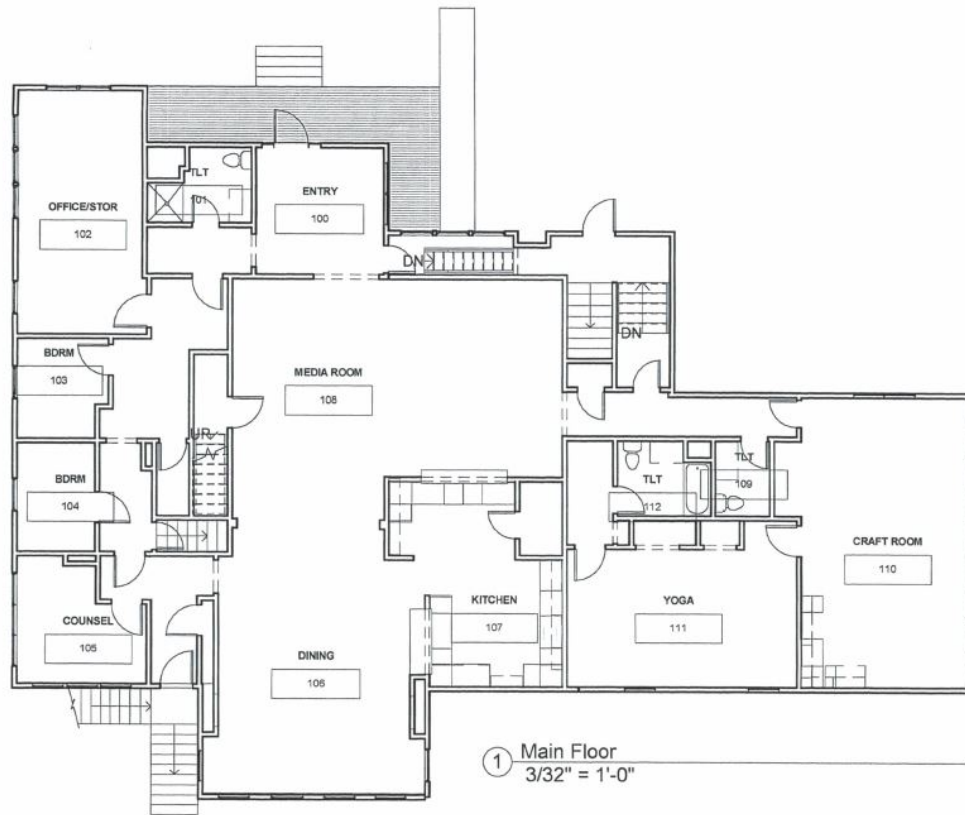
AVENUE YOUTH HOUSE

BASEMENT FLOOR

3535 WOOD AVENUE
KANSAS CITY, KS 66102

TRAN+THOMAS
DESIGN STUDIO

05/15/19



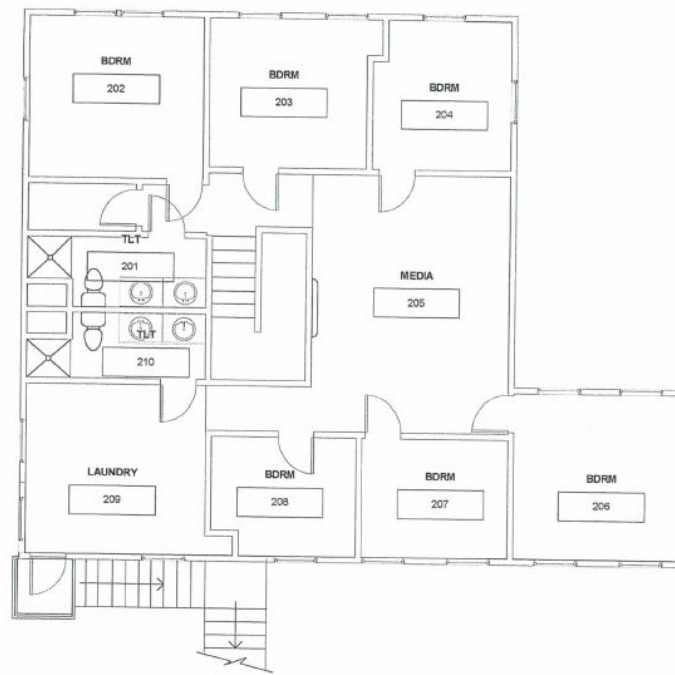
AVENUE YOUTH HOUSE

MAIN FLOOR

3535 WOOD AVENUE
KANSAS CITY, KS 66102

TRAN+THOMAS
DESIGN STUDIO

05/15/19



① Second Floor
1/8" = 1'-0"

AVENUE YOUTH HOUSE

SECOND FLOOR

3535 WOOD AVENUE
KANSAS CITY, KS 66102

TRAN+THOMAS
DESIGN STUDIO

05/15/19

Date: September 10, 2019

Name
Address
City/State/Zip

SUBJECT: Neighborhood Meeting

I/We have filed an application with the Department of Urban Planning and Land Use # SP-2019-99 - 3535 Wood Avenue

The purpose of this is for a special use permit
at the following address: 3535 Wood Ave. Kansas City, KS 66102

I/We am having a neighborhood meeting on Friday, September 20, 2019 at 5:30 p.m. at the following address 3535 Wood Ave. Kansas City, KS 66102.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns you may have.

I look forward to seeing you at the neighborhood meeting. If you are unable to attend, please contact me at the address/phone number listed below.

Sincerely,

Desiree Monize
CEO/Executive Director
Avenue of Life
913.521.2252



"breaking the cycle of poverty
through community development"

PO Box 34495 Kansas City, MO 64116

executivedirector@avenueoflife.org www.avenueoflife.org

Community Meeting September 20, 2019

Application Number: SP-2019-100

Date and Location:

Friday, September 30 5:30pm
3535 Wood Avenue
Kansas City, Kansas 66102

Meeting Called to Order at 5:43pm

Names of People in Attendance:

Cameron Erlandson, Avenue of Life Operations Director
Taylor Penrod, Barefoot Mission CEO
Dr. Evelyn Hill, Avenue of Life Community Engagement Director
Desiree Monize, Avenue of Life Executive Director
Jessica Smith, USD 500 McKinney-Vento Program Liaison
Rhodessa Jackson, Resident
Mable Lowery, Resident

Introductions

Each individual attending the meeting introduced him/herself.

Presentation

Cameron Erlandson presented information regarding the following topics:
Avenue of Life's history and staff experience
Avenue of Life's Impact KCK Program, it's extensive collaborative network, and it's effectiveness in solving child homelessness in the USD 500
Avenue of Life's partnership with the USD 500 and the McKinney-Vento Liaison
The need for safe, stable housing of unaccompanied youth identified by the USD 500
Programming to be provided at the Avenue Youth House
24 hours per day, 7 days per week dedicated staff
Case management Navigators dedicated to students until they are 24 years old
The proposed number of youth to reside at the Avenue Youth House
Youth will exclusively be referred by the USD 500
Renovations already completed at 3535 Wood Avenue in preparation of opening



"breaking the cycle of poverty
through community development"
PO Box 34495 Kansas City, MO 64116

executivedirector@avenueoflife.org www.avenueoflife.org

Community Meeting September 20, 2019

The property's history of serving the community
Avenue of Life's desire to be active participants and partners with the Kensington neighborhood

Questions/Concerns

Jessica Smith (USD 500 School Liaison) explained the McKinney-Vento Federal Program and recounted that she had requested Avenue of Life find a house dedicated to the unaccompanied youth who had been identified in the district, and that Desiree Monize had quickly found a perfect solution at the 3535 Wood Avenue location for the Avenue Youth House. She especially liked that the house would feel like an actual home, rather than a group home, and provide the long-term stability her students need with best-practices.

Dr. Evelyn Hill (Avenue of Life Community Engagement Director) expressed her excitement that, as former President of the USD 500 School Board, this house would fulfill the safety needs of the unaccompanied youth living in the district. She shared that the house will have security measures in place, such as magnetic doors, window sensors, cameras, sprinklers, and 2 staff at all times.

Rhodesa Jackson (Resident) asked if the parents of the unaccompanied youth are involved with their children after they are declared "unaccompanied"

Jessica Smith (USD 500 School Liaison) answered that 90% of the time the parents are not in the picture, and the youth desire to finish high school but lack the paperwork needed (ID, Birth Certificate, Medical, etc.) to proceed without assistance that is provided through the McKinney-Vento Act for unaccompanied youth.

Taylor Penrod (Barefoot Mission CEO) shared that she wants to provide holistic care to the youth that reaches mind, body and soul. Mind - tutors, trade school opportunities, entrepreneurial training. Body - garden beds provided by Cultivate KC, chefs teaching cooking and nutrition classes, yoga and Zumba. Soul - voluntary church bible studies, mentoring.

Desiree Monize (Avenue of Life CEO) shared that financial independence will be an educational focus. Avenue of Life intends to recruit partners to invest in savings match



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**Community Meeting
September 20, 2019**

incentives, scholarships to vocational and 4-year educational programs, financial coaching,
and employment services/coaching.

Cameron asked if any questions remained, to which there were none.

Meeting adjourned at 6:08pm, and participants were invited to tour the facility.

AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas)
) SS:
COUNTY OF Wyandotte)

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

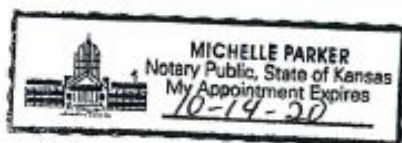
1. That I am the petitioner for Petition # SP-2019-100.
2. That I conducted a neighborhood meeting on 9/20/19.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Desiree King 9/25/19
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 25th day of September, 2019.

My commission expires 14th of October, 2020.



Michell Parker
Notary Public

Avenue of Life

Community Information Meeting

September 20th 2019

[illegible]

September 20th 2019

[illegible]

SHARED PARKING AGREEMENT

This Shared parking agreement is written confirmation of a verbal agreement entered into May 24th, 2019 by Grace Lutheran Church and between Avenue of Life, Inc.

Grace Lutheran Church agrees to allow Avenue of Life staff, volunteers, and residents to use the church's parking lot for parking. In return Avenue of Life will mow and maintain the yard within the fence line of 3337 Wood Avenue. This agreement will be in effect for five (5) years from the beginning of the agreement.

Avenue of Life agrees to utilize only the South parking lot (labeled B on the map) of Grace Lutheran Church (3333 Wood Ave. Kansas City, KS) during church services ^{to ensure} ~~to ensure~~ ^{OR OTHER CHURCH EVENTS} parishioners have unfettered access. But, Avenue of Life is free to utilize the West parking lot (labeled A on the map) as well as the South parking lot on other days of the week.

Grace Lutheran Church

Name: P. BRUNNER

Title: PRES. PRO-TEM

Signed: P. Brunner

Date: 8-25-19

Avenue of Life

Name: CAMERON ELLANDSON

Title: COO/OPERATIONS DIRECTOR

Signed: [Signature]

Date: 8/21/19















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: October 31, 2019
Re: Petition #SP-2019-101

GENERAL INFORMATION

Applicant:
Jason Newman

Status of Applicant:
Property Owner
Exzance Properties LLC
PO Box 41
Mission, KS 66201

Requested Action:
Special Use Permit for short-term rental

Date of Application:
August 30, 2019

Purpose:
To operate a short-term rental/AIRBNB

Property Location:
4112 Booth St

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



Existing Zoning: R-1(B) Single Family with Narrow Lot Design

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; RP-5
Planned Apartment District

Existing Uses: **North:** Single Family Residence
South: Single Family Residence
East: Single Family Residence
West: Single Family Residence, Apartment Residences

Total Tract Size: 0.11 acre

Master Plan Designation: Low-Density Residential

Major Street Plan: The Major Street Plan identifies 4112 Booth Street as a Local Street.

Advertisement: The Wyandotte Echo – September 19, 2019
Letters to Property Owner – September 12, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Jason Newman with Exzance Properties LLC, has applied for a special use permit to operate a short-term rental (AIRBNB) at 4112 Booth St. The applicant has provided model business plan detailing maintenance, marketing, customer service, and safety. Pictures have also been provided. The applicant has stated that they anticipate the property to be rented out for approximately twenty days of the month. The applicant has also indicated that he spoke with neighboring properties prior too filing, and to date no opposition has been registered.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is entirely industrial in nature.

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. The majority of the nearby uses are industrial or manufacturing in nature; if built and secured correctly, this use is not expected to be incompatible.

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

The removal of restrictions will not detrimentally affect nearby properties if stipulations are adhered to.

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 increase traffic to the property if it is open to the public; however, it is not expected to exceed the capacity of the street network.

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

The proposed use is not reasonably necessary for the convenience and welfare of the public. It should not have an effect on nearby properties so long as the operation is conducted in a safe and secure manner.

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

This should not be an issue.

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

The proposed use will not pollute the air, land or water so long as all lead casings are properly disposed of and air is properly filtered.

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

This is not applicable.

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

The relative gain to the public health, safety, and welfare as compared to hardship imposed on the landowners is minimal. Assuming proper security measures are in place, this operation should not cause a public safety threat.

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

The proposed use will not result in overcrowding of land.

PREVIOUS ACTIONS

Special Use Permit approved in October 2017.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 23, 2019 with no one in attendance except the applicant.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Special Use Permit Application #SP-2019-101, subject to:

Urban Planning and Land Use Comments:

1. Provide any updated pictures.

Applicant Response: Attached

2. Were neighbors consulted prior to applying for the special use permit?

Applicant Response: Yes, spoke with the neighbors to the North and South.

3. How many people can your rental accommodate?

Applicant Response: 1-6. No more than 6.

4. What is the maximum number of vehicles & where will they park?

Applicant Response: 3. Park on the driveway and/or in the garage.

5. Do you have the appropriate licensure?

Applicant Response: Yes. Business license number is 10980-00406.

6. Have you paid appropriate lodging taxes?

Applicant Response: Not applicable yet. But the hosting sites will pay the taxes once the guests begin to rent.

7. How often do you anticipate renting out your residence?

Applicant Response: I anticipate approximately 20 days a month.

8. Describe how you will maintain a safe environment including:

Applicant Response: Everything below is already in the business plan that has been submitted:

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

Applicant Response: Yes

b. GFCI outlets re required in bathrooms

Applicant Response: Yes

c. Double keyed locks are not allowed

Applicant Response: not applicable

d. Copper cannot be used for gas supply lines

Applicant Response: not applicable

e. Windows must be operable, not blocked or boarded

Applicant Response: Yes

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

Applicant Response: Yes

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

Applicant Response: Yes

h. Electric panel and circuits must be safe

Applicant Response: Yes

9. Approval period is 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

Business Licensing Comments:

1. If approved, applicant will need to file and maintain a current occupation tax application with this office.

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-2019-101 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Neighborhood Meeting Information
Business Plan
Justification of Use
Site Layout
Aerial Photograph
Pictures

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Commission
Public Hearing	October 14, 2019	October 30, 2019
Special Use	Approval	

STAFF CONTACT: **Jacob Pellegrino**
 jpellegrino@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**SP-2019-101** 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-2019-101**, 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 14, 2019 City Planning Commission Minutes:

Hearing Starts At 7:48:

SPECIAL USE PERMIT APPLICATION #SP-2019-101 – JASON NEWMAN WITH EXZANCE PROPERTIES, LLC. – SYNOPSIS: Special Use Permit for a short-term rental/AIRBNB at 4112 Booth Street.

Detailed Outline of Requested Action: The applicant, Jason Newman with Exzance Properties LLC, has applied for a special use permit to operate a short-term rental (AIRBNB) at 4112 Booth St. The applicant has provided model business plan detailing maintenance, marketing, customer service, and safety. Pictures have also been provided. The applicant has stated that they anticipate the property to be rented out for approximately twenty days of the month. The applicant has also indicated that he spoke with neighboring properties prior to filing, and to date no opposition has been registered.

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 14, 2019
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 September 18, 2019; and
7. The Notices to property owners dated September 12, 2019.

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

Present in Support:

- ❖ Jason Newman, applicant, Exzance Properties LLC

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 9:40: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 9:58:

On motion by Ms. Huey, seconded by Ms. Jones, the Planning Commission voted as follows to **recommend APPROVAL of Special Use Permit #SP-2019-101:**

Carson	Chairman
Cho	Aye
Ernst	Aye
Huey	Aye
Jones	Aye

Miller Aye
Neal Aye
Pauley Aye
Reasons Not Present
Serda Not Present
Connelly Not Present
Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Provide any updated pictures.

Applicant Response: Attached

2. Were neighbors consulted prior to applying for the special use permit?

Applicant Response: Yes, spoke with the neighbors to the North and South.

3. How many people can your rental accommodate?

Applicant Response: 1-6. No more than 6.

4. What is the maximum number of vehicles & where will they park?

Applicant Response: 3. Park on the driveway and/or in the garage.

5. Do you have the appropriate licensure?

Applicant Response: Yes. Business license number is 10980-00406.

6. Have you paid appropriate lodging taxes?

Applicant Response: Not applicable yet. But the hosting sites will pay the taxes once the guests begin to rent.

7. How often do you anticipate renting out your residence?

Applicant Response: I anticipate approximately 20 days a month.

8. Describe how you will maintain a safe environment including:

Applicant Response: Everything below is already in the business plan that has been submitted:

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

Applicant Response: Yes

- b. GFCI outlets re required in bathrooms

Applicant Response: Yes

- c. Double keyed locks are not allowed

Applicant Response: not applicable

- d. Copper cannot be used for gas supply lines

Applicant Response: not applicable

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

Applicant Response: Yes

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

Applicant Response: Yes

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

Applicant Response: Yes

- h. Electric panel and circuits must be safe

Applicant Response: Yes

9. Approval period is 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

Business Licensing Comments:

1. If approved, applicant will need to file and maintain a current occupation tax application with this office.

4112 Booth St Neighborhood Meeting Minutes:

Application Number: SP-2019-101

Date and Location: 9/23/19; Rosedale Development Association (1403 Southwest Blvd, Kansas City, KS)

Meeting called to order at: 5:30 pm

Names of people in attendance:
Jason Newman
(No one else came to the meeting)

Meeting adjourned at: 6:05 pm

Minutes taken by: Jason Newman

AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Kansas)
COUNTY OF Johnson) SS:

Comes now Jason Newman of lawful age, sound mind and open his/her oath states as follows:

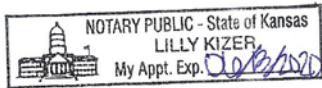
1. That I am the petitioner for Petition # SP-2019-101
2. That I conducted a neighborhood meeting on 9-23-19.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

Jason Newman
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 24th day of September, 2019.

My commission expires 13th of June, 2020



Lilly Kizer
Notary Public

4112 Booth St, Application for Short Term Rental Special Use Permit

Business Plan

Property Management:

- All property management, booking management & guest management will be handled by the owner of the property, Jason Newman.
- All maintenance of the property will be handled by the owner.

Marketing, Communication, Rent & Taxes:

- The house will be marketed on AirBnb, HomeAway, VRBO and those company's affiliated sites.
- All rental payments, fees and applicable taxes are handled by the short term rental platforms (AirBnb, HomeAway, VRBO).
- All guest interactions will be via the platform's messaging app, text messaging & phone calls via the owner of the property's cell phone.
- All communication with the neighbors will first be by door knocking to make an initial introduction and then all further communication by cell phone or in person.

Guests:

- The entire house will available for guests to rent. Individual rooms will not be rented; the entire house only.
- The house contains 2 bedrooms & a fold-out sleeper sofa in the living room for guests to use. Both rooms & the sleeper sofa will be available for all reservations.
- No more than 6 guests will be allowed on any reservation.
- No more than 3 vehicles will be allowed per reservation. Guests will be required to park all vehicles on the driveway or in the detached garage.
- The house will be available for guests to book 365 days a year. I anticipate an 80-90% occupancy rate.
- All reservations will have access to the following rooms with amenities:
 - o Living Room: Sleeper sofa, love seat and over-sized chair. End tables, coffee table, wall mounted TV.
 - o Dining Room: Table and chairs.
 - o Kitchen: Sink, cabinets, counter tops, range, microwave, and refrigerator.
 - o Bedroom 1: Queen Bed, chest of drawers, closet and ceiling fan.
 - o Bedroom 2: Queen Bed, chest of drawers, closet and ceiling fan.
 - o Full Bathroom: Tub over shower, vanity and sink, mirror, toilet.
 - o Deck off the back of the house and a screened porch on the front of the house.

- Driveway and a Detached single car garage.
- Front yard and back yard.

Safety:

- The house will have smoke detectors in each bedroom, the living/dining room and the basement.
- The house will have a carbon monoxide detector on the main level.
- The house will have GFCI outlets in the kitchen and bathroom.
- All windows in the house are double hung vinyl windows that are easily operable.
- All exterior doors in the house have knobs and deadbolts and keyed on one side only.
- The detach garage has an automatic opener, with key pad, and knob and deadbolt on the side door.
- All electrical and gas components and appliances in the house are new/newer and are all in safe operating condition:
 - Furnace is high efficiency and is vented properly.
 - Water heater is gas and vented properly.
 - Electrical panel is located in the basement, is safe and has a standard cover on it.
- All stair cases requiring handrails, have sturdy handrails.
- The house will have a working flash light available for guests.
- The house will have a working fire extinguisher available for guests.
- The home owner will maintain a home owner's insurance policy that contains liability coverage.

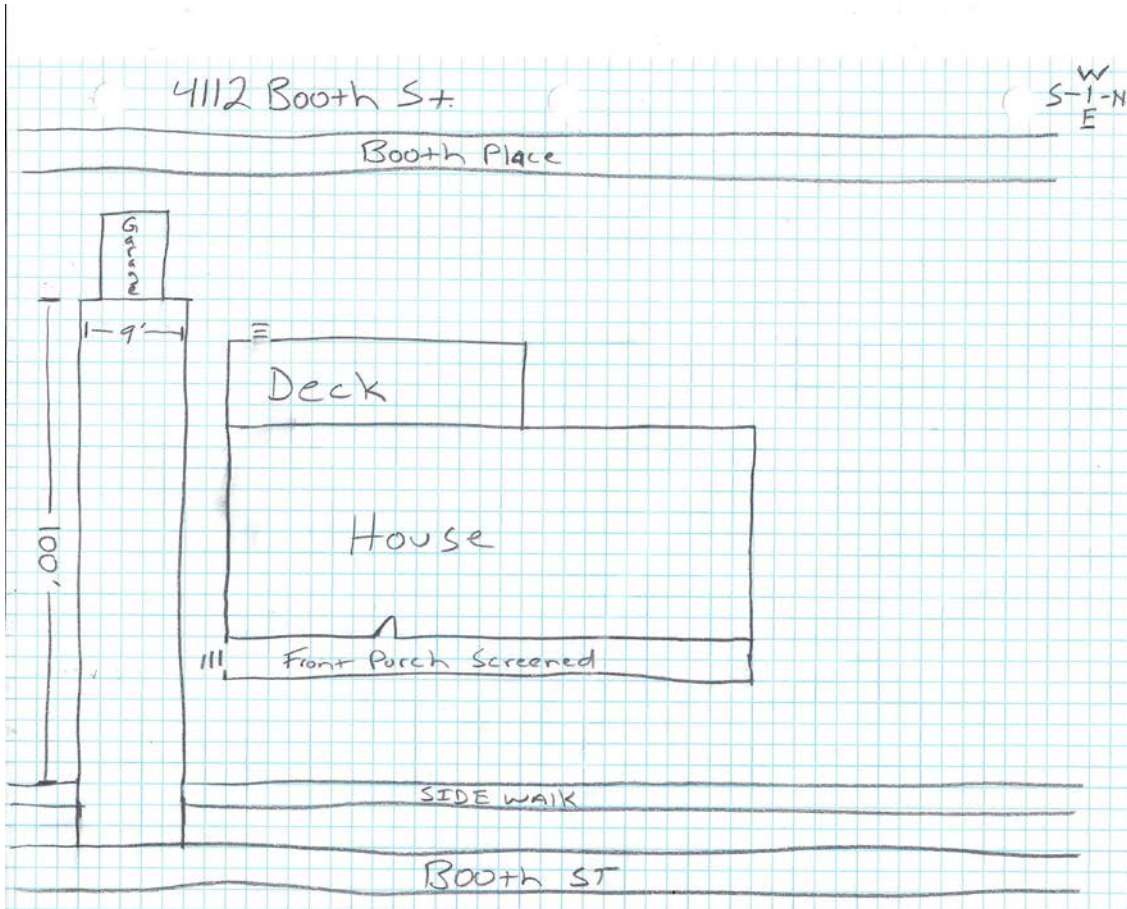
#7 of Application- State why, in your opinion, the requested action(s) is justified:

I feel this home is a perfect candidate for a short term rental because of its location and its amenities. The close in location that is within walking distance to the KU Health System Hospital is a very desirable location for many people seeking a furnished rental unit for a short term or mid-term stay in Kansas City. The close proximity to both downtowns, mid town, the Plaza and northeast Johnson County will be very desirable for out to town guests who are visiting KC for events, functions, conferences, weddings, vacations, a weekend get-a-way, etc. The quick and easy access to I-35 will also be very desirable for guests visiting KC, as they will be able to get anywhere in the metro quickly.

Before I purchased this property it was an eye sore in the neighborhood. The property had not been kept up for some time. The yard was massively overgrown and the house itself was in good shape but it needed updating and some TLC. I have sent in a picture that shows the front of the house before I bought it and began working on it. I have made a pretty significant investment in making cosmetic upgrades and repairs to this house. At the time of this application submission the house is still in the process of being fixed up (lots of paint, new flooring, new light fixtures, etc). The pictures will show the progress that has been made, however, the house still needs new granite counter tops, new appliances, refinished hardwood floors, landscaping and yard work, and the finishing touches.

The property itself has a long driveway and a detached garage for ample off street parking. The layout of the house is perfect with a large living room, a full kitchen, dining room, 2 bedrooms and a full bathroom. The house also has a full basement for safety during inclement weather and laundry facilities. Guests will also have use of a deck in the backyard and the only directly adjoining houses are to the north and south.

Operating this property as a short term rental will bring in more revenue and more tax revenue than a traditional long term rental can. In addition to the increased revenue; hosts of short term rental properties must keep their properties in tip top shape in order to attract guest bookings. This will help keep the neighborhood beautiful and will allow visitors to the KC metro the ability to experience the city more as a local resident would and not as a traveler. This type of experience can help show off how great this city is and entice visitors to come back; and possibly even relocate to KC.





























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: October 31, 2019
Re: Vacation Petition #A-2019-5

GENERAL INFORMATION

Applicant:
Danny Boyle

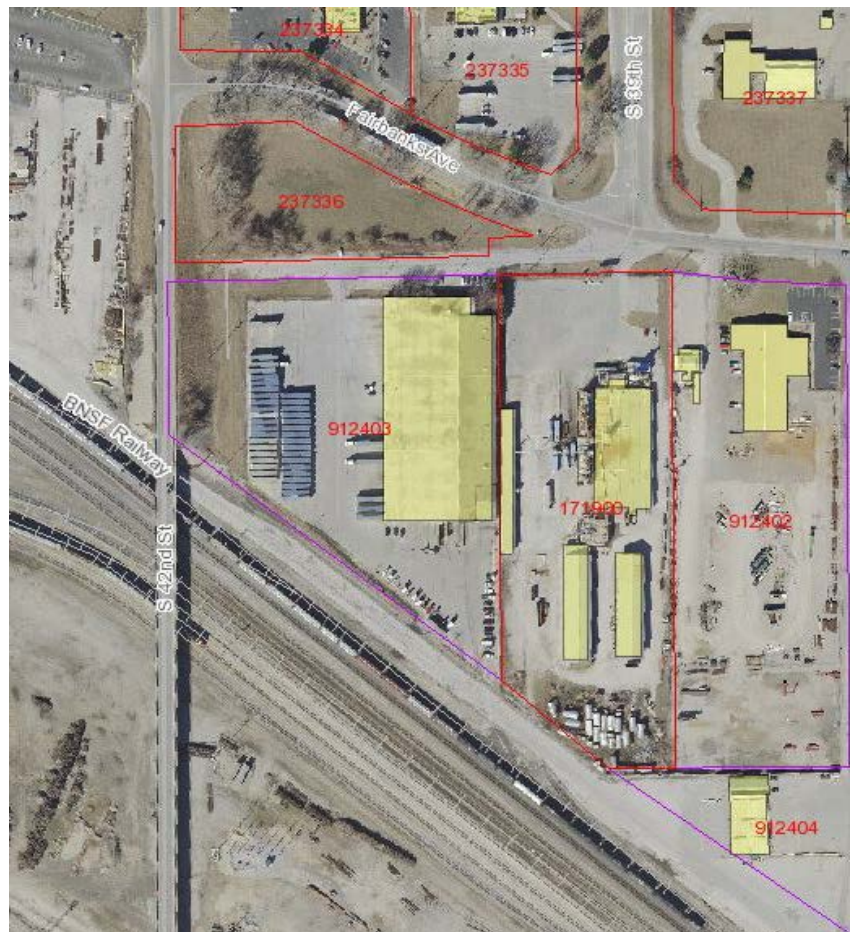
Status of Applicant:
Boyle Midwest, LLC
508 South 14th Street
Kansas City, KS 66105

Requested Action:
Approve right-of-way vacation

Date of Application:
August 30, 2019

Purpose:
To vacate right-of-way in order
to consolidate parcels and
develop additional parking

Property Location:
4141 Fairbanks Avenue



Commission Districts:

1. Commissioner At Large: Tom Burroughs
2. District Commissioner: Angela Markley

Existing Zoning: M-3 Heavy Industrial District

Existing Surrounding Zoning: **North:** M-3 Heavy Industrial District
South: M-3 Heavy Industrial District
East: M-3 Heavy Industrial District
West: M-3 Heavy Industrial District

Existing Uses: **North:** Vacant Lot
South: BNSF Railway
East: Heavy Industrial
West: BNSF Railway and Heavy Industrial

Neighborhood Characteristics: The character of the neighborhood is comprised of various heavy industrial uses and railroads to the southwest of the property.

Total Tract Size: 7.44 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Employment

Major Street Plan: The Major Street Plan classifies Fairbanks as a local street.

Advertisement: The Wyandotte Echo – September 19, 2019
Letters to Property Owner – September 12, 2019 and October 24, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Danny Boyle of Boyle Midwest, LLC, wants to vacate the alley north of his property

City Ordinance Requirements: Article XXI Sections 27-502 - 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.

FACTORS TO BE CONSIDERED

- 1. 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.*

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

2. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available

b. *Sanitary sewer service*

Available

c. *Storm water control*

To be designed to meet City Code

d. *Police*

Police service is provided by the South Patrol, District #331

e. *Fire*

Fire service is provided by Station #2

f. *Transit*

Kansas City ATA does not provide transit service near this property.

g. *Schools*

Kansas City, Kansas USD 500

3. *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.*

Streets are designed 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.

4. *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.*

Buildings and lots 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.

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

The applicant is proposing to build additional parking in the existing right-of-way. The natural features of the land and vegetation will not be enhanced.

- 6. *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.***

This is not applicable.

- 7. *Vacation will not create utility conflicts.***

Applicant has stated that they do not intend to build anything over an existing utility line, nor will it impact or impede any maintenance or repair operation on any utility line.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Alley Vacation Application #A-2019-5, subject to:

Urban Planning and Land Use Comments:

1. Staff cannot complete the review of the proposed right-of-way vacation without a survey of the proposed improvements along Fairbanks Avenue.
2. Without confirmation that there are no utilities within the right-of-way, a general utility easement must remain over the vacated right-of-way.

Public Works Comments:

- A) Items that require plan revision or additional documentation before engineering can recommend approval:
- 1) None.
- B) Items that are conditions of approval (stipulations):
- 1) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.

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

1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #A-2019-5 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Plans
Zoning Map
Site photos
Vacation Exhibit

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Unified Government Board of Commissioners
Public Hearing	October 14, 2019	October 31, 2019
Vacation	Approval	

STAFF CONTACT: Shana Shanteau
sshanteau@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #A-2019-5 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

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

OR

I move the Unified Government Board of Commissioners **DENY** Petition #A-2019-5, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

October 14, 2019 City Planning Commission Minutes:

Hearing Starts 10:34:

ALLEY VACATION APPLICATION #A-2019-5 – DANNY BOYLE WITH BOYLE MIDWEST, LLC, Vacation of an alley at 4141 and 4151 Fairbanks Avenue

Detailed Outline of Requested Action: The applicant, Danny Boyle of Boyle Midwest, LLC, wants to vacate the alley north of his 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 14, 2019
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 publication in The Echo dated, September 18, 2019, and
7. The Notices to property owners dated September 12, 2019.

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, representing the applicant, 4151 Cambridge, Kansas City, Kansas

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 13:25: Planning Director Richardson stated that before the vacating ordinance is published the staff has to verify if there are utilities in the right-of-way. If there are, an easement will be retained. With that comment the staff recommends approval.

Motion and Vote Starts 13:48:

On motion by Mr. Miller, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Alley Vacation Application #A-2019-5:**

Carson

Chairman

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

Motion to recommend APPROVAL Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Staff cannot complete the review of the proposed right-of-way vacation without a survey of the proposed improvements along Fairbanks Avenue.
2. Without confirmation that there are no utilities within the right-of-way, a general utility easement must remain over the vacated right-of-way.

Public Works Comments:

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

TOMASIC & REHORN

Attorneys at Law

Mailing Address:

PO Box 171855
Kansas City, KS 66117-0855

Phone (913) 371-5750
Fax (913) 713-0065

Office Location:

Historic Strawberry Hill
417 North 6th Street
Kansas City, KS 66101

Denise E. Tomasic
denise@tomasicrehorn.com

Rick Rehorn
rick@tomasicrehorn.com

Both admitted in Kansas & Missouri

October 7, 2019

Shana Shanteau
Planning and Zoning
Unified Government of Wyandotte County and Kansas City, Kansas
701 N 7th Street
Kansas City, KS 66101
sshanteau@wycokck.org

Re: *Vacation #A-2019-5 Draft Staff Report/ Public Works Comments A3,4*
Applicant: Boyle Midwest

Dear Ms. Shanteau:

In response to the staff comments we amended sheet 3 of the Exhibit that identifies the existing utilities by adding the easement noted by the City. We have also attached the survey that shows the easement in question crossing Fairbanks Avenue and heading south through the adjoining parcel. That is the third tract owned by the Applicant. The third attachment was part of the prior submittal but highlights the intention to utilize the vacated Fairbanks Avenue for additional parking only.

The Applicant does not intend to build anything over an existing utility line. In compliance with state law applicant does not intend to nor will it impact or impeded any maintenance or repair operation on the utility line.

Please let me know if you have any questions or need additional information.

Sincerely,

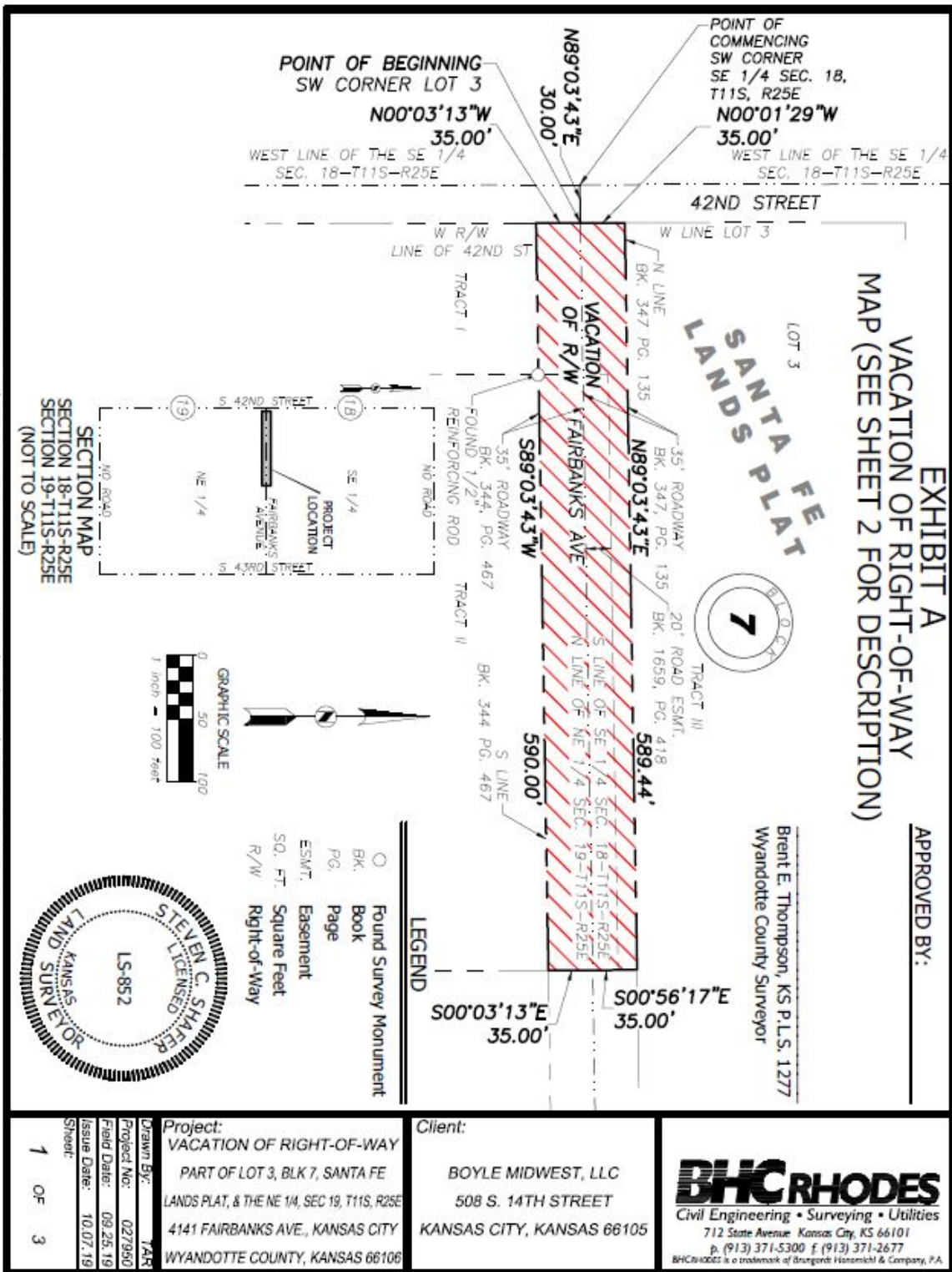
Rick Rehorn

~~TRR:kw/nr~~

Enclosure

CC: Danny Boyle, Wil Anderson, Pearl King





Project:
VACATION OF RIGHT-OF-WAY
PART OF LOT 3, BLK 7, SANTA FE
LANDS PLAT, & THE NE 1/4, SEC 19, T11S, R25E
4141 FAIRBANKS AVE., KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66108

Client:
BOYLE MIDWEST, LLC
508 S. 14TH STREET
KANSAS CITY, KANSAS 66105

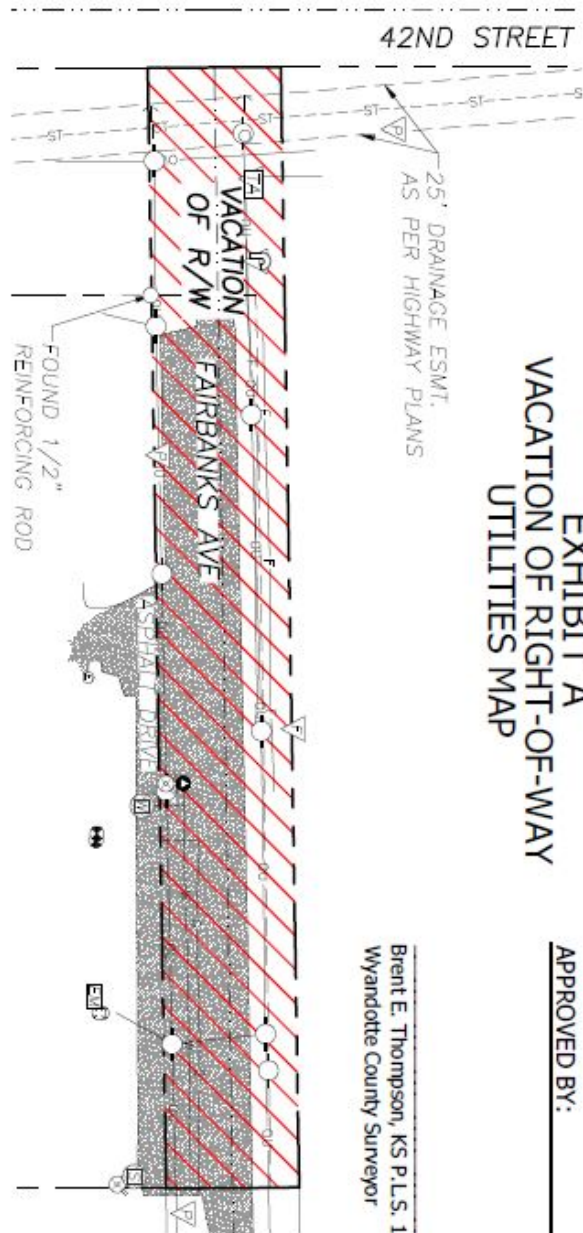
Drawn By: JAH
Project No: 027950
Field Date: 08.25.19
Issue Date: 10.07.19
Sheet: 1 OF 3

BHC RHODES
Civil Engineering • Surveying • Utilities
712 State Avenue Kansas City, KS 66101
p. (913) 371-5300 f. (913) 371-2677
BHC RHODES is a trademark of Brungardt Honsmich & Company, P.A.

EXHIBIT A VACATION OF RIGHT-OF-WAY UTILITIES MAP

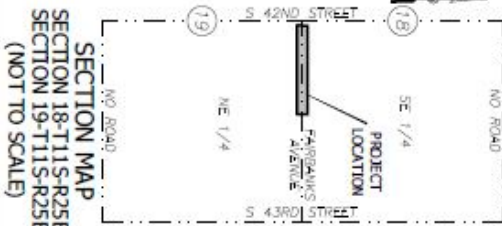
APPROVED BY: _____

Brent E. Thompson, KS P.L.S. 1277
Wyandotte County Surveyor



LEGEND

○ Found Survey Monument	▽ Casing Vent
—○— Overhead Utility Line/s	▽ Undergound Pipe Line Marker
—○— Utility Pole	▽ Telephone Access Vault (underground)
—○— Guy Anchor	▽ Undergound Fiber Optic Line
—○— Electric Meter	▽ Undergound Fiber Optic Line Marker
—○— Electric Pull Box (underground)	▽ Sanitary Sewer Manhole
—○— Water Line	▽ BK. Book
—○— Water Valve	▽ PG. Page
—○— Fire Hydrant	▽ ESMT. Easement
—○— Water Manhole	▽ SQ. FT. Square Feet
—○— Gas Line	▽ R/W Right-of-Way
—○— Undergound Gas Line Marker	
—○— Gas Valve	



SECTION MAP
SECTION 18-T11S-R25E
SECTION 19-T11S-R25E
(NOT TO SCALE)



Oct 07, 2019 - 7:56am Plotted by: transRobertson I:\027950.00\01 Fairbank Ave - Vacation\DWG\Survey\027950-SRV-EXST.dwg

3 OF 3

Project:
VACATION OF RIGHT-OF-WAY
PART OF LOT 3, BLK 7, SANTA FE
LANDS PLAT, & THE NE 1/4, SEC 19, T11S, R25E
4141 FAIRBANKS AVE., KANSAS CITY
WYANDOTTE COUNTY, KANSAS 66106

Client:

BOYLE MIDWEST, LLC
508 S. 14TH STREET
KANSAS CITY, KANSAS 66105

BHCRHODES
Civil Engineering • Surveying • Utilities
712 State Avenue Kansas City, KS 66101
p. (913) 371-5300 f. (913) 371-2677
BHCRHODES is a trademark of Brongers-Hanisch & Company, P.A.

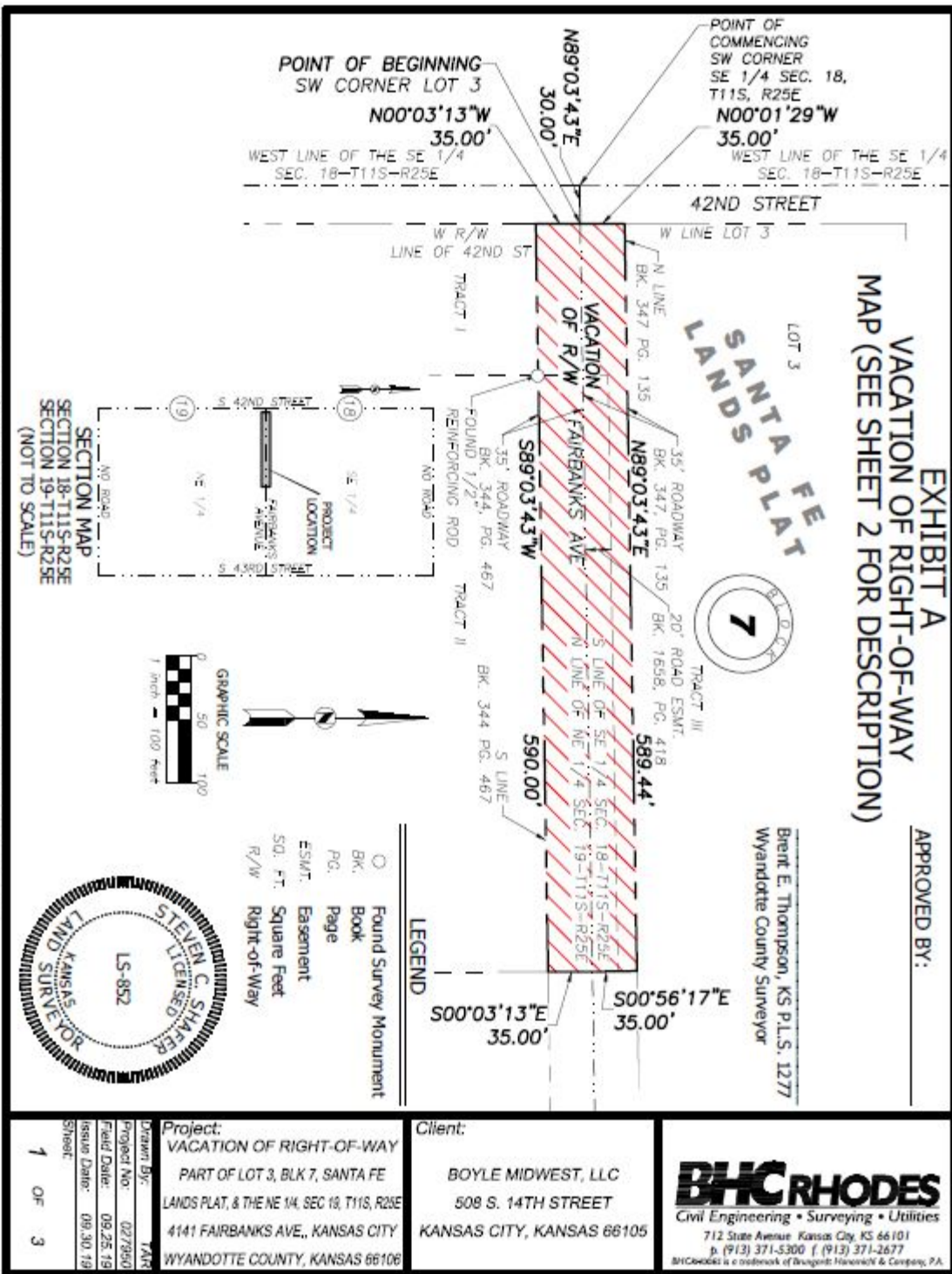


EXHIBIT A **VACATION OF RIGHT-OF-WAY** **DESCRIPTION (SEE SHEET 1 FOR MAP)**

A Strip of land 70.00 feet in width located in the Southeast Quarter of Section 18, and the Northeast Quarter of Section 19, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, said strip being a portion of deeds for road purposes conveyed to Wyandotte County, Kansas and filed for record in Book 344 at Page 467 and in Book 347 at Page 135, said strip being more particularly described as follows by Steven C. Shafer, Kansas PLS No. 852, of BHC RHODES, KS CLS 175, by metres and bounds as follows:

(Note: For course orientation, the bearings in this description are based on the South line of the Southeast Quarter of Section 18 being North 89°03'43" East as described in the plat of "SANTA FE LANDS PLAT" filed for record in Plat Book 35 at Page 90.)

Commencing at the Southwest corner of the Southeast Quarter of said Section 18;

Thence North 89°03'43" East, 30.00 feet, on the South line of the Southeast Quarter of said Section 18, to the Southwest Corner of Lot 3, Block 7, "SANTA FE LANDS PLAT" a subdivision of land in Wyandotte County, Kansas, recorded in Plat Book 35 at Page 90, and the POINT OF BEGINNING of the Strip herein described;

Thence North 00°01'29" West, 35.00 feet, on the West line of said Lot 3, to a point on the North line of said deed recorded in Book 347 at Page 135;

Thence North 89°03'43" East, 589.44 feet, on said North line, parallel with and 35 feet North of the South line of the Southeast Quarter of said Section 18, to a point on the East line of said Lot 3;

Thence South 00°56'17" East, 35.00 feet, on the East line of said Lot 3, to a point on the South line of the Southeast Quarter of said Section 18, and the Southeast corner of said Lot 3;

Thence South 00°03'13" East, 35.00 feet to a point on the South line of said deed recorded in Book 344 at Page 467;

Thence South 89°03'43" West, 590.00 feet, on said South line, parallel with and 35.00 feet South of the North line of the Northeast Quarter of said Section 19, to a point on the East Right-of-Way line of 42nd Street, as now established;

Thence North 00°03'13" West, 35.00 feet, on said East Right-of-Way line, parallel with and 30.00 feet East of the West line of the Northeast Quarter of said Section 19, to the Point of Beginning of the strip herein described, containing 41,290 Square feet or 0.9479 acres, more or less.

APPROVED BY: _____



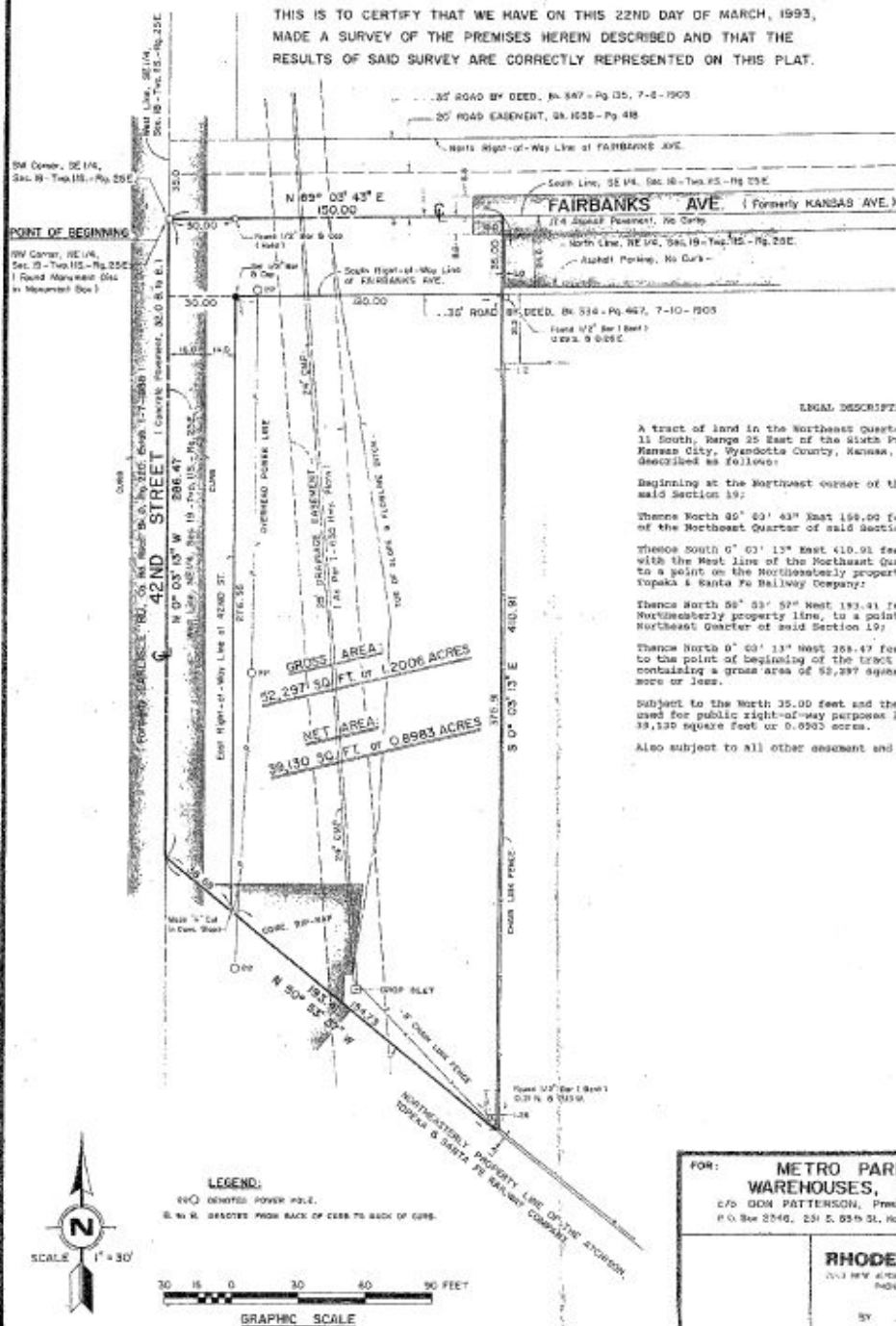
Brent E. Thompson, KS P.L.S. 1277
 Wyandotte County Surveyor

Oct 02, 2019 - 12:02pm Plotted by: transrolbertson I:\027850.00.01 Fairbank Ave - Vacation\DWG\Survey\027850-SPVY-DEGT.dwg

Project: VACATION OF RIGHT-OF-WAY PART OF LOT 3, BLK 7, SANTA FE LANDS PLAT, & THE NE 1/4, SEC 19, T11S, R26E 4141 FAIRBANKS AVE., KANSAS CITY WYANDOTTE COUNTY, KANSAS 66106		Client: BOYLE MIDWEST, LLC 508 S. 14TH STREET KANSAS CITY, KANSAS 66105	 BHC RHODES Civil Engineering • Surveying • Utilities 712 State Avenue • Kansas City, KS 66101 p. (913) 371-5300 f. (913) 371-2677 BHC RHODES is a trademark of Brungart, Harnisch & Company, P.A.
Drawn By: TARR Project No: 027850 Field Date: 09.25.19 Issue Date: 09.30.19	Sheet: 2 OF 3		

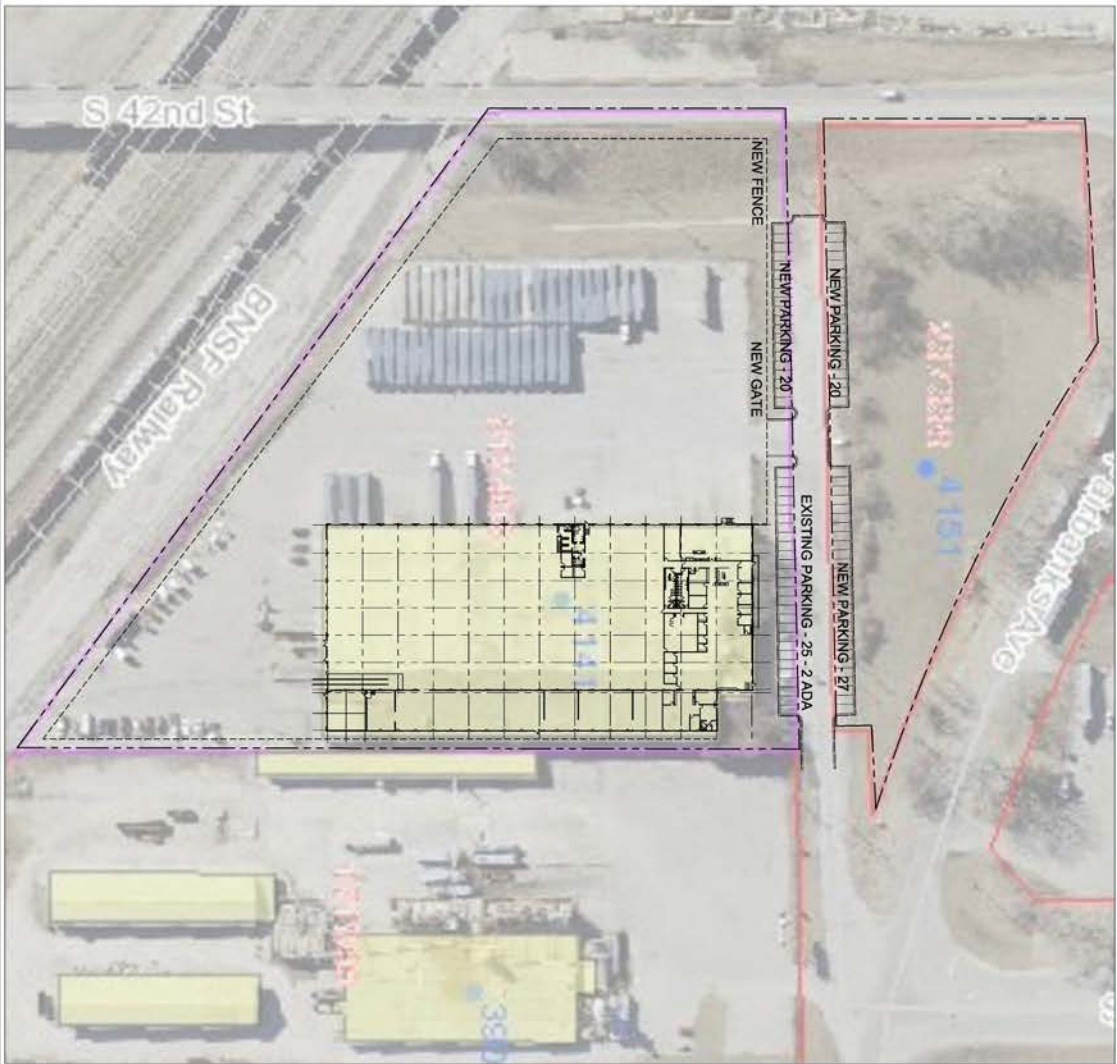
Certificate of Survey

THIS IS TO CERTIFY THAT WE HAVE ON THIS 22ND DAY OF MARCH, 1993,
MADE A SURVEY OF THE PREMISES HEREIN DESCRIBED AND THAT THE
RESULTS OF SAID SURVEY ARE CORRECTLY REPRESENTED ON THIS PLAT.



To Be Used For 30068

SCHMATIC SITE PLAN
SCALE 1"=50'-0"



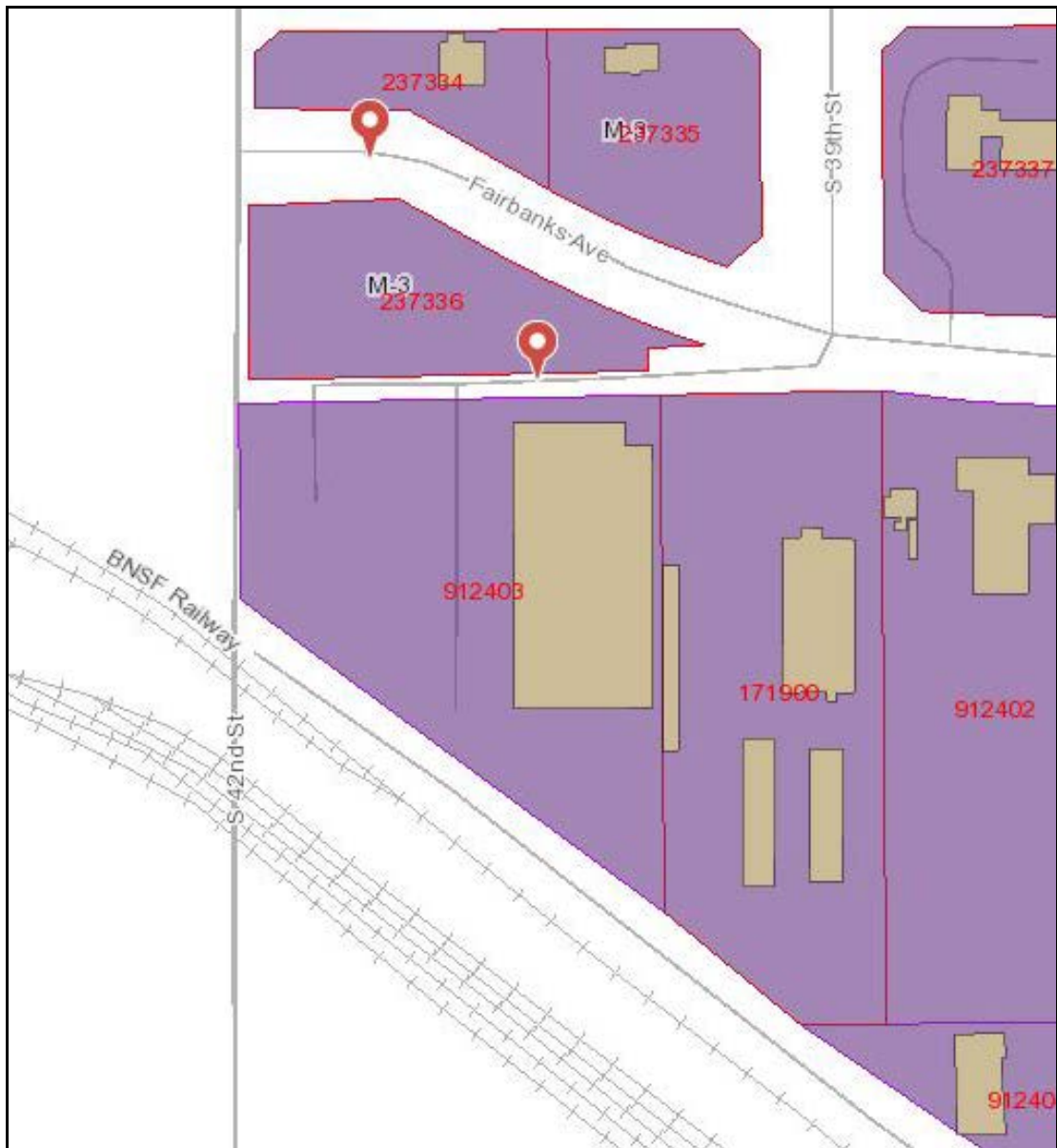
S-1

ISSUE: 4/8/19
DATE:

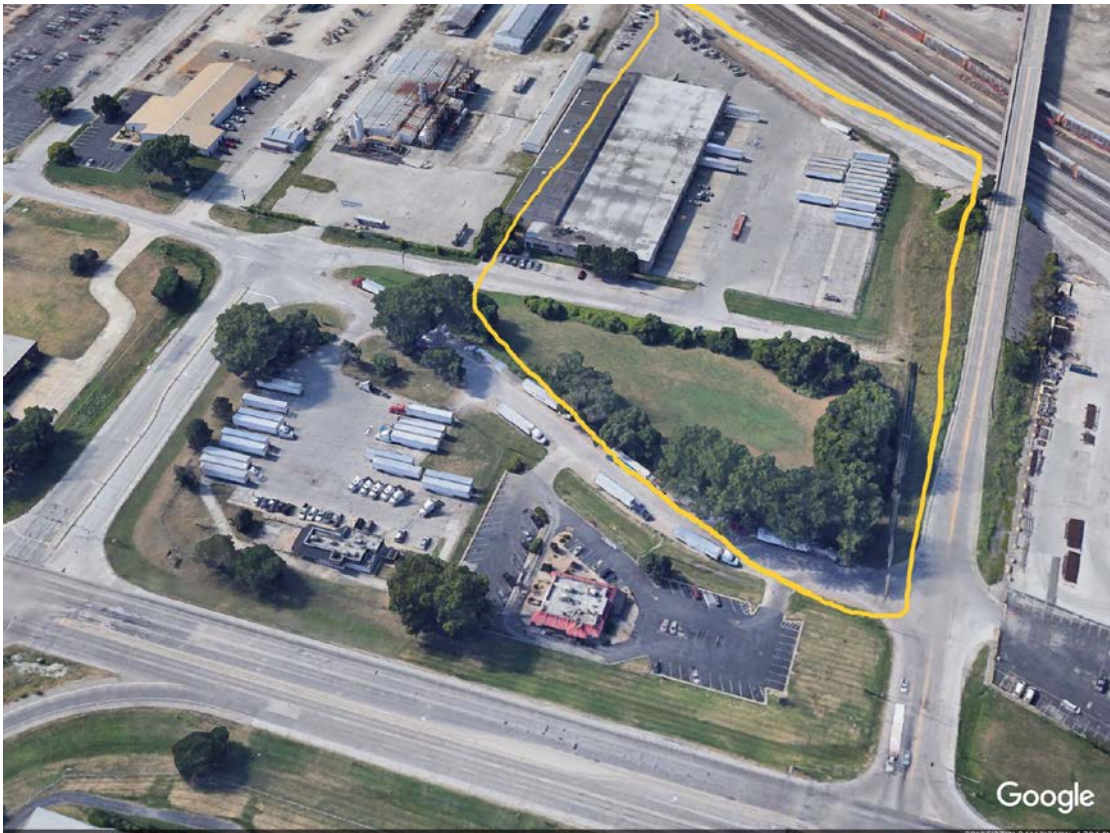
DELTA ROOFING PRELIMINARY PLAN

4141 FAIRBANKS
KANSAS CITY KANSAS

design
architecture & interiors
115 n. nettleton
bonner springs, ks
913.422.5762 ph

















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: October 31, 2019
Re: Petition #PR-2019-22

GENERAL INFORMATION

Applicant:
Don Bucher, Esq.

Status of Applicant:
Representative
Brent Thompson with Renaissance
Infrastructure Consulting
132 Abie Avenue
Kansas City, KS 66103

Requested Action:
Approve Preliminary and Final Plan
Review

Date of Application:
August 30, 2019

Purpose:
To establish parking count for industrial
business

Property Location:
111 Southwest Boulevard



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

Existing Zoning: M-2 General Industrial District

Surrounding Zoning: **North:** None (Burlington Northern Santa Fe Railway)
South: RP-5 Planned Apartment District
East: C-3 Commercial and M-3 Heavy Industrial Districts
West: MP-1 Light Industrial and Industrial Park and M-2 General Industrial Districts

Existing Uses: **North:** BNSF Railway right-of-way
South: Duplexes (across Eaton Street)
East: Commercial business and industrial warehouse
West: Self Storage Facility

Total Tract Size: 2.49 acres

Master Plan Designation: The Rosedale Master Plan designates this property as Creative and Industrial Mixed Use.

Major Street Plan: The Major Street Plan classifies Southwest Boulevard as a Class B Thoroughfare and Eaton Street as a collector street.

Advertisement: Property Owner Letters – September 12, 2019 and October 24, 2019
Wyandotte Echo – None Required

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Don Bucher, Esq. with Gould Thompson and Bucher PC on behalf of the owners, 111 Southwest Boulevard, LLC has filed a plan review to set the overall parking count for the 55,250 square foot industrial warehouse which has not been established previously and plat one (1) industrial lot (approved on October 14, 2019) at 111 Southwest Boulevard.

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

FACTORS TO BE CONSIDERED

1. *Neighborhood character.*

The character of the neighborhood is comprised of industrial business as Southwest Boulevard is the major east/west street through Rosedale. The majority of industrial and commercial warehouses front Southwest Boulevard between Mission Road and Kansas City, Missouri.

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. 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.*

The warehouse and food distribution operation are existing and therefore will not increase the traffic or parking demand in ways that will adversely affect road capacity, safety, or create parking problems.

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

The proposed use conforms to the Master Plan.

4. *The capability of the proposed use to meet applicable ordinance and other requirements.*

The proposed use is capable of meeting applicable ordinance requirements.

5. *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.*

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

6. *The extent to which utilities and public services are available and adequate to serve the proposed use.*

a. *Water service*

Available (Existing)

b. *Sanitary sewer service*

Available (Existing)

c. *Storm water control*

Existing

d. Police

Police service is provided by South Patrol, District #332

e. Fire

Fire service is provided by Fire Station #10

f. Transit

Kansas City ATA provides transit service along Southwest Boulevard at Rainbow Boulevard, Route #107.

g. Schools

Kansas City, Kansas USD 500

7. 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.

The buildings, parcels and streets exist, and therefore are arranged to afford adequate light, open space or air, facilitate fire protection and to provide for long-term sustained real estate values.

8. 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 is not applicable as the development is existing.

9. 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.

This is not applicable.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 30, 2019. According to the applicant, no one attended the meeting.

KEY ISSUES

GeoSpatial Services
Right-of-Way Use Agreement

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2019-22, subject to:

Urban Planning and Land Use Comments:

1. **Sec. 27-469(e) For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission.**

It does not appear that parking total was established when this building was constructed, so staff is retroactively requesting the City Planning Commission to allow the existing 33 parking spaces to be the required parking for this industrial business, which includes manufacturing of food products, office and warehouse.

2. **A right-of-way use agreement with the Public Works Department must be filed and recorded prior to recording the plat. The final plat shall list the agreement's Book and Page on the mylars.**

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 applicant shall coordinate with UG Public Works for a right of way use agreement for the parking area on the northside of the property within the right of way of the intersection of Eaton Street and Southwest Boulevard.**
 - 2) **The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat. Provide revised plat 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 #PR-2019-22 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
GeoSpatial Services Comment Letter
Title Land Survey
Plat

REVIEW OF INFORMATION AND SCHEDULE

Action	Planning Commission	Board of Commissioners
Public Hearing		
Preliminary and		
Final Plan	October 14, 2019	October 31, 2019
	Approval	

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

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #PR-2019-22 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-2019-22 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 14, 2019 City Planning Commission Minutes:

Hearing Starts 14:24:

UNIVERSITY ROSEDALE ADDITION – SYNOPSIS: Preliminary and Final Plat at 111 Southwest Boulevard

PLAN REVIEW APPLICATION #PR-2019-22 – BRENT THOMPSON WITH RENAISSANCE INFRASTRUCTURE CONSULTING – SYNOPSIS: Preliminary and Final Plan Review for the continuation of manufacturing food products, office and warehouse at 111 Southwest Boulevard

Detailed Outline of Requested Action: The applicant, Don Bucher, Esq. with Gould Thompson and Bucher PC on behalf of the owners, 111 Southwest Boulevard, LLC has filed a plan review to set the overall parking count for the 55,250 square foot industrial warehouse which has not been established previously and plat one (1) industrial lot at 111 Southwest Boulevard.

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 14, 2019
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, 2019.

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

Present in Support:

- ❖ Roger Diehl, RIC, representing the applicant

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 16:15: Planning Director Richardson stated the plat and plan review are being done to ensure that the future buyer is purchasing a legally conforming building. He stated that the plan review resolves the parking. There will be a right-of-way agreement with the Unified Government Public Works Department and the final plat shall include the book and page number (when filed) for the agreement. This building has been there for a long time and this will make everything legal for the new owner.

Motion and Vote Starts 17:25:

On motion by Mr. Miller, seconded by Ms. Huey, the Planning Commission voted as follows to **APPROVE UNIVERSITY ROSEDALE ADDITION PRELIMINARY AND FINAL PLAT:**

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

Motion to APPROVE Passed: 5 to 0
Subject to:

Urban Planning and Land Use Comments:

1. **Sec. 27-469(e) For buildings larger than 50,000 square feet, the parking required for increments over 50,000 square feet will be determined by the Director of Planning. Where questions arise concerning increments over 50,000 square feet, the Unified Government Board of Commissioners shall make the final determination upon recommendation of the Planning Commission.**

It does not appear that parking total was established when this building was constructed, so staff is retroactively requesting the City Planning Commission to allow the existing 33 parking spaces to be the required parking for this industrial business, which includes manufacturing of food products, office and warehouse.

2. **A right-of-way use agreement with the Public Works Department must be filed and recorded prior to recording the plat. The final plat shall list the agreement's Book and Page on the mylars.**

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 applicant shall coordinate with UG Public Works for a right of way use agreement for the parking area on the northside of the property within the right of way of the intersection of Eaton Street and Southwest Boulevard.**
 - 2) **The County Surveyor makes separate technical review of the plat documents and submits comments directly to the preparer of the plat.**

Provide revised plat 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 Ms. Pauley, seconded by Mr. Miller, the Planning Commission voted as follows to recommend **APPROVAL of Plan Review Application #PR-2019-22:**

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

Motion to RECOMMEND APPROVAL Passed: 5 to 0

Subject to the above stipulations

MINUTES OF NEIGHBORHOOD MEETING

Application Number: PR-2019-22

Date: September 30, 2019

Location: Rosedale Development Association
1401 Southwest Boulevard
Kansas City, KS

Meeting called to order at 6:00 o'clock p.m.

Names of People in Attendance:

Applicant Donald E. Bucher (sign-in sheet attached)

No other persons in attendance

Meeting adjourned at 6:30 o'clock p.m.

Minutes Taken By Donald E. Bucher


Donald E. Bucher



GeoSpatial Services
A Division of the Knowledge Office

710 North 7th Street Suite 200
Kansas City, Kansas 66101

Phone: (913) 573-2941
Fax: (913) 573-4106

To: Rob Richardson, Urban Planning and Land Use
Janet Parker, Urban Planning and Land Use
From: Robert Ringel, GIS Analyst, Unified Government GSS
Date: September 16, 2019
RE: **UNIVERSITY-ROSEDALE (2ND ADD)**

We have researched the official county records for the above plat as submitted to Urban Planning and Land Use by:
Renaissance Infrastructure Consulting

And we have determined the following:

Takes all of CIC-TAS Parcel:
212601

Owner-of-Record:
111 SW Blvd, LLC

Jurat Signature:
None

We find that the plat is: **Presently unacceptable for posting.**

Please note the following comments.

- 1) Name
The plat name will need to be changed. This name is already used.
- 2) Dedication
The plat name will need to be put in the dedication.
- 3) Corner Ties
I don't see any ties to corners found.





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: October 31, 2019
Re: Petition #PR-2019-23

GENERAL INFORMATION

Applicant:
Christopher L. Herre

Status of Applicant:
Representative
Rose Design Group, Inc.
15311 West 109th Street
Lenexa, Kansas 66219

Requested Action:
Approve preliminary and final plan

Date of Application:
August 30, 2019

Purpose:
Preliminary and final plan review
for an ice manufacturing and
distribution facility.

Property Location:
1901 South 45th Street

Commission Districts: Commissioner At-Large: Tom Burroughs
District Commissioner: Angela Markley



Existing Zoning: M-2 General Industrial District and MP-2 Planned General Industrial District

Surrounding Zoning:

North:	M-2 General Industrial District
South:	M-2 General Industrial District and MP-2 Planned Industrial District
East:	R-1 Single Family District (across I-635)
West:	MP-2 Planned General Industrial District

Existing Uses:

North:	Undeveloped Land
South:	Undeveloped Land
East:	I-635
West:	Insurance Office

Total Tract Size: 3.26 acres

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

Major Street Plan: The Major Street Plan classifies Douglas Avenue and South 45th Street as local streets.

Advertisement: Property Owner Letters – September 19, 2019 and October 24, 2019
Wyandotte Echo – September 12, 2019

Public Hearings: October 14, 2019 and October 31, 2019

Public Opposition: No one appeared in opposition at the October 14, 2019 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Christopher L. Herre, with Rose Design Group, has submitted a preliminary and final development plan review for new construction of a one story, 17,894 square foot ice manufacturing and distribution facility at 1901 South 45th Street, located in the Ridge Business Park .

City Ordinance Requirements: Article VIII Sections 27-340 – 27-765

FACTORS TO BE CONSIDERED

1. Neighborhood character.

The neighborhood is primarily undeveloped and zoned for industrial use. The site in question is visible from I-635 and abuts the interstate to the east.

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.

It is not expected that the proposed use would lead to an increase in traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems. Truck routes should be designated along South 45th Street and large trucks must not travel east down Douglas Avenue.

3. The degree of conformance of the proposed use to the Master Plan.

The proposed use conforms to the Master Plan.

4. The extent to which utilities and public services are available and adequate to serve the proposed use.

a. Water service

Available

b. Sanitary sewer service

Available

c. Storm water control

To meet code

d. Police

Police service is provided by the South Patrol, District #334

e. Fire

Fire service is provided by Station #17

f. Transit

Transit service is not provided in this area. The closest route is KCATA Route 104, which runs along Strong Avenue to South 40th Street.

g. Schools

Kansas City, Kansas USD 500

5. The capability of the proposed use to meet applicable ordinance and other requirements.

The proposed use is capable of meeting applicable ordinance requirements.

PREVIOUS ACTIONS

COZ 2697, Change of Zone from R-1 Single Family District to MP-2 Planned General Industrial District

PR-2009-32, Final Plan Review for Tenant Design Criteria for The Ridge Business Park approved 12/14/2009

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on September 30, 2019. Meeting affidavit, minutes, and sign-in are attached. No one was in attendance.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 5 to 0 to recommend **APPROVAL** of Plan Review Application #PR-2019-23, subject to:

Urban Planning and Land Use Comments:

General Planning

1. Review and respond to the attached Conservation District comments.

Applicants Response: Acknowledged, see herein.

2. All truck traffic must travel along South 45th Street. No truck traffic is to travel east on Douglas Avenue.

Applicants Response: Acknowledged.

3. Sec. 27-469 (e) requires that uses in the district have paved off-street parking at a ratio necessary to serve the employees, visitors, customers, and others who may be on the premises. No less than one space for each 500 square feet of building floor area is to be provided. Based on the building square feet of 17,894 sf, 36 parking spaces are required for employees, visitors, customers, etc. Parking spaces designated for vehicles delivering or providing service to the business are not included in this count. On the site plan, only 33 spaces are shown for customers. Revise to meet the 36-space requirement.

Applicants Response: Three additional parking spaces added to meet the requirement of 36 spaces.

4. On the Site Plan sheet C-2, two numbers are provided for building square feet. On the drawing it is shown as 17, 894 SF, however in the Building & Lot Data chart it is shown as 17, 722 SF. Correct this to reflect the accurate numbers.

Applicants Response: Square footage updated accordingly to 17,894 for consistency.

5. Provide further detail on the delivery trucks to be parked in the delivery truck parking spaces. Will they be disconnected from the cabs? How long will they remain parked at a time? Sec. 27-469(c)2 states that no equipment, material or vehicles, other than operable motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height. Provide screening fence and landscaping details along Douglas Avenue.

Applicants Response: Delivery trucks are out during the day making deliveries and stored overnight, setback has been increased.

Building Architecture

1. Review the attached material palette from the Ridge Business Park Architectural Design Suggestions. Incorporate elements from this design guideline into the building façade.

Applicants Response: The cooler & freezer insulated metal wall panels from metals sales are very similar in design to the development standard “Centria Versawall” insulated wall panels (see attached brochure). We have added horizontal architectural metal panels as an accent feature to the west building elevation, this matches the development standard wall panel “Centria CS-620” (see attached brochure).

2. Downspouts shall be internalized.

Applicants Response: Metal building construction type does not allow for internalized downspouts with exposed gutters, downspouts will match in color of the metal panels.

3. All lighting shall have 90-degree cutoff fixtures. Any lighting that is physically mounted to the building shall be decorative and have 09-degree cutoffs, as not to cast on adjacent properties and public right-of-way.

Applicants Response: Acknowledged

Landscape and screening

1. Review and incorporate elements from attached *The Ridge Business Park Hardscape/ Landscape Design Guidelines*.

Applicants Response: See revised plan.

2. Existing tree line to remain between building/ parking area and I-635.

Applicants Response: Acknowledged.

3. Trees are required to be provided at not less than one per 10,000 square feet of site area. Based on a site area of 141,570 square feet, 15 trees are required, 8 of which must be shade trees with minimum 2-inch caliper at the time of planting.

Applicants Response: See revised plan.

4. All utility connections (including transformer boxes) must be screened with landscaping or an architecturally designed screen wall. All utilities mounts on the wall must be painted to match the building.

Applicants Response: See revised plan.

5. Rooftop mechanical equipment shall be screened from public view on all sides by a parapet.

Applicants Response: All mechanical equipment is ground mounted and will be screened as shown on the landscape plan.

6. 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 always be well maintained.

Applicants Response: Trash enclosure is faced with face brick being used on the building. Height of wall is 7'- 4" tall.

7. BPU transformer pad shall be completely screened on all sides with 6' junipers setback 10 feet from the door opening and 3 feet from the remaining three sides of the pad.

Applicants Response: See revised plan.

8. Per the Ridge Business Park Tenant Design Guidelines, street trees should be planted at a minimum of 3 per 100 linear feet.

Applicants Response: See revised 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) Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
- C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
 - 1) None

STAFF COMMENTS AND SUGGESTIONS

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

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Petition #PR-2019-23 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

October 14, 2019 City Planning Commission Minutes
Conservation District Comments
The Ridge Exterior Material Palette Summary Guidelines
The Ridge Landscape Guidelines
Zoning Map
Neighborhood meeting affidavit and 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	October 14, 2019	October 31, 2019
P&F Plan	Approval	

STAFF CONTACT:

Kimberly Portillo
Kportillo@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** Petition #**PR-2019-23** 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-2019-23**, 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.

October 14, 2019 City Planning Commission Minutes:

Hearing Starts 18:40:

PLAN REVIEW APPLICATION #PR-2019-23 – CHRIS HERRE WITH ROSE DESIGN GROUP, INC., Preliminary and Final Plan Review for an ice manufacturing and distribution facility at 1901 South 45th Street

Detailed Outline of Requested Action: The applicant, Christopher L. Herre, with Rose Design Group, has submitted a preliminary and final development plan review for new construction of a one story, 17,894 square foot ice manufacturing and distribution facility at 1901 South 45th Street, located in the Ridge Business Park .

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 14, 2019
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, 2019.

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

Present in Support:

- ❖ Chris Bell, architect, Rose Design Group, Inc., 15311 West 109th Street, Lenexa, Kansas 66219

Present in Opposition:

- ❖ No one appeared

Staff Recommendation Starts 21:13: Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff report.

Motion and Vote Starts 21:23:

On motion by Mr. Miller, seconded by Ms. Pauley, the Planning Commission voted as follows to **recommend APPROVAL of Preliminary and Final Plan Review #PR-2019-23:**

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

Motion to recommend APPROVAL Passed: 5 to 0

Subject to:

Urban Planning and Land Use Comments:

General Planning

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Applicants Response: Acknowledged, see herein.

2. All truck traffic must travel along South 45th Street. No truck traffic is to travel east on Douglas Avenue.

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required for employees, visitors, customers, etc. Parking spaces designated for vehicles delivering or providing service to the business are not included in this count. On the site plan, only 33 spaces are shown for customers. Revise to meet the 36-space requirement.

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Applicants Response: Delivery trucks are out during the day making deliveries and stored overnight, setback has been increased.

Building Architecture

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Applicants Response: The cooler & freezer insulated metal wall panels from metals sales are very similar in design to the development standard “Centria Versawall” insulated wall panels (see attached brochure). We have added horizontal architectural metal panels as an accent feature to the west building elevation, this matches the development standard wall panel “Centria CS-620” (see attached brochure).

2. Downspouts shall be internalized.

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Public Works Comments:

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



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

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

September 17, 2019

RE: PR-2019-23 Christopher L. Herre, AIA with Rose Design Group, INC. 1901 South 45th 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 site plan for PR-2019-23 Christopher L. Herre, AIA with Rose Design Group, INC. 1901 South 45th 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)
Dwelling and small Commercial Buildings
Soil Features

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

- There are two major soil types that were identified: Knox silt loam, 18 to 30 percent slopes and Made land. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- There are problems with the Erosion Control Plan. The detention basin does not appear to be there or is a dry basin. If it is not there or a dry basin, the storm drainage outlets need to be carried down closer to the drainage way. As designed now, gully erosion is going to occur and could eventually cause the storm drain system to fail.
- The trees will need to be removed so the silt fence can be installed on the east side.
- Topsoil needs to be saved and spread over the areas to be seeded or sodded.

* **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 soil 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

#PR-2009-32

December 14, 2009

The Ridge Exterior Materials Palette Summary

Exterior Lighting

Accent Lighting:	Hydrel M9400* Luminis Scirocco SR700*
Decorative Lighting:	Luminis Nautilux NT800* Luminis Nautilux NT825* Luminis Eclipse W640* Luminis Scirocco SR5570* Luminis Scirocco SR600T*
Industrial Building Lighting:	Luminis Nautilux NT485* Luminis Nautilux NT615* Luminis Nautilux NT870* Luminis Scirocco SR540* Luminis Tempo TP200*

Building Materials

Cast Stone:	Continental Cast Stone #1103* Continental Cast Stone #1106*
Building Stone Veneer:	Arriscraft Shadow Stone Jasper* Anchor Block Tecture Stone*
Brick Masonry:	Glen Gery Autumn Haze Classic* Glen Gery Cordovan Bronze Classic* Glen Gery Silver Birch*
EIFS:	Sto #31432* Sto #31434* Sto #32223*
Composite Metal Panel:	Alpolic ACM Composites in Various Finishes*
Industrial Metal Panel:	Berridge HR-16 in Various Finishes* Centria CS-620 in Various Finishes* Centria CS-660 in Various Finishes* Centria Versapanel in Various Finishes*
Exterior Glazing:	Viracon VE1-2M Clear Low-E* Viracon VE1-2M/V1086 Simulated Sandblast*

* Approved equals (i.e. alternates/substitutions) subject to review and approval by Landlord.

THE RIDGE

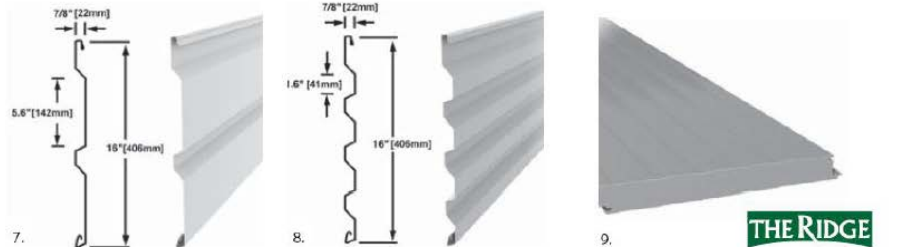
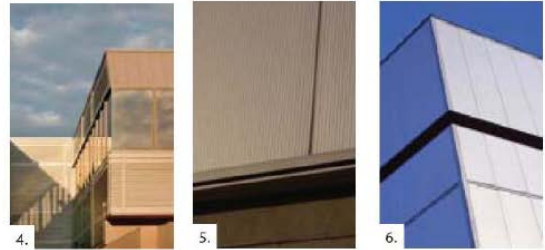
SECTION TWO THE RIDGE BUSINESS PARK

REPRESENTATIVE MATERIALS PALETTE:

Metal Cladding

1. Alpolic ACm Composite Metal Panel*
2. Alpolic ACm Composite Metal Panel*
3. Alpolic ACm Composite Metal Panel*
4. Centria 660 I*
5. Centria Versapanel*
6. Centria Versapanel*
7. Centria CS-620*
8. Centria CS-660*
9. Centria Versawall*

* Approved equals (i.e. alternates/substitutions) subject to review and approval by Landlord.



THE RIDGE BUSINESS PARK ARCHITECTURAL DESIGN SUGGESTIONS 10.20.2009

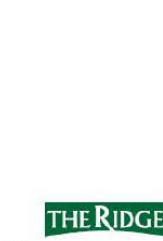
#PR-2009-32

December 14, 2009



Masonry

- 10. Continental Cast Stone 1103*
- 11. Continental Cast Stone 1106*
- 12. Viracon Glazing*
- 13. Arriscraft Shadow Stone Jasper*
- 14. Glen Gery Autumn Haze Classic*
- 15. Glen Gery Cordovan Bronze Classic*
- 16. Glen Gery Silver Birch*
- 17. Anchor block Company Techtur Stone Architectural Masonry*



Stucco

- 18. Sto #31432*
- 19. Sto #31434*
- 20. Sto #32223*

* Approved equals (i.e. alternates/substitutions) subject to review and approval by landlord.



SECTION TWO THE RIDGE BUSINESS PARK

Typical Lot: Development Standard
(Not to Scale)

#PR-2009-32

December 14, 2009



- 1. Parking Lot Shade Trees
- 2. Perennial Color
- 3. Native Grasses
- 4. Sign
- 5. Typical Lot Entry
- 6. Evergreen Tree and Shrub Understory
- 7. Greenscreen
- 8. Building Entry
- 9. Columnar Trees
- 10. Manicured Turf
- 11. "Ribbons of Color" - Native Shrubs
- 12. Screening
- 13. Evergreen Trees
- 14. Ornamental or Evergreen Trees
- 15. Common Area Native Grass Mix
- 16. Native Wetlands Shrubs/Grasses
- 17. Wetland Trees
- 18. Quarry Block Retaining Wall
- 19. Trash Enclosure
- 20. Street Trees
- 21. Detention Area



SECTION THREE THE RIDGE BUSINESS PARK

Master Planting Schedule

#PR-2009-32

December 14, 2009

29

#PR-2009-32

December 14, 2009

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE & METHOD OF HANDLING	MISC.	DESIGN SPREAD	DESIGN HEIGHT
Ornamental Trees							
SS		Shadblow Serviceberry	<i>Amelanchier canadensis</i>	8-12' Height	common areas	16 to 20'	20 to 25'
CO		Cornelianthus Dogwood	<i>Cornus mas</i>	6-8' Height	common areas	16'	15'
Deciduous Trees							
FL		Frontier Lacebark Elm	<i>Ulmus parvifolia 'Frontier'</i>	2-12' Cal / B&B	parking lot islands	26'	43'
SH		Skyline Honeylocust	<i>Gleditsia inacanthos var. inermis 'Skyline'</i>	3' Cal / B&B	parking lot islands	60'	50'
SO		Shumard Oak	<i>Quercus shumardi</i>	2-12' Cal / B&B	common areas	30'	43'
CO		Chinquapin Oak	<i>Quercus muehlenbergii</i>	2-12' Cal / B&B	common areas	60'	63'
BC		Bald Cypress	<i>Taxodium distichum</i>	3' Cal / B&B	adjacent to detention cells	26'	50'
SKC		Seedless Kentucky Coffeetree	<i>Gymnocladus dioica 'Expresso'</i>	2' Cal / B&B	common areas	40'	43'
Evergreen Trees							
TJ		Taylor Juniper	<i>Juniperus virginiana Taylori</i>	6' Height	near building	3 to 4'	33'
GGA		Green Giant Arborvitae	<i>Thuja plicata 'Green Giant'</i>	6' Height	common areas	12'	43'
VP		Vanderhof Pine	<i>Pinus strobus 'Vanderhof'</i>	8-10' Height	near sign	8'	50'
WP		White Pine	<i>Pinus strobus</i>	8' Height	common areas	20 to 40'	40 to 20'
BSS		Brun's Serbian Spruce	<i>Picea omorika 'Brun's'</i>	10'-12' min. height	common areas	8 to 10'	35 to 30'
Transitional Shrubs							
YSS		Yule Tree Staghorn Sumac	<i>Rhus typhina 'Laciniata'</i>	5 Gallon Container	common areas	10 to 20'	16 to 18'
TESS		Tiger Eyes Staghorn Sumac	<i>Rhus typhina 'Galliger Tiger Eyes'</i>	5 Gallon Container	parking lot islands	6'	6'
CO		Coppertina Ninebark	<i>Physocarpus opulifolius 'Coppertina'</i>	5 Gallon Container	common areas	5 to 6'	8 to 13'
SWN		Summer Wine Ninebark	<i>Physocarpus opulifolius 'Summer Wine'</i>	5 Gallon Container	near building	4 to 5'	5 to 6'
BTD		Bailly's Red Twig Dogwood	<i>Cornus sericea 'Bailly's'</i>	5 Gallon Container	adjacent to detention cells	6 to 8'	6 to 8'
YTD		Yellow Twig Dogwood	<i>Cornus sericea 'Flaviramea'</i>	3 Gallon Container	adjacent to detention cells	7 to 8'	6 to 8'
BRU		Brilliant Red Chokeberry	<i>Aronia arbutifolia 'Brilliantissima'</i>	5 Gallon Container	near building	6 to 8'	6 to 8'
VRU		Viking Black Chokeberry	<i>Aronia melanocarpa 'Viking'</i>	5 Gallon Container	near building	3 to 6'	3 to 6'
KS		Knotted Strands	<i>Rosa 'Knotted'</i>	3 Gallon Container	near building	3 to 4'	3 to 4'
KJS		Kalm St. Johnswort	<i>Hypericum tataricum</i>	5 Gallon Container	near building	2 to 3'	2 to 3'
Evergreen Shrubs							
DMP		Dwarf Mugo Pine	<i>Pinus mugo 'Compass'</i>	24 to 30" Height	parking lot islands	4 to 6'	4 to 6'
CCJ		Calgary Carpet Juniper	<i>Juniperus horizontalis 'Mopani'</i>	10"	near building	6 to 8'	6 to 8'
SGJ		Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 Gallon Container	common areas	6'	6'
Native Grasses							
CNDG		Cloud Nine Switchgrass	<i>Panicum virgatum 'Cloud Nine'</i>	2 Gallon Container	common areas	2 to 3'	6 to 7'
HMSG		Heavy Metal Switchgrass	<i>Panicum virgatum 'Heavy Metal'</i>	2 Gallon Container	parking island	1 to 1.5'	3 to 4'
BLB		Blaze Little Bluestem	<i>Schizachyrium scoparium 'Blaze'</i>	1 Gallon Container	parking island	1.25'	2 to 3'
TBLB		The Blues Little Bluestem	<i>Schizachyrium scoparium 'The Blues'</i>	1 Gallon Container	parking island	1.25'	3 to 3.5'
BB		Broomridge Bluestem	<i>Andropogon virginicus</i>	Seed	hillside	1 to 2'	2 to 3'
Perennials							
LSRS		Little Spire Russian Sage	<i>Perovskia atriplicifolia</i>	1 Gallon Container	common areas	2'	1.5'
MY		Moonshine Yarrow	<i>Achillea 'Moonshine'</i>	1 Gallon Container	near building	6.75 to 11'	1 to 2'
FT		Fireland Yarrow	<i>Achillea x 'Fireland'</i>	1 Gallon Container	near building	2 to 4'	2 to 4'
SSD		Snowcap Shasta Daisy	<i>Laciniatum x 'superbum' 'Snowcap'</i>	1 Gallon Container	near building	1.5'	1.5'
KHPC		Kim's Knee High Purple Coneflower	<i>Echinacea purpurea 'Kim's Knee High'</i>	1 Gallon Container	near building	1.5'	1.5'
OBES		Opulium Black-Eyed Susan	<i>Goldfussia Rudbeckia 'Goldfussia'</i>	1 Gallon Container	near building	2'	2'
WLC		Walker's Low Camellia	<i>Nepeta x 'Walker's Low'</i>	1 Gallon Container	near building	1 to 3'	1 to 3'
Groundcovers & Vines							
VC		Virginia Creeper	<i>Parthenocissus quinquefolia 'Engelmanni'</i>	1 Gallon Container	green screen @ building		

THE RIDGE

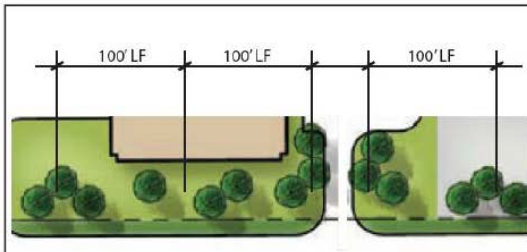
THE RIDGE BUSINESS PARK HARDSCAPE/LANDSCAPE DESIGN SUGGESTIONS 10.20.2009

Trees

1. Chinquapin Oak
2. Shumard Oak
3. Shadblow Serviceberry
4. Bald Cypress
5. Green Giant Arborvitae
6. Brun's Serbian Spruce
7. Frontier Lacebark Elm
8. Skyline Honeylocust
9. Kentucky Coffeetree



Common Area Street Tree



1. At least three (3) approved common area trees per 100 Lineal Feet (or portion thereof) of public street frontage shall be planted in the front yard.
2. Trees shall generally be group or unequally spaced.
3. Trees shall not be planted in the public right-of-way



THE RIDGE

SECTION THREE THE RIDGE BUSINESS PARK



10.



11.



12.



13.



14.



15.



16.



17.



18.



19.



20.



21.



22.



23.

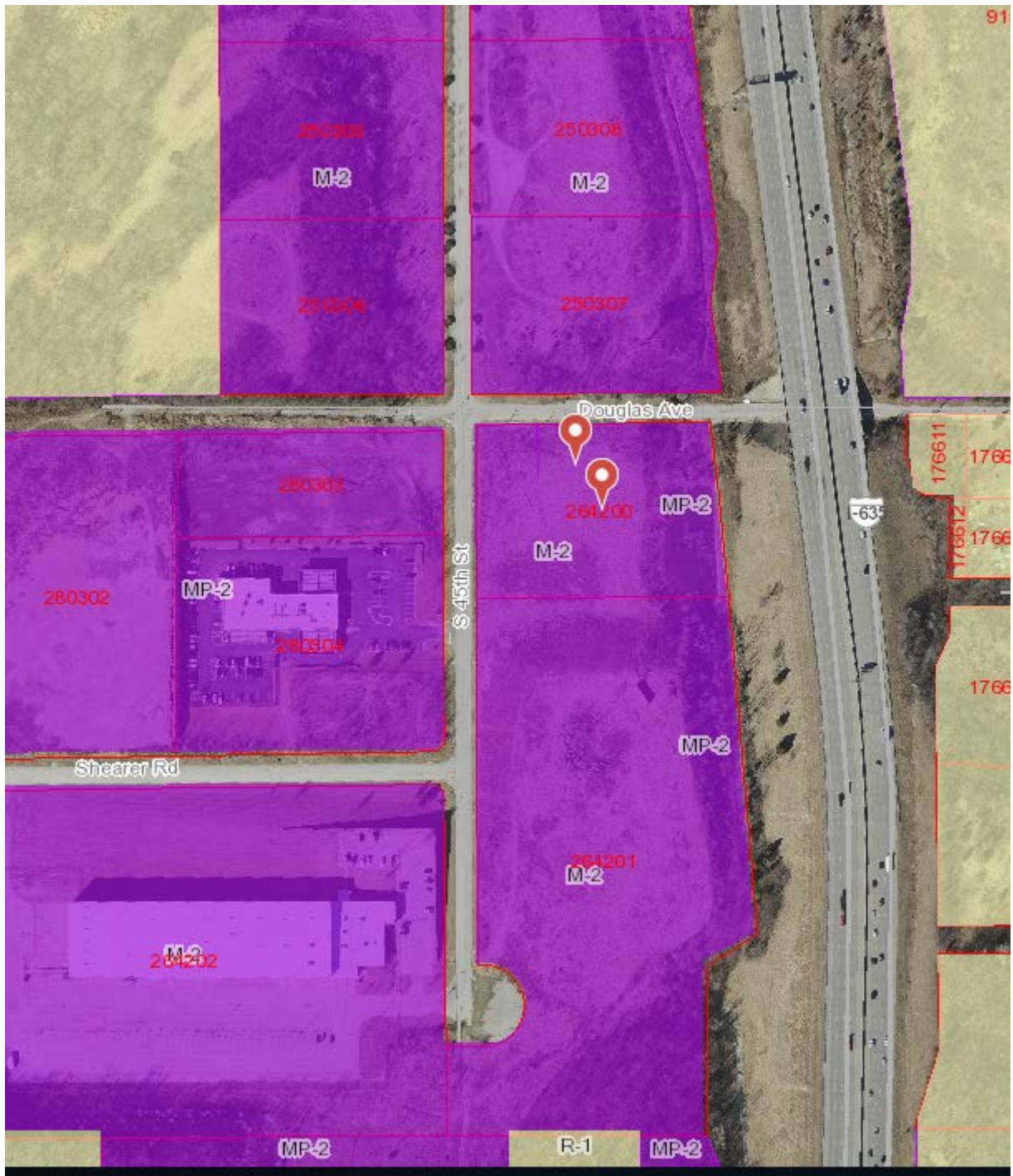
Shrubs

10. Brilliant Red Chokeberry
11. Calgary Carpet Juniper
12. Coppertina Ninebark
13. Cornelian Cherry Dogwood
14. Yellow Twig Dogwood
15. Cutleaf Staghorn Sumac
16. Diablo Ninebark
17. Fireland Yarrow
18. Moonshine Yarrow
19. Mugo Pine
20. Tiger Eye Sumac
21. Viking Black Chokeberry
22. Knock Out Shrub Rose
23. Seagreen Juniper

THE RIDGE

THE RIDGE BUSINESS PARK HARDSCAPE/LANDSCAPE DESIGN SUGGESTIONS 10.20.2009





AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF KS)
) SS:
COUNTY OF Johnson)

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

1. That I am the petitioner for Petition # PR-2019-23
2. That I conducted a neighborhood meeting on 9.30.19.
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.



Chris Herre
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 1st day of October, 2019

My commission expires 24th of June, 2023

Marcia Herre
Notary Public



ROSE DESIGN GROUP, INC.
ROSE CONSTRUCTION CO., INC.

October 1, 2019

Neighborhood Meeting, Home City Ice, Inc.
PR-2019-23

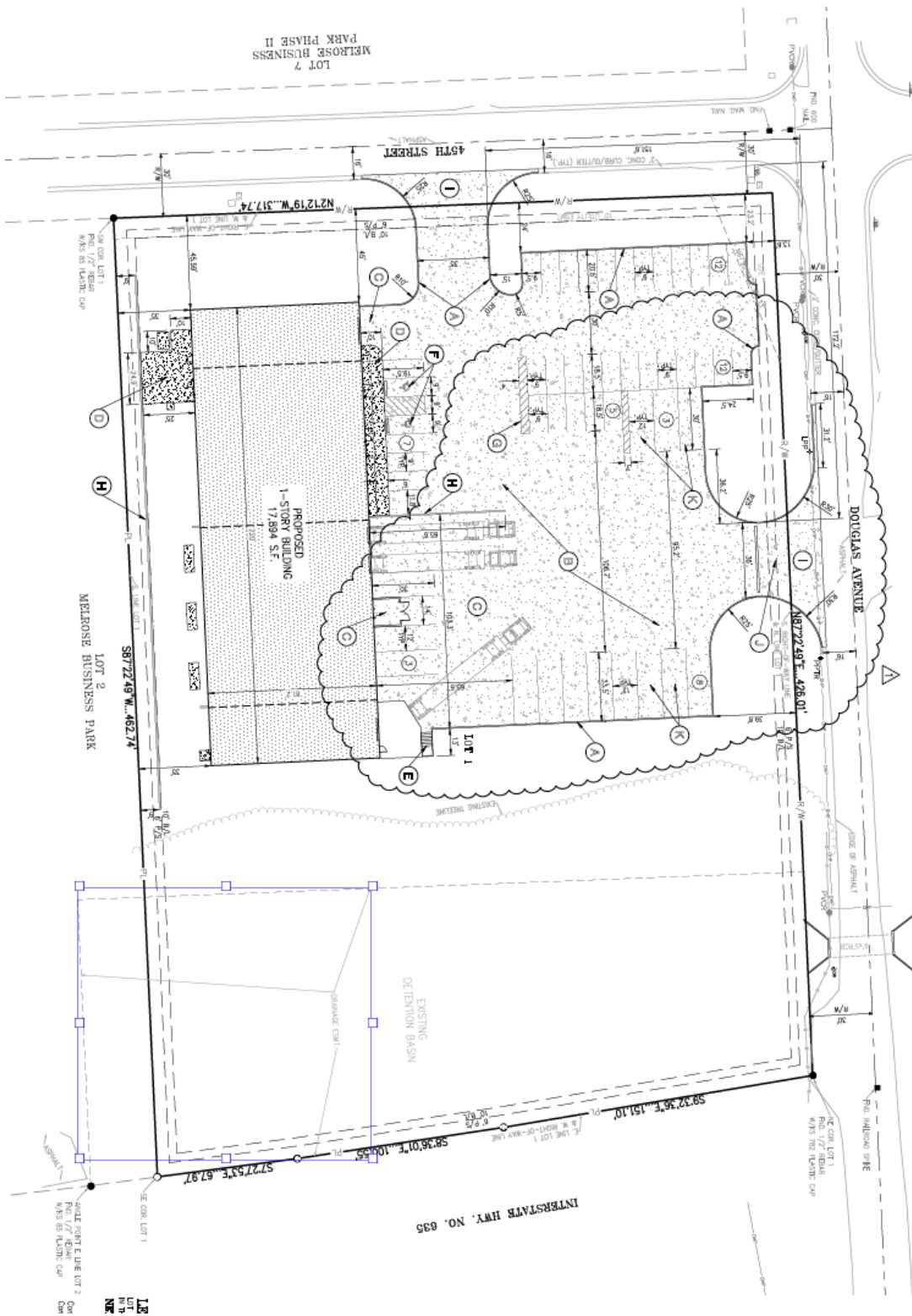
The meeting was called to order at 5:30PM. The applicant had drawings present to explain the scope and extent of the project.

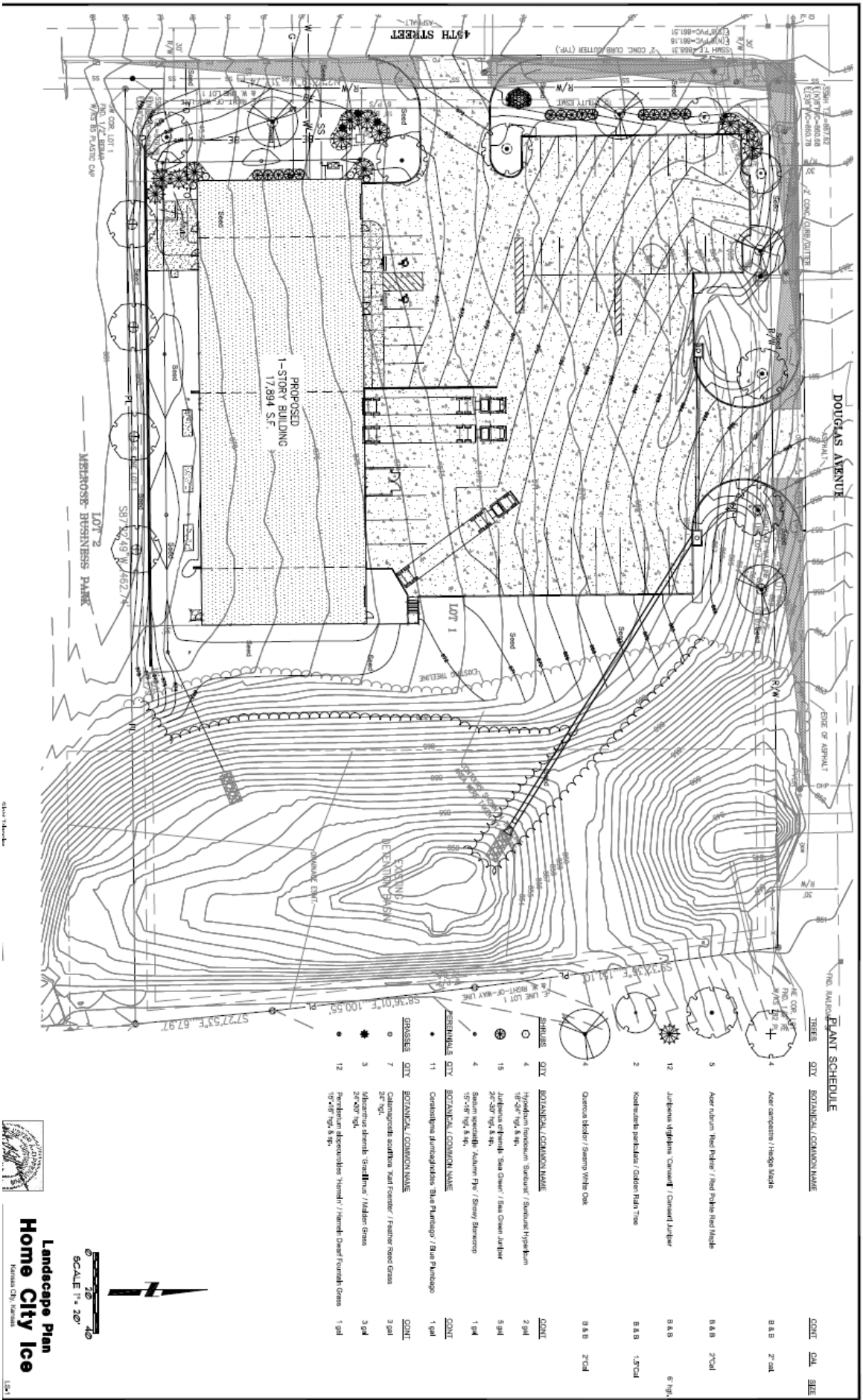
There were no attendees.
The meeting was adjourned at 6:30 PM.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Chris L. Herre".

Christopher L. Herre, A.I.A.





(First published _____)

#3159

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 3801 Leavenworth Road in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-2 Planned General Business 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 January 26, 2018, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business District to CP-2 Planned General Business 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 that part of Lots 1, 2 and 3, ORCHARD HEIGHTS, a subdivision in the Northwest 1/4 of Section 31, Township 10 South, Range 25 East, in Kansas City, Wyandotte County, Kansas, more particularly described as follows: Beginning at the Northeast corner of said Lot 1; thence South 01°18'10" East, coincident with the East line of said Lots 1 and 2, a distance of 200.02 feet to the Southeast corner of said Lot 2; thence South 87°52'28" West, coincident with the South line of said Lot 2, a distance of 10.00 feet; thence South 01°18'10" East, coincident with a line 10 feet west of and parallel to the East line of said Lot 3, a distance of 100.06 feet to a point on the South line of said Lot 3; thence South 87°52'28" West, coincident with said South line, a distance of 267.16 feet to the Southwest corner thereof; thence North 01°02'16" West, coincident with the West line of said Lot 3, a distance of 100.07 feet to the Northwest corner thereof; thence North 87°52'28" East, coincident with the North line of said Lot 3, a distance of 75.01 feet; thence departing said North line, North 01°02'16" West, parallel with the West line of said Lots 1 and 2, a distance of 199.31

feet to a point on the North line of said Lot 1; thence North 87°40'01" East, coincident with said North line, a distance of 200.77 feet to the Point of Beginning, containing 66,876 square feet, or 1.535 acres, more or less, located at approximately 3801 Leavenworth Road, Kansas City, Kansas,

be changed from its present zoning of C-1 Limited Business District to CP-2 Planned General Business District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. 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 CP-2 Planned General Business 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 5. 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 _____, 2019.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3199

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 7615 Swartz Road in Kansas City, Kansas, by changing the same from its present zoning of R-1 Single Family District to A-G Agriculture 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 June 25, 2019, by the owners of property to have the zoning of said property changed from its present zoning of R-1 Single Family District to A-G Agriculture 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:

Beginning at the Northeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 11, Range 24 in Kansas City, Wyandotte County, Kansas; thence South 1320 feet; thence West 495 to the point of Beginning. Except that part taken or used for road purposes. Subject to any easements, restrictions, or reservations of record or fact. Located at approximately 7615 Swartz Road, Kansas City, Kansas,

be changed from its present zoning of R-1 Single Family District to A-G Agriculture 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 A-G Agriculture 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 _____, 2019.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3200

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 3101 Strong Avenue in Kansas City, Kansas, by changing the same from its present zoning of C-1 Limited Business District to CP-3 Planned Commercial 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 June 28, 2019, by the owners of property to have the zoning of said property changed from its present zoning of C-1 Limited Business District to CP-3 Planned Commercial 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:

ADAMS AND KING'S ADDITION TO ARGENTINE

COMMENCING AT THE SOUTH EAST CORNER OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20 TOWN 11 RANGE 25, THENCE WEST 850 FT, THENCE NORTH 27° 30' EAST 159.8 FEET, THENCE NORTH 175.2 FEET THENCE WEST 165 FEET, THENCE NORTH 54.8 FEET, THENCE WEST 180 FEET, THENCE NORTH 69.7 FEET, THENCE WEST 209.1 FEET, THENCE NORTH 189.8 FEET, THENCE EAST 1335.9 FEET, THENCE SOUTH 639 FEET TO THE PLACE OF COMMENCING. BLOCK 10 PLAT 1, ON THE CORNER OF STRONG AVENUE AND 31ST STREET COMMENCES 639 FEET NORTH & 435 FEET WEST OF PLAT PLACE OF COMMENCING, THENCE 27.5 FEET TO WEST, THENCE 120 FEET TO SOUTH, THEN 27.5 FEET TO EAST, THENCE 120 FEET TO PROPERTY PLACE OF COMMENCING, Located at approximately 3101 Strong Avenue , Kansas City, Kansas.

be changed from its present zoning of C-1 Limited Business District to CP-3 Planned Commercial District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-467, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.

Section 4. 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 CP-3 Planned Commercial 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 5. 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 _____, 2019.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK

(First published _____)

#3203

ORDINANCE NO. _____

AN ORDINANCE rezoning property hereinafter described located at approximately 1028 Sandusky in Kansas City, Kansas, by changing the same from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF
THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY,
KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on July 26, 2019, by the owners of property to have the zoning of said property changed from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All that certain parcel of land situated in the County of Wyandotte and State of Kansas being known as all of the West ½ of Lot 15 and all of Lot 16, Block 3, Northrup Park, as Addition now in and a part of Kansas City, Wyandotte County, Kansas. Located at approximately 1028 Sandusky Avenue, Kansas City, Kansas,

be changed from its present zoning of R-1(B) Single Family District to R-2(B) Two Family District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for R-2(B) Two Family District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 4. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____
DAY OF _____, 2019.

UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS

BY: _____
DAVID ALVEY
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

UNIFIED GOVERNMENT CLERK



Staff Request for Commission Action

Tracking No. 19981

Full Commission Meeting Date: 10/31/19

Committee: Administration & Human Services

Date of Standing Committee Action: 10/21/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 10/23/2019	<u>Contact Name:</u> Terry Brecheisen	<u>Contact Phone:</u> x6707	<u>Contact Email:</u> tbrecheisen@wycokc.org	<u>Department/Division:</u> Health Department
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Item Description:

CHIP Coordination Grant -Application for a grant from The Health Forward Foundation in the amount of \$174,000 to provide core support for the 2018-2023 Community Health Improvement Plan (CHIP). The funding will provide a full-time staff position at the Health Department, as well as core staff funding for the four CHIP lead agencies: the Wyandotte Economic Development Council, MOCSA, UG Livable Neighborhoods, and Vibrant Health. **Match:** In-kind match provided by staff time. No cash match.

Action Requested:

Acceptance of grant funds if awarded.

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:



Staff Request for Commission Action

Tracking No. 19987

Full Commission Meeting Date: 10/31/19

Committee: Administration & Human Services

Date of Standing Committee Action: 9/21/19

(If none, please explain):

Publication Required: Yes 11/7/2019

<u>Date:</u> 10/23/2019	<u>Contact Name:</u> Daniel Kuhn	<u>Contact Phone:</u> x5189	<u>Contact Email:</u> dkuhn@wycokck.org	<u>Department/Division:</u> Legal
<u>Item Description:</u> An amendment offering a reward of \$250 to any person that provides information materially contributing to a conviction of unlawful dumping.				
<u>Action Requested:</u> To approve the ordinance.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Sec. 31-12. Unlawful Dumping				

(Published _____)

ORDINANCE NO. _____

AN ORDINANCE relating to Chapter 31, amending Section 31-12 regarding unlawful dumping.

BE IT ORDAINED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That Section 31-12 is hereby amended to read as follows:

Sec. 31-12. - Unlawful dumping.

- (a) It shall be unlawful for any person to deposit, throw, place or leave any garbage, trash or waste material upon any street, court, alley, public square, public enclosure, yard, vacant lot, body of water, or any place, except in a disposal unit, incinerator or can required for that purpose, except as otherwise provided in this chapter.
- (b) It shall be unlawful for any person to place any garbage or trash on any private premises of which such person does not have the right of possession, charge or supervision, except as provided in this chapter.
- (c) The unified government may pay to any person who provides information which materially contributes to the conviction of any person of unlawful dumping, a reward in the amount of \$250.00. The award may be given at the recommendation of the unified government chief counsel and upon approval of the county administrator and that decision shall be final and binding. If it is determined that more than one witness report materially contributed to a conviction, the \$250.00 reward provided for under this section will be divided equally among the witnesses. In no event shall rewards be paid beyond the amount allocated by the unified government board of commissioners for this expenditure.

(Code 1964, § 18-14; Code 1988, § 31-12; Ord. No. 39215, §§ 4, 9, 6-3-1954; Ord. No. 39216, § 4, 6-3-1954; Ord. No. 42843, § 1, 5-16-1961)

Section 2. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the *Wyandotte Echo*.

**PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT
OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _____, 2019.**

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 19983

Full Commission Meeting Date: 10/31/19

Committee: Public Works & Safety

Date of Standing Committee Action: 10/21/19

(If none, please explain):

Publication Required: No

<u>Date:</u> 10/23/2019	<u>Contact Name:</u> Michael Callahan	<u>Contact Phone:</u> x5951	<u>Contact Email:</u> chiefcallahan@kckfd.org	<u>Department/Division:</u> Fire Department
<u>Item Description:</u> A resolution authorizing the donation of a 2005 Seagrave Fire Apparatus to The Village of Birmingham, Missouri Fire Department.				
<u>Action Requested:</u> To adopt the resolution.				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> RESOLUTION AUTHORIZING DONATION				

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE DONATION OF EQUIPMENT FROM
THE KANSAS CITY, KANSAS FIRE DEPARTMENT TO THE VILLAGE OF
BIRMINGHAM, MISSOURI**

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas is the present owner of one 2005 Seagrave fire apparatus, VIN 1F9FD28T55CST2062, which is currently in the possession of the Kansas City, Kansas Fire Department; and

WHEREAS, the Seagrave fire apparatus has become obsolete for the purposes of the Kansas City, Kansas Fire Department and is scheduled to be decommissioned; and

WHEREAS, the Seagrave fire apparatus has a value of \$5,000; and

WHEREAS, the Equipment is still usable, and another governmental organization has need for them; and

WHEREAS, specifically, The Village of Birmingham Fire Department; and

WHEREAS, the Unified Government wishes to donate the Equipment to the above-referenced governmental organization in accordance with K.S.A. 12-101, and in recognition of the public purpose such donation will serve.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS:**

- 1. Donation of Seagrave Fire Apparatus.** That the Unified Government does hereby authorize the Chief of the Kansas City, Kansas Fire Department and the County Administrator's Office to establish a procedure for the donation of the 2005 Seagrave Fire Apparatus, VIN 1F9FD28T55CST2062, to The Village of Birmingham, Missouri, on behalf of the Unified Government, and that the Chief of the Kansas City, Kansas Fire Department and the County Administrator are hereby authorized to enter into agreements and take any action required and necessary to implement and satisfy the intent of this Resolution.
- 2. Effective Date.** This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS OCTOBER 31, 2019.**

ATTEST:

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 191020

Full Commission Meeting Date: 10/31/19

Committee:

Date of Standing Committee Action: NA
(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
10/21/2019	Emerick Cross	x6784	ecross@wycokck.org	Commission Liaison

Item Description:

Nomination for Boards and Commissions
Area Wide Advisory Council and Aging Wyandotte/Leavenworth
Thomas Gordon
Term: 10-31-2019 to 5-30-2021
Submitted by Mayor David Alvey

Housing Authority
Broderick Crawford
Term: 10-31-2019 to 3-31-2022
Submitted by Cmr. Tom Burroughs

Action Requested:

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

**PLANNING & ZONING AND
REGULAR SESSION
SEPTEMBER 26, 2019**

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in regular session Thursday, September 26, 2019, with eleven members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; McKiernan, Commissioner Second District; Murguia, Commissioner Third District; Johnson, Commissioner Fourth District, Kane, Commissioner Fifth District; Markley, Commissioner Sixth District; Walters, Commissioner Seventh District; Philbrook, Commissioner Eighth District; and Alvey, Mayor/CEO, presiding. The following officials were also in attendance: Doug Bach, County Administrator; Emerick Cross and Alan Howze, Assistant County Administrators; Angie Lawson, Deputy Chief Counsel; Carol Godsil, Deputy Unified Government Clerk; Patrick Waters, Senior Attorney; Robin Richardson, Director of Planning; Byron Toy, Lead Planner; Janet Parker, Administrative Assistant; Kim Portillo, Planner; Katherine Carttar, Director of Economic Development; Chris Slaughter, Land Bank Manager; Edwin Birch, Public Information Officer; Lynn Melton, Assistant to the Mayor; and Captain Ronald Schumaker, Sergeant-at-Arms.

MAYOR ALVEY called the meeting to order.

ROLL CALL: Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook, Alvey.

INVOCATION was given by Sister Therese Bangert, Our Lady and St. Rose Catholic Church.

MAYOR ALVEY asked the Clerk if there are any revisions to tonight's agenda. **Carol Godsil, Deputy U.G. Clerk,** said there are no revisions.

Mayor Alvey said tonight we have two distinct parts to our meeting. The Planning & Zoning portion will be handled first followed by the regular commission meeting. I'll ask the Clerk 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.

PLANNING AND ZONING CONSENT AGENDA

Carol Godsil, Deputy UG Clerk, read the statement, required by law, governing the Planning and Zoning portion of the meeting and the items on the Planning and Zoning Consent Agenda.

Ms. Godsil asked if any member of the Commission wished to disclose any contact with proponents or opponents on any item on the Planning and Zoning Agenda

Mayor Alvey asked do any of the Commissioners have any disclosures.

Commissioner Bynum said I've had contact with a community member unsure of whether proponent or opponent on #SP-2019-87.

Ms. Godsil read the items on the Planning and Zoning Consent Agenda.

Mayor Alvey said asked if there are any set-asides. Does 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 at this time, all items on the Planning & Zoning Consent Agenda will be voted on by one vote to follow the recommendation of the Planning Commission.

Action: **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve the Planning and Zoning Consent Agenda, excluding the set-aside.** Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

CHANGE OF ZONE APPLICATION

ITEM NO. 1 – 19952...CHANGE OF ZONE APPLICATION #3197 – GERALD ST. PETER WITH DAPS, LLC

Synopsis: Change of Zone from A-G Agriculture District to R-1 Single Family District for a single-family residential subdivision at 10525 Nelson Lane, submitted by Robin Richardson, Director of Planning. The applicant wants to rezone the preliminary plat fifty-five residential lots to build fifty-five single family homes on 32.23 acres. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3197, subject to:

Urban Planning and Land Use Comments:

General Planning:

1. Geospatial Services Department finds the plat currently unacceptable for posting. Review and respond to the attached comments from Geospatial Services Department.
Applicants Response: Comments from the Geospatial Services Department have been addressed with the revised plat and Preliminary Development Plan.
2. Review and respond to the concerns outlined in the attached Conservation District comments.
Applicants Response: Comments from the Geospatial Services Department have been addressed with the revised plat and Preliminary Development Plan.
3. If the change of zone is approved, this shall be a planned district (RP-1).
Applicants Response: Acknowledged.
4. The legal description and plat boundary do not match. There are calls with deed bearings and measured distances intertwined, wrong measured distances shown, etc. Needs to be corrected.
Applicants Response: Legal description and plat boundary have been corrected.
5. Show on the plat a 10-foot utility easement along the outside boundary of the plat.
Applicants Response: Easements have been added.
Staff Response: 10-foot utility easement must also continue along the western edge of tract A, as this is an outside boundary of the plat.
6. Show on the plat a 5-foot utility easement on either side of the interior lot lines.
Applicants Response: Easements have been added.
Staff Response: 5-foot utility easement must be added along the interior lot lines of Tract A.
7. Upon submittal of final plat, the applicant shall provide a copy of the Homeowners Association document and Covenants and Restrictions.
 - a. Prairie Delaware Piper Master Plan has a square foot minimum of 1600 square feet for single-family detached residential units in this site. If buildings are less than the recommended square footage, architectural design review shall be required for permitting. Add this requirement to covenants and restrictions.
 - b. Residential building materials shall be as follows:
 - i. Primary materials for the fronts of homes should be masonry, stucco, cement board, and wood siding.
 - ii. Accent materials should include real or cultured masonry materials.

- iii. For side and rear building facades the use of horizontal lap siding and vertical lap vinyl (minimum 42 gauge) siding is acceptable.
- iv. Roof materials should be a composite shingle (35-year minimum) or approved equal.
- v. Use of plain, flat siding is discouraged as a primary siding material. Use of horizontal siding on the front of the home with panel siding on the sides and rear is discouraged.

Applicants Response: Acknowledged

8. Prairie Delaware Piper Master Plan requires residential developments with 50 to 200 dwelling units to have two amenities. Only one of the required amenities may be a small amenity. See below amenity chart. Show proposed amenities on plat.

Table 7: Residential Amenity Guidelines

Small:	
	Basketball, volleyball, or other court sport.
	Open play area of at least 15,000 square feet with maximum of three (3) percent slope and two benches and one play structure.
	One picnic area with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
	Option provided by owner, but must be considered equal to one of the other small options.
Regular:	
	Swimming pool.
	Golf course.
	Residential clubhouse.
	Two (2) basketball, volleyball, or other court sports.
	Two (2) tot lots with a minimum size of four-thousand (4,000) square feet per area, one (1) play structure per tot lot, one (1) bench per tot lot.
	Two (2) picnic areas with a minimum size of five-thousand (5,000) square feet and including a minimum of two (2) picnic tables, one (1) shelter, and one (1) barbeque grill/pit per area.
	Trail(s) for pedestrian and/or bicycles that connect(s) to the overall trail network within the area. This trail may be within preserved natural corridor.
	Option provided by owner, but must be considered equal to one of the other regular options.

Applicants Response: The residential development is proposing a trail through the site as well as a picnic area.

Staff Comment: The proposed picnic area must meet the requirements as listed in the amenity chart above; minimum size of five-thousand square feet and including a minimum of two picnic tables, one shelter, and one barbeque grill pit per area.

9. Residential developments are required to have entry features. These features may include:
- a. Neighborhood name within a landscape feature
 - b. Monuments
 - c. Special lighting feature
 - d. Enhanced bus stop
 - e. Fountain
 - f. Special landscape

Applicants Response: A 10'x10' pad at the subdivision entrance has been designated for a monument sign.

10. Provide a preliminary development plan for the change of zone application. Include at a minimum the following:
- a. Name, address, phone number, cell phone number, and e-mail address of record of landowner and architect, engineer, surveyor, planner, and/or contractor, and an

affidavit from the property owner acknowledging and approving of the application.

- b. Date, north arrow, scale, existing zoning classification and proposed classification.
- c. Vicinity map at a scale of not less than 1 inch = 2,000 feet.
- d. Location and size by survey of existing and proposed rights-of-way, easements, and infrastructure-sewer, water mains, gas mains, culverts, or other underground installations, with pipe size, grade, and location shown.
- e. Size, use and location of existing and proposed structures and drives on the subject property, and existing zoning, structures, and drives within 200 feet of the property;
- f. A legal description of the property, showing the location and type of boundary evidenced and including a statement of the total area of the property.
- g. Existing topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one-foot contours or spot elevations shall be provided.
- h. Location of floodplain areas subject to flooding, centerlines of drainage courses, and finished floor elevations of proposed buildings.
- i. The height, number of floors, proposed square footage of buildings, both above and below or partially below the finished grade.
- j. The yard dimensions from the development boundaries and adjacent streets and alleys.
- k. The traffic and pedestrian circulations system, including the location and width of all streets, driveways, entrances to parking areas and parking structures, walkways and bicycle paths;
- l. Off-street parking and loading areas, including dimensions or proposed drives and parking spaces, and structures and landscaping for parking areas.
- m. Green belt and other active recreation space areas, together with proposed private recreation areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreation facilities.
- n. When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units and approximate completion date for the construction of each stage or unit. In any case, subsequent phases shall be initiated within 24 months of the issuance of a certificate of occupancy on the entire preceding phase.
- o. Preliminary architectural elevations of proposed structures and an initial list of proposed building materials.
- p. A master sign plan, detailing all proposed signage for the site.
- q. A conceptual landscape and screening plan that includes basic sizes and quantities.
- r. Preliminary drainage and erosion control information sufficient to meet unified government requirements.
- s. A chart describing the following, as applicable:
 - i. Total number of dwelling units
 - ii. Residential density and units per acre
 - iii. Total floor area (in square feet) and floor area ratio for each structure
 - iv. Total area in open space
 - v. Total number of off-street parking spaces required, and number provided.

Applicants Response: A Preliminary Development Plan has been prepared and submitted with the revised Preliminary Plat.

Landscaping:

For the landscaping plan provided with the preliminary development plan, per the Prairie Delaware Piper Master Plan all residential lots shall have two trees per 5,000 square-feet per lot, up to five trees per lot. One tree shall be in the front or corner side of the lot. All residential lots shall have foundation plant materials. These shrubs should be planted along the front yard foundation of a building. Sides of residential units that are visible from the public right-of-way such as those units on a corner lot should also have some foundation plant materials. Foundation plant materials means those shrubs that normally attain a height greater than 36 inches at maturity and shall be a minimum of 18 inches in height at time of planting.

Applicants Response: A Landscape Plan has been provided in the Preliminary Development Plan.

Staff Comment: The landscape plan provided does not meet the requirements listed above. All lots are required to have two trees on the lot, one of which shall be in the front or side corner of the lot. It appears that what is shown on the landscape plan are part of the streetscape rather than on the lots.

Streetscape:

1. Identify the location of all special site features and amenities; i.e. gateways, entry monuments, entry medians, special light fixtures, development identification signs, club house, pool, trails, all open space features, buffers, etc.

Applicants Response: Special features have been added to the proposed plan.

2. All developments are required to have a streetscape. Streetscape elements typically include trees, street lighting, sidewalks and plants. Show streetscape elements on the development plan.

Applicants Response: A Landscape Plan has been provided with the Preliminary Development Plan.

Site Design and Layout:

1. Sec. 27-314 Within the boundaries of a subdivision, sidewalks shall be installed by the subdivider on one side of all new local residential streets, and all streets that are segments of the major street system shall have sidewalks on both sides except in industrial areas and except in subdivisions zoned R Rural residential. Sidewalks shall be no less than four feet wide and be of Portland cement concrete and shall comply with the specifications of the Unified Government. Sidewalks shall be located in the platted right-of-way abutting the property line.

Applicants Response: Sidewalks have been designated within the proposed subdivision.

2. Per the Prairie Delaware Piper Master Plan, all major arterial roadways should include sidewalks and crosswalks in order to encourage pedestrian use. Areas where bicycle/pedestrian trails cross major arterials should have special design treatment to warn both user groups of the forthcoming intersection.

Applicants Response: Sidewalks have been designated within the proposed subdivision.

3. Nelson Lane shall be improved to accommodate increased traffic in accordance with Public Works Engineering comments.

Applicants Response: Nelson Lane is included in this development to be improved to a newly paved road with curb and gutter and sidewalks on both sides of the road.

Additional Stipulations From Meeting:

1. Consider traffic calming on the main street that comes off Nelson Lane as they work through final plat review.
2. Provide a connection to the subdivision to the east and a potential connection to the subdivision to the south provided the southern property would develop in a similar manner. It would not connect to multi-family or commercial.
3. Provide landscaping screening along the proposed Lots 26 through 31 in the current proposal that correspond with the testimony by the three gentlemen. He stated that he thinks that they need to look at the tree area and work with the three gentlemen property owners to see if it would be easier to preserve a certain area of trees (and check utilities) or if they would prefer to have a fence with some landscaping.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can recommend approval: None.
2. Items that are conditions of approval (stipulations):
 - a) Proposed public improvements, i.e., street, storm sewer, and sanitary sewer main extension shall be submitted with final plans as separate plan sets in accordance with UG standards and criteria and shall be reviewed and approved by UG.
 - b) Final development plans shall include final engineering, calculations, studies, and complete construction level drawings with construction notes and details, in accordance with UG standards and criteria and shall be reviewed and approved by UG prior to being placed on the Planning Commission agenda.
 - c) The County Surveyor makes separate technical review of the plat and will submit comments directly to the preparer of the plat. Provide preliminary and final plats in accordance with Engineering and County Surveyor comments.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: None

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3197, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

CHANGE OF ZONE APPLICATION

ITEM NO. 2 – 19953...CHANGE OF ZONE APPLICATION #3198 – ORACIO PEREZ

Synopsis: Change of Zone from R-1(B) Single Family District to A-G Agriculture District for accessory structures and animals at 3605 Bell Crossing Drive, submitted by Robin Richardson, Director of Planning. The applicant has requested a change of zone for 5.41 acres of land. This change of zone would allow for multiple accessory structures and the keeping of livestock. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3198, subject to:

Building Inspection Comments:

1. Building Inspections Department does not support this application. No permits, plan reviews or inspections have been conducted for the structures on site. Building permits are required for all structures equal to or greater than 120 square feet. Applicant must coordinate with Building Inspections Department, at 913 573-8620, to obtain necessary permits prior to zoning publication.

Code Enforcement Comments:

1. Code Enforcement has an open case regarding junk and trash on the property. Photos submitted by the applicant and provided in the attachments also show piles of debris and structures that need repair. Please provide a maintenance plan outlining who will maintain the property as well as who will care for animals. Explain how frequently you will visit the property.

Staff Comment: The applicant reached out to the code enforcement officer in the area for guidance on question 1 and 2. The following email message was received from Inspector Matt Smith with Code Enforcement. Please note Todd Yergovich, mentioned below, is with Building Inspections Department. A copy of the email is also included in the attachments:

“Mr. Perez came into the NRC yesterday with the list of staff questions and suggestions for his zoning change to AG. On my code case, Mr. Perez has made good progress on the clean up on the property. He is also aware of the need for the repairs on the structures at the property. Todd Yergovich and I have informed him not to do the work on these structures until the zoning change is approved. Mr. Perez is more than willing to take any steps needed to correct the issues. However, the work required for the repairs and the required engineer report to obtain the BI permits for the structures will be costly. If the zoning change is not approved this would be a waste as he would then be required to remove the structures. Will this be an issue with his application?”

I personally support his application as he has taken every step I have suggested and maintained contact with me along the way. I will be setting up a meeting with Mr. Perez at the property to make sure we have addressed all the issues and to check on his progress. He will be submitting the answers to the rest of the questions you gave him, but he was struggling with understanding

what was needed due to the language barrier. If you have any further questions on this property, feel free to contact me any time.”

Urban Planning and Land Use Comments:

1. How many structures are currently on the property? When was each structure constructed?
Applicant Response: I have 7 structures; 2 were there already when I bought it, 4 I built like 5 years ago, 1 was built last year.
2. How many, and what type of animals are at the property?
Applicant Response: 30 baby chicks, 10 hens, 20 doves, 1 cow, 2 bulls, 2 ponies, 2 horses, 2 sheep, 2 goats
3. Since the initiation of the code enforcement case, what has been done, other than this application, to bring the property up to code?
Applicant Response: Cleaned and everything the City told me.
4. All items stored on the property, not used for agricultural uses must be removed.
Applicant Response: I’m already taking them out.

Additional Stipulations from Meeting:

1. The applicant will need to provide staff with a manure removal plan.
2. The applicant will need to obtain building permits for all the buildings on-site.
3. All the buildings on the site will need to have uniform siding and paint.
4. The site needs to be cleaned up (and continue to be kept cleaned) per the Code Enforcement recommendations.

Public Works Comments: none.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3198, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 3 – 19954...CHANGE OF ZONE APPLICATION #3202 – F. PETER KOVAC

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to raise cattle at 4251 North 60th Street, submitted by Robin Richardson, Director of Planning. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3202, subject to:

Urban Planning and Land Use Comments:

1. Review and respond to the attached Conservation District comments.

Applicants Response: Mr. Richardson, I have read the WyCo Conservation District Report. I have no issues with any of their findings.

2. A portion of this property is located within the FEMA designated Special Flood Hazard Area (SFHA). Development in this area requires a floodplain development permit as well as a building permit.

Applicants Response: I have discussed the extreme northern boundary area along the railroad tracks with a member of staff focused on flood insurance. I told them that area was at the bottom of a 200' bluff and was very narrow, too narrow, for any productive use. When they looked at the actual map they agreed. She said I did not need to buy insurance or a development permit.

Staff Response: We are unsure who Mr. Kovac spoke with regarding this. Staff would like to clarify that a floodplain development permit is required for all development within the floodplain. If Mr. Kovac were to choose to develop, including dirt fill, in the portion of land that is within the floodplain boundaries, he would be required to obtain a floodplain development permit. If he chooses to do any development work outside of the floodplain boundaries, a floodplain development permit is not required.

3. Are there currently any structures on the property? What is the property being used for and what has it historically been used for?

Applicants Response: There is a very small shed on the property. Historically it has been used to provide weatherproof storage for livestock food. I grew up in the area and (I'm 73) it has always been used for pasture with the exception of the extreme southern 5+/- acres which was an alfalfa field. Now it serves as pasture.

The property since I've owned it has been used to graze livestock. I have limited the number of beef animals to no more than 12 to avoid overgrazing, etc. I bring yearlings (500 to 600 lb. cattle) in the spring after the grass starts growing and sell them off in late summer or early fall when they are in the 750 to 800 lb. range. I have seeded the open areas with native prairie grass every 2 years. The grass needs to be grazed. I am very wildlife and conservation centered.

Staff Response: It appears that there is nowhere near the necessary 2 acres per head of pasture land necessary to maintain an environmentally-friendly operation. This must be explained at the Planning Commission meeting. Additionally, the applicant must plan measures to protect the creek and floodplain.

4. How many cattle are there?

Applicants Response: Never more than 10 to 12 yearlings.

5. How will the cattle be contained?

Applicants Response: The property is fenced (new wire 6-7 years old) and cross fenced for pasture management.

6. We need a manure management and a run-off management plan.

Applicants Response: We have never had a manure/run off problem. By my feeding and management practices I move the cattle around to "fertilize" the pasture areas. Since they are put on in April, and removed in September, and we don't have a feed yard, manure/runoff has never been an issue. If we confined as in doing a feed yard, it would be.

7. Who is responsible for care of the land and animals?

Applicants Response: I take care of the land and animals with the help of my son and daughter. This land is respected and well looked after. Without doubt it is one of the prettiest areas in WyCo. I have been carefully eliminating the brush and "trash" trees for

the past 8 years (since I retired from my real job). Everyone comments on how pretty it has become and productive. I may be adding a vegetable garden and orchard soon.

Thank you!

8. 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 Johnson made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3202, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 4 – 19955...CHANGE OF ZONE APPLICATION #3203 – SUMEY MOHAMAMDRABIE WITH MY THREE S LLC

Synopsis: Change of Zone from R-1 Single Family District to R-2(B) Two Family District for continuation of a duplex at 1028 Sandusky Avenue, submitted by Robin Richardson, Director of Planning. The Planning Commission voted 8 to 0 to recommend approval of Change of Zone Application #3203, subject to:

Urban Planning and Land Use Comments:

1. To what extent has the home been converted for two units? Were permits applied for to convert this property to a two-family home?
Applicants Response: The property was purchased from Wyandotte County sales tax auction. Since we have purchased it as is. As for the property originally was two units-permits had to been required in the past. In order to have two different utilities and other lines drawn and pass code inspection. During the interior renovation upgrade after purchase, Mr. Todd came along to check the codes property already had two of everything ran into the building, we were having to bring it to code rules to have Mr. Todd pass it.
Staff Response: The existence of what appears to be 2 units does not was done with permits.
2. This property was part of the Bethany Neighborhood downzoning, approved August 31, 2006. This property, along with the rest of the block, was rezoned from RP-5 to R-1(B).
Applicants Response: I am unaware of the downzoning as properties around the neighborhood are duplex.
3. It appears the off-street parking in the back of the structure is poorly maintained gravel. This must be improved to be a paved surface.

Applicants Response: Correct, we are in process of paving the driveway as we have cleaned up the area 08/18/2019 and now are waiting on the company to come and gravel the back.

Staff Response: To clarify, staff considers paved to be a hard surface; i.e. concrete or asphalt. No more than 30% of the rear yard may be paved. The rezoning will not be published until this is inspected and approved by staff.

4. This property has previously held a rental license for two units; however it received a rental license for only one unit prior to the neighborhood downzoning. This was not considered an existing non-conforming use at the time of the downzoning because it was being used as a single-family home. See below timeline of licensing:

99990-12626 Approved for 2 units 10/22/1998, terminated 4/30/2002

02990-00413 Approved for 1 unit 5/6/2002, terminated 1/16/2009

No rental license from 2009 to 2019 19990-00330 Application for 2 units submitted 5/8/2019

Applicants Response: Correct we were unaware as we were beginning the process, always has been a two unit. Looking to correct this matter to have an up to date accurate rental license. As you have mentioned it was issued back in 1998.

5. Was the property used as a single-family home when there was no rental license from 2009 to 2019, or was it vacant?

Applicants Response: The property has been rented.

Staff Response: If the change of zone application is denied, the property owner must still obtain a rental license for 1 unit if renting.

6. 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.

Applicants Response: Check of \$50.00 will be submitted.

7. Applicant must work with staff to improve landscape, fix bowing siding and add shutters or other aesthetic features to the home prior to publication of the zoning change.

Public Works Comments: none.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3203, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 5 – 19956...CHANGE OF ZONE APPLICATION #3204 – ELIOT ARNOLD WITH BEACHWOOD HOLDINGS, LLC

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for a multi-family development at 3002, 3004 and 3014 West 43rd Street and 4225 Mission Road,

submitted by Robin Richardson, Director of Planning. The Planning Commission voted 9 to 0 to recommend approval of Change of Zone Application #3202, 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.
2. What is the floor area of each unit?
Applicant Response: The square footage on the proposed duplex is 780.9 square feet for the west unit and 828.375 square feet for the east unit.
3. The proposed gravel driveway is not permitted per code. The driveway must be a permanent hard surface, comprised of asphalt or concrete.
Applicant Response: See plan.
4. The driveway may not exceed 24 feet in width and more than 40 percent of the front yard.
Applicant Response: See plan.
5. For a carport (detached accessory structure/buildings), the standards are as follows:
 - a. Such building shall not be located in front of the house, nor closer than three feet to any side or rear yard property line.
 - b. The total area shall not exceed 1,000 square feet.
 - c. In any residential district on lots or tracts of less than three acres, the following conditions shall apply to any detached accessory building of greater than 120 square feet in floor area:
 - i. The exterior wall materials shall be limited to customary residential finish materials. These specifically include: horizontal clapboard siding of all materials; wood and plywood siding; stone and brick, both actual and artificial, and textured finishes such as stucco and stucco board which visually cover the underlying material regardless of the underlying material. These specifically exclude preformed, corrugated or ribbed metal, fiberglass or plastic sheets or panels. Also, excluded as an exterior material are standard concrete masonry units. Exception: Metal can be used for the walls of the unit provided they have a factory applied and painted finish closely matching the color of the primary structure. Also, excluded as an exterior material are standard concrete masonry units except when the walls of the building are painted the exact color of the primary structure.
 - ii. The exterior roofing materials for roofs sloped more than two in 12 shall be shingles or tiles and not metal, fiberglass or plastic sheets. Exception: If using a metal roof, the color must be a factory applied and painted finish that closely matches the roof color of the primary structure or the color of the primary structure itself if the roof and walls of the accessory structure are to be the same color.
 - d. Any accessory structure located in the front yard must obtain a variance from the Board of Zoning Appeals.

Applicant Response: The carport will be made of similar materials to the house. 4" x 4" posts, with exterior cement siding of the same color and make as we plan to add to the house.

6. Because more units are proposed in the future, the overall development shall comply with the Rosedale Master Plan Urban Multi-Family Residential Design Guidelines (see in attachments).

Applicant Response: We will comply with the Rosedale Master Plan.

Public Works Comments: none.

Additional Stipulation at Meeting:

Prior to any additional development of new structures, the applicant provides a final plan review to the Commission that shows the layout of the lots and traffic circulation.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Change of Zone Application #3204, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

SPECIAL USE PERMIT APPLICATIONS

ITEM NO. 1 – 19957...SPECIAL USE PERMIT APPLICATION #SP-2019-50 – LOYD A.

CLAY Synopsis: Special Use Permit for the Temporary Use of Land to park salt plow trucks when not in use at 7852 Leavenworth Road, submitted by Robin Richardson, Director of Planning. The applicant, has requested a special use permit to park a fleet of salt plow trucks and equipment, used for a business, at a residential property at 7852 Leavenworth Road. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2019-50, subject to:

Urban Planning and Land Use Comments:

1. Business License Department has commented that no current business license record is found for the applicant. If approved, applicant will need to file and maintain a current occupation tax application.

Applicants Response: A business license will be applied and maintained.

2. Does anyone live in the home? The applicant listed a different property as their address on the application.

Applicants Response: The adopted disabled son of the applicant lives in the house.

3. Provide photos and size information of the trucks and equipment to be stored onsite.
Applicants Response: Photos of the four trucks are attached to this submission.
4. Who is the owner of the trucks and equipment?
Applicants Response: Curtis Clay, the son of the owner is the owner of the trucks and equipment.
5. Are all vehicles and equipment properly licensed and registered?
Applicants Response: Yes, licensed, registered and operable.
6. Provide photos of the area the vehicle will be parked.
Applicants Response: A photo of the parking area is attached to this submission.
Staff Response: The parking area must be paved in asphalt or concrete according to code.
7. Provide a site layout drawing indicating location of structures, proposed truck parking, and proposed passenger vehicle parking.
Applicants Response: A site drawing, the shaded area being the parking that will be used, is attached to the back of this submission.
8. How many vehicles/equipment would be kept at the residence?
Applicants Response: Four. See statement under Key Issues.
9. With the trucks parked on site, how many off-street parking spaces are available for residents and their guests?
Applicants Response: Three
10. How often are the vehicles parked at the home? How frequently and at what times of day are they used?
Applicants Response: The vehicles will be parked when not in use, as the use of the vehicles in our climate is seasonal and intermittent. The vehicles will be used after a snowfall begins and reaches over two inches in accumulation. They could be called out any time that happens over the course of a day.
11. Vehicles must be parked on an improved hard surface.
Applicants Response: The plan is to park the vehicles on a gravel surface, probably AB-3 gravel.
Staff Comment: The trucks must be parked on a hard surface (asphalt or concrete), not gravel.
12. If approved, approval would be for one year.
Applicants Response: Two-year approval is agreeable.

Staff Conclusion: The Urban Planning and Land Use Department does not require a special use permit for trucks under 10,000 GWR. The pick-up trucks, as shown in photos, are not over 10,000 GWR; however, staff has determined that a special use permit would be required due to the equipment on and off the trucks as well as the fact that the trucks and equipment are being used as a business fleet. In response to staff comments, the applicant has referred to this as a fleet for their snow removal business. The special use permit is thence to keep a business fleet and equipment at a residential property.

This special use permit submittal came as a result of a code enforcement and zoning enforcement complaint. Both had concerns, based on the number of vehicles on site, the size of the accessory building and neighbor complaints that an automotive repair facility was being operated at the site. This is not allowed within the zoning district. The Code Enforcement officer for this area did send an updated email stating on August 28th, 2019 indicating that she has not seen any recent activity that appears to be of the commercial operation.

Although the applicant has also applied for a variance for an oversized accessory building and concrete parking pad, in responses to the draft staff report it was indicated that the proposed fleet and equipment would be parked on a gravel lot. If approved, the applicant must park the equipment on an improved hard surface such as asphalt or concrete. If the variance application for oversized parking pad is denied, the availability of hard-surface parking should be considered with regard to this application.

Staff would support approval of the special use permit to keep only the equipment and trucks related to the salt-spreading business on the condition that adequate hard-surface parking is provided.

If the application were to be approved, staff recommends an approval for one year to assess the impact on neighboring properties and compliance with zoning and code enforcement issues. Per the zoning ordinance, no inoperable or unregistered vehicles may be stored on site.

Additional Stipulation from Meeting:

The applicant coming into compliance with the result of the Board of Zoning Appeals meeting (appeal denied) and the small building and a portion of the concrete is removed.

Public Works Comments: none.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve to approve Special Use Permit Application #SP-2019-50 for one year, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 2 – 19958... SPECIAL USE PERMIT APPLICATION #SP-2019-82 – PRABHJOT SINGH PADDA WITH MSS FREIGHT SERVICES LLC

Synopsis: Special Use Permit for the Temporary Use of Land for an inspection and light maintenance facility at 451 South 14th Street, submitted by Robin Richardson, Director of Planning. The applicant, has requested a special use permit for the temporary use of land to operate a maintenance facility for MSS Freight Services trucking. Additionally, truck storage and maintenance services will be available to the public. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2019-82, subject to:

Geospatial Services Comments:

1. The diagram attached with the petition shows the entrance to the property using what we show as platted McAlpine Avenue. The property owners have fenced in the north half of McAlpine Avenue right-of-way; however, we can't find any ordinance that vacates this right-of-way. They have also fenced in the west half of 13th Street adjacent to the east Block 185 of Armourdale. We also can't find any ordinance vacating this either.

Staff Comment: The surveyor working on behalf of the applicant was able to locate an ordinance that vacated McAlpine Avenue and 13th Street. This was presented to GSS Department. A follow-up email from GSS Department is attached, indicating that they have no further issues and acknowledge the streets have been vacated.

Business License Comments:

1. There is no current business activity filed at the location and no business record is found for MSS Freight. If approved, applicant will need to file to maintain a current occupation tax application.

Applicants Response: Yes, we will apply for all required business license as soon as we get an approval.

Urban Planning and Land Use Comments:

1. Provide a dimensioned site plan sealed by a professional engineer, surveyor or other design professional that includes parking, drive aisles, proposed landscaping, utilities, property boundaries, easements and building square feet, outdoor storage areas, proposed truck parking, screening fence and other information as necessary.

Applicants Response: We already hired the survey company from Kansas City, KS. They are going to finish everything by Thursday August 1, 2019 and we will submit the entire plan on Friday morning, already talked to Martin the senior engineer about this last week.

Staff Comment: A revised site plan was received. Staff also met with the applicant and his surveyor to review the comments and requirements.

2. Customer and employee parking are required at ratio of 4 per 1,000 square feet of building area. Parking must be code compliant and parking lot shall be striped with drive aisles. At this time, the required parking cannot be determined. A detailed site plan, as requested above, is required to determine the amount of parking needed. All parking must be on an improved hard surface. Gravel as a parking surface is not allowed.

Applicants Response: We are marking up the lines for parking for employees and customers on Wednesday this week and will be done on same day. We are creating 9-10 parking.

3. Landscaping is required at a ratio of 1 tree per 7,000 square feet of site area. Landscaping requirements cannot be determined at this time without a site plan.

Applicants Response: Yes, we are planting around total 19 trees as per city guidelines for 1.72 acres lot and will be done by end of this week.

4. Façade improvements are required to bring the building closer into compliance with the Commercial Design Guidelines. A 4-foot brick wainscot is required along the exterior building facades.

Applicants Response: Yes, we talked with one construction contractor he will work by Friday, will be done within 3 days.

5. Per Section 27-470(d)(2) No equipment, material or vehicles, other than motor passenger cars, may be kept, parked, stored or displayed closer than 25 feet to a street line unless such area is screened from the street by a solid fence or other obstruction, set back not less than six feet from the street line and not less than three feet in height. The zoning district regulations call for a fence between 6 and 8 feet in height. Provide screening fence details.

Applicants Response: Yes, our lot fence is between 6 and 8 feet and we will go according to City Council saying us to do and our site plans will include the fence details too.

6. Aerial imagery appears to show the existing fencing extends beyond the property limits and into public right-of-way on the east and south sides. All development not within property lines must be removed.

Applicants Response: Yes, this will be done on this weekend and all out of property fence will be removed.

7. Dismantled, wrecked, and/or salvage vehicles and salvage parts are not permitted and would require an additional special use permit for salvage operations.

Applicants Response: Yes, I understand and will not bring any kind of vehicle that violate the rules and regulations under our special use permit.

8. Provide proposed business hours for the shop and the parking operation.

Applicants Response: We are planning to operate our business hours from 8a.m. to 5p.m.

9. What volume of customers would you anticipate for both the shop and parking portions?

Applicants Response: We are expecting 4 trucks a day or less for shop and 4 to 6 trucks for parking.

10. If approved, staff recommends approval for two years.

Applicants Response: Yes, we will work along according to Planning Commission staff and local rules and regulations.

Staff Conclusion: A dimensioned site plan was submitted. With a building floor area of 2,432 sf, 10 parking spaces are required. The applicant has proposed 12 spaces; 2 of which are handicap designated. With a site area of 72,947.25 sf, 10.42 trees are required, with a .75 multiplier from Commercial Design Guidelines, a total of 19 trees required. The applicant has also agreed to update the building façade with a brick wainscot in accordance with Commercial Design Guidelines. Staff believes this use at this location would be appropriate and recommends approval.

Public Works: none.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2019-82, for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 3 – 19959...SPECIAL USE PERMIT APPLICATION #SP-2019-87 – NIKOLE HENSON

Synopsis: Special Use Permit for a car dealership with automotive repair, auto detailing and auto stereo installation at 1830 Quindaro Boulevard, submitted by Robin Richardson, Director of Planning. The applicant is requesting a Special Use Permit to operate a car dealership on the property. Besides selling cars, the dealership will also engage in automotive repair, auto detailing, and auto stereo installation. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2019-87, subject to:

Urban Planning and Land Use Comments:

1. How long has the property been vacant?
Applicant Response: The property was active and non-vacant when acquired. Previous owner didn't have the financial resources to perform steps necessary to obtain permits to legally open business.
2. Provide a parking plan, including parking stripes, that sufficiently allows parking for all employees, customers, cars to be sold, and cars being repaired. Note that the parking plan cannot take into account any street parking, and that absolutely no cars in the procession of the business (whether for sale or for repair) may be parked on the public right of ways.
Applicant Response: Updated site plans provided.
Staff Response: Updated site plan found in Attachments.
3. What steps has or will applicant take to prevent automotive fluids from contaminating the groundwater?
Applicant Response: Spill prevention plan has been developed that all shop staff will be trained to address as daily preventative maintenance and larger spills (see attached). Oil/water separator has been identified on the property that has been cleaned and serviced by reputable waste disposal company. Oil pans/mats will be used at location with proper waste disposal procedures in place to contain hazardous, flammable, and nonflammable materials.
4. What steps has or will applicant take to mitigate any potential ill effects of the gases from detailing paint?
Applicant Response: There will not be any paint related services taking place on the property. Detailing will consist primarily of internal cleaning with the use of EPA approved cleaning detergents.
5. What is the business plan for the car dealership? For the automotive-related services business?
Applicant Response: Car dealership will be for used car sales. Applicant will apply to obtain dealer license to which, if approved, will purchase vehicles from auctions then fix and repair as necessary. Applicant has years of experience in the automotive industry. Applicant plans to work closely with industry contacts for guidance during the start-up and set up.
6. Provide a design plan for the building. Be sure that it is in compliance with the Commercial District Design Guidelines.
Applicant Response: Applicant will not make any internal structural changes to the existing building. When the property was acquired, the property was pretty much already established

for use per the requested actions by way of special use permit. Painting and cleanout are the only changes made to the building. Building has been approved for Zone 3 Commercial establishment for quite some time. Due to the lack of action by previous owner we're now in need of being approved for Zone 3 Commercial. In compliance with district design guidelines, applicant will obtain a list of UG approved trees/shrubs that will be planted in accordance to the Commercial District Design Guidelines.

7. Provide a landscaping plan for the building. Be sure that it is in compliance with the Commercial District Landscape Guidelines.

Applicant Response: Landscaping and tree requirements is identified within site plans.

8. Please provide photos (or a description, if the space is not yet ready) of the interior of the building.

Applicant Response: Photos provided.

Staff Response: Photos can be found in the Attachments section. Applicant had not acquired a sign permit before commissioning the front mural. Applicant had erected a fence without a masonry pillar/column every 32 feet on center as per the Commercial Design Guidelines. Approval of the special use permit is contingent on the successful acquiring of a sign permit and have fence plans approved by the DRC.

9. In order to maintain the special use permit, Applicant and the business must remain in compliance with all local, State, and Federal business and automotive sales, and repair-related laws and regulations.

Applicant Response: Understood.

10. Special Use Permit may be approved for two years

Applicant Response: Understood.

11. All cars parked in code compliant parking spaces.

Public Works:

1. Items that require plan revision or additional documentation before engineering can recommend approval: none.
2. 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.
Applicant Response: Please see attached.
3. Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents: none

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Special Use Permit Application #SP-2019-87 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 4 – 19951...SPECIAL USE PERMIT APPLICATION #SP-2019-95 – DAN SPENCER WITH CZ-USA

Synopsis: Renewal of a Special Use Permit (#SP-2017-53 - expires 10/26/2019) for office space, assembly space and test firing range at 3327 North 7th Street Trafficway, submitted by Robin Richardson, Director of Planning. The applicant is seeking the renewal of a special use permit allowing the operation of a private firearm shooting range at 3327 North 7th Street Trafficway. The applicant use was originally approved in October of 2017. To date, the operation has been run without incident and has maintained compliance with federal, state, and local laws. There is no stated intention to change the current operation. The Planning Commission voted 8 to 0 to recommend approval of Special Use Permit Application #SP-2019-95, subject to:

Urban Planning and Land Use Comments:

1. Provide updated pictures of operation/site.
Applicant Response: Please find the requested pictures attached.
2. Is this operation to remain closed to the public?
Applicant Response: Yes.
3. Has there been any change in security measures taken?
Applicant Response: No. All CZ-USA Facilities, including the facility at 3327 N 7th St Trafficway are locked at all times. Employee access is achieved through a secure electronic key fob system. Security cameras are positioned throughout the building, both inside and out. The building has an alarm system provided by Tyco Integrated Security. CZ-USA also maintains close communication with Kansas City, Kansas Police Department.
4. What are the hours of operation?
Applicant Response: The first staff arrive at 7:30 a.m. and the last staff leave at 6:00 p.m.
5. Has the way in which you dispose of excess material, and clean the site changed in anyway?
Applicant Response: No. CZ-USA plans to contract with a company who specializes in cleaning ranges and disposing of lead waste in a safe, legal, and environmentally friendly manner.
6. If approved, you will need to file and maintain a current occupation tax application per the Business Licensing Departments comments.
Applicant Response: CZ-USA is in possession of a current occupational tax receipt for the activity at this location, attached. CZ-USA will maintain this registration.

Public Works Comments: none.

Business Licensing Comments:

1. If approved, applicant will need to file and maintain a current occupation tax application. Applicant has received similar SUP at other property and did file the required occupation tax.

Applicant Response: CZ-USA is in possession of a current occupational tax receipt for the activity at this location, attached. CZ-USA will maintain this registration.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve to approve Special Use Permit Application #SP-2019-95 for two years, subject to the stipulations. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

PLAN REVIEW APPLICATION

ITEM NO. 1 – 19960...PLAN REVIEW APPLICATION #PR-2019-21 - DAVID CONTAG WITH DLR GROUP

Synopsis: Preliminary and Final Plan Review for an addition and renovation to the Turner Middle School at 1312 South 55th Street, submitted by Robin Richardson, Director of Planning. The applicant, David Contag with DLR Group, on behalf of Turner USD 202 wants to build a 48,800 square foot building addition onto Turner Middle School and interior remodel at 1312 South 55th Street. The Planning Commission voted 8 to 0 to recommend approval of Plan Review Application #PR-2019-21, subject to:

Urban Planning and Land Use Comments:

1. The retaining wall on the west side of the building addition is in excess of eight feet in height, approximately fifteen feet tall. The Planning Commission must approve a deviation in the Commercial Design Guidelines which requires retaining walls taller than eight feet are required to be terraced.

Applicant Response: The total retaining wall length is about 275 feet. The section of retaining wall that is about 15-feet high is only about 24-feet in length at the southwest corner of the new educational classroom building. The retaining wall needs to tie into the building as shown to maintain the lower level classroom window that is needed to provide natural daylight. The window system also needs to line up architecturally for the two-story classroom building and cannot be relocated due to the size of the classroom.

Staff Response: As it is only visible internally, this is acceptable.

2. While the existing parking lot will need to be resurfaced and restriped where necessary during construction, all new areas for staff and parent parking shall be curbed, landscaped and striped accordingly.

Applicant Response: Acknowledged. Refer to submitted plans.

3. The sidewalk along South 55th Street shall be repaired where necessary during construction of the building addition.

Applicant Response: The existing concrete sidewalk in the right-of-way will be repaired if damaged during construction, or in locations where the new construction requires replacement of the walkway to ensure connectivity into the site.

4. All rooftop mechanical equipment shall be screened from public view by the parapet of the building. The public view extends to the boundary of the property line and public right-of-way.

Applicant Response: Acknowledged. The drawings show extended parapet walls with metal wall panels matching the building for all new mechanical equipment. The metal wall panel system is incorporated in various locations around the new building. There are existing mechanical units and duct work system mounted on the existing building at the north end of the gymnasium building that need to remain. The existing gym structure is not being modified in this project and was not engineered for the loading of additional parapet walls.

5. All utility connections must be screened with landscaping or an architecturally designed screen wall. All utilities mounted on the wall shall be painted to match the building.

Applicant Response: Acknowledged.

6. All downspouts shall be internalized.

Applicant Response: Acknowledged. The drawings show internal downspouts for the proposed buildings with the exception of the four small triangular architectural flared building structures on the west side of the proposed classroom building that have small external drains that will be picked up with the storm drain system.

Staff Response: This is acceptable as this is almost entirely concealed by the large retaining wall.

7. 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.

Applicant Response: Acknowledged and provided per the drawings.

8. The trash enclosure shall be comprised of the same materials as the building and shall not face the public street. The gates shall be comprised of wood or metal panel.

Applicant Response: Acknowledged. Will revise the drawing to include a masonry side wall. The gates will be metal or composite wood screen wall system that architecturally complements the buildings.

9. Shade trees shall be at least 2-1/2" caliper when planted. Evergreen trees shall be at least six feet in height when planted. Shrubs shall be at least three gallons when planted.

- a. Landscaping shall be irrigated.

Applicant Response: Acknowledged and provided per the drawings.

10. In order to have legitimate signage, a sign permit must be filed with the Urban Planning and Land Use Department. Wall sign standard is one per façade, maximum of four feet in height, and cumulative maximum of 50 square feet in sign area for the building. If any wall sign is not visible from the public street, such as an internal courtyard, the sign does not require a sign permit and therefore does not count towards the sign allocation for the property.

Applicant Response: Acknowledged. The final sign permit will include one allowable wall sign and one detached monument sign facing South 55th Street. This information is also shown in the final development plan.

Public Works Comments:

1. Items that require plan revision or additional documentation before engineering can

recommend approval: none.

2. Items that are conditions of approval (stipulations):
 - a. Future plans to make any changes to the proposed traffic patterns according to the Traffic Impact Study shall be coordinated with the UG Public Works Department i.e. County Engineer and the City Traffic Engineer.
 - b. Construction plans shall meet UG standards and criteria and shall be reviewed and approved by UG prior to construction permit acquisition.
3. Comments that are not critical to engineering's recommendations for this specific submittal but may be helpful in preparing future documents: none.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve Plan Review Application #PR-2019-21, subject to the stipulations. Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

MAYOR'S AGENDA

ITEM NO. 1 – 19972...VOTING DELEGATES: LKM CONFERENCE

Synopsis: Designation of Melissa Sieben and Mike Taylor as voting delegates for the League of Kansas Municipalities Annual Conference in Overland Park, KS.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve.

Mayor Alvey asked do we have any commissioners or other staff who plan to attend? There were none.

Roll call was taken on the motion and there were ten "Ayes," Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

REGULAR CONSENT AGENDA

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. If an item is not set aside at this time, all items on the Consent Agenda will be voted on by one vote.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve the Consent Agenda. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 1 – 19969...ORDINANCE: LEAVENWORTH ROAD, 78TH TO 63RD STREET

Synopsis: An ordinance authorizing the Chief Counsel to institute legal proceedings to acquire property for the Leavenworth Road, 78th to 63rd Street (CMIP 1224) Improvement Project, submitted by E. James Bain, Assistant Counsel. (KDOT Project No. 105 N-0640-01). On September 12, 2019, the Commission unanimously adopted Resolution No. R-59-19 authorizing a survey of lands for said project.

Action: **ORDINANCE NO. O-61-19**, “An ordinance condemning land for the Leavenworth Road – 78th to 63rd Street – (CMIP 1224) Improvement Project (KDOT Project No. 105 N-0677-01), and acquiring easements for such purposes, 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.” **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 2 – 19973...PLAT: COPART

Synopsis: Plat of Copart on Kansas Avenue, located west of the Kansas River, being developed by Copart of Kansas Inc., submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve and authorize Mayor to sign said plat. Roll call was

taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 3 – 19974...PLAT: PHILLIPS SW STORAGE LLC

Synopsis: Plat of Phillips SW Storage LLC, located at Southwest Boulevard and Marshall Street, being developed by Phillips SW Storage LLC, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve and authorize Mayor to sign said plat. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 4 – 19975...PLAT: PIPER SCHOOL COMPLEX

Synopsis: Plat of Piper School Complex, located at 131st and Leavenworth Road, being developed by USD #203 Piper School District, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve and authorize Mayor to sign said plat. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 5 – MINUTES

Synopsis: Minutes from regular session of August 29, 2019; and special sessions of August 29 and September 5, 2019.

Action: Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to approve. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 6 – WEEKLY BUSINESS MATERIAL

Synopsis: Weekly business material dated September 12 and 19, 2019.

Action: **Commissioner Johnson made a motion, seconded by Commissioner McKiernan, to receive and file.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

PUBLIC HEARING AGENDA

ITEM NO. 1 – 19934...MIDTOWN REDEVELOPMENT/FOODIE PARK

Synopsis: A proposal to redevelop the former Indian Springs shopping center at 47th and State Avenue into a 266k sq. ft. food service center, at least 3 retail pad sites along State Avenue and up to an additional 45k sq. ft. of commercial users, and a 60k sq. ft office building which will serve as the headquarters of Scavuzzo’s who the developer of this project is.

Project anticipates completion of the food service center in 2021 with the other projects being completed in subsequent years. On September 9, 2019, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.

Mayor Alvey said next, we have our public hearing agenda and we have a public hearing to consider three actions regarding Scavuzzo’s proposed Foodie Park Development at the former Indian Springs site. Before we take public comments, I’ll ask staff to make some opening remarks

Commissioner Murguia asked will it be three separate motions or one. **Mayor Alvey** said yes, it will be three separate motions.

Katherine Carttar, Director of Economic Development, said as you all have probably heard, this is a pretty significant site as well as an exciting project. We decided that we’re going to give you the whole presentation that we gave to Economic Development and the Finance Committee. Apologies to those that have already heard it, but we want to make sure that this gets the attention and the public is well aware of what’s going on. I’m going to first turn it over to Rick Scavuzzo and Curt Petersen to give a little presentation.

Unified Government
Full Commission

KC Foodie Park

September 26, 2019



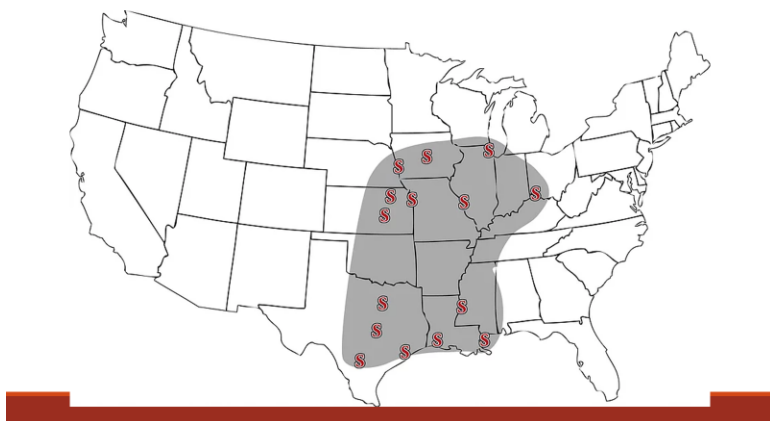
Richard Scuvuzzo, Scuvuzzo's Food Services CEO, 6550 Kansas Avenue, KCK, and Curt Petersen, Polsinelli, 900 W. 48th Place, KCMO.

Mr. Scavuzzo said we're here today to present our plan for the KC Foodie Park. We wanted to start with who we are, what Scuvuzzo's does and kind of a brief history of our company. We are a 5th generation food service, full broadline distributor. Basically, what that means is we sell restaurants, casinos and hotels.

My mom, Pam Scuvuzzo, who is here today is 100% owner of Scuvuzzo's making us a WB, woman business enterprise-owned company. We're local, we're independent and we're really excited about this project. We've been in Kansas City for 80 years now. We've been in business for over 100 years. Our company started as a meat processing facility in Chicago. In the 20's we moved—my great-grandfather moved it to Omaha for a couple of years and then into Kansas City in the mid 1920's and we've been here ever since. I guess we've been here for almost 90 years.

September 26, 2019

We specialize in restaurant sales and we have a history and a reputation of being a high-quality food service distributor as well as our processing facility. We actually three other companies; two of those are in meat processing, which was our heritage. About 8 years ago now we switched from being a processor and distributor to separating those companies and becoming full broadline; which means that if a restaurant buys it, they can buy it from us. We're full broadline is what that means. That's a little brief history of what Scavuzzo's does.



Our territory, although we're Kansas City based and the majority of our business and our customers are in Kansas City, we actually have a pretty far reach. We're in about 14 states and some of our larger clients take us into those states. 54th Street Bar & Grill is a very well known and very good customer of ours and we go to several states just for them and then we also sell to about 37 casinos now, which also stretches us into multiple states.



The project itself, the master project plan is actually in four stages and we've separated those. Phase I, which we're ready to start in Q4 of this year, is the food distribution facility, which is depicted in the yellow. It will be a state-of-the-art facility, zero consumption. We are shooting for lead certification of platinum. It will be an almost fully automated food service distribution center, one of a kind and leading the industry. Basically, a Wyandotte County, an independent, locally owned food service distribution company and the state of Kansas will be leading the way in our industry.

We've had multi-billion-dollar companies in our door over the last few months looking at what we're about to do and trying to figure out how they're going to do it as well. Phase I is in the yellow. Phase II, which is the State Avenue retail, restaurant and convenience stores. We're going to focus on locally owned, independent, our customers, restaurants and bringing very well-known established restaurants into this complex, as well as a convenience store, which we believe would fit very well onsite. I believe the timeline on that is within 12 months of taking down the land for Phase I. **Mr. Petersen** said yes, we've already started. **Mr. Scavuzzo** said not to get too much into the weeds. Phase III, which is the second row past the retail sites. This will be dedicated to the more neighborhood amenities that fit the site overall. For instance, daycare, workout facility, stuff that the neighborhood can get behind and also that will service the hundreds of employees that we're going to have on the site, possibly even a hotel which is actually depicted in there, the triangle type red square there.

The fourth phase is the office complex which we've had several—before I get into that, this is dedicated to our world headquarters. We want it to be a food focused office complex, where we will actually have our headquarters no matter where we expand to. It'll also be—the ground floor will be a tusk kitchen and we will be engaging with culinary institutes around the area to bring the next generation of workforce into our customers and help them find jobs.

This part of the project is what we spent a lot of time on in the last couple of weeks and it may be a lot bigger than we initially thought it would as far as the amount of employees that this facility or multiple facilities will actually bring to the site. The overall jobs that we're looking to have onsite, not just on our property for the food service distribution could range anywhere from 400–900 employees onsite. Obviously, that could be a very good thing for Wyandotte County.



This is one of my favorite pictures because I think it looks a lot different than what currently is onsite and it just gets me excited every time I look at that. You can see the mass transit station is

still there. The police station is still there and then everything else is conceptual right now but we spent a lot of time planning the site and we're really excited about how it looks.

Unified Government / Community Benefits

- Activating a highly visible gateway site
- Restaurants/Retail/Services to the neighborhood
- Igniting State Avenue redevelopment east/west
- Construction investment (\$33 million) and significant jobs
- Long-term jobs (68 jobs relocated initially & 70 new jobs created at Food Service Center)
 - Partnership with Wyandotte High School
 - New jobs created for the retail and commercial areas

Benefits to the UG and the citizens of Wyandotte County, activating the highway visible gateway. Just like I said before, on that site plan and the picture that I got all excited about, that's going to be the catalyst to what we think will be developing all that area around there, not just the site that we're on. I've actually taken a few phone calls over the last couple of weeks on people that are interested in buying land around it and they're wanting to know when we're going to start—**Mr. Mr. Petersen** asked did you sell it to them? **Mr. Scavuzzo** said no. **Mr. Petersen** said oh, you don't own it, that's right. **Mr. Scavuzzo** said people are getting excited and activity, brief activity and we're pretty excited about this whole project.

The restaurant, retail and services to the neighborhood, basically Phase II and Phase III, all are centered around those, igniting State Avenue Redevelopment. What Curt and I have always talked is you guys have done a great job with the Legends and starting on the other side of State and we want this project to be the catalyst to redevelopment going the other direction. Hopefully, it will meet in the middle at some point in time.

Construction investment, \$33M, we've contracted with Primus Builders and we've given them instructions to really engage with the local community and the jobs and money that will go to Wyandotte County construction firms and companies. They've already sent out over 2,200, I believe, mailers and reached out to those independent Wyandotte County firms to really engage because they have instructions from us that this is a very important piece of this whole puzzle. \$33M is what we are—that's our goal. We think we can easily get to that goal.

Long-term jobs, this is just for Phase I, the long-term jobs for just our company as it sits right now. We're estimating that 68 jobs and that is for the food service center. We've already partnered with Wyandotte High School in our after-school program which has been very successful. I believe we had six or seven kids go through that program and they're all either still with us or they've graduated and gone on to college. We're pretty excited about that. We actually had one kid that we had to talk into going to college because he liked working for us so much and we told him that his job will still be there when he gets done and he can always come back. Obviously, the new jobs created for the retail and commercial areas. With that, any questions.

There were none.

Ms. Carttar asked, Rich, did you bring some guests? **Mr. Scavuzzo** said, oh yes. We brought a few. I thought there was a whole zoning thing before this so we told everyone that it was 8 o'clock that we'd get to the actual presentation. These are the people that showed up at the beginning.

Unified Government / Community Benefits

- \$1,000,000+ payment for land
- Long-term substantial tax revenues
 - \$6.7 million in sales tax from 2022 to 2042 (life of public assistance period)
 - \$1.3 million in property tax during the public assistance period
 - \$1.2 million ANNUALLY after the public assistance period
- Growing our local companies
- Utilizing our investment in transit hub
- Fostering KCK's nationally recognized focus on food production and distribution

Ms. Carttar said just to kind of backtrack a little bit and reiterate a couple of things that Rich talked about, in the fact that the redevelopment of this site has been a 20+ year journey for the Unified Government and we are really excited that we feel like it has really come into fruition with the right project that puts a culmination of bringing quality jobs to the area; growing a local company, including retail and utilizing the investment in the transit hub as well as generally meeting all the goals that the community set forth for the redevelopment of this site. With that, go into some of the numbers.

Phased Schedule & Investments

Phase	Investment	Square Footage	Construction Start	Completed
I. Food Service Center	\$110,000,000	266,000	12/31/2019	12/31/2021
II. Retail Improvements	\$5,000,000	12,000	07/15/2021	12/31/2022
III. Additional Commercial Buildings	\$7,000,000	30,000	07/15/2022	12/31/2025
IV. Office Building	\$18,000,000	60,000	07/15/2024	12/31/2026

The development agreement for this project is incredibly complex for each of the four phases. There are investment goals. There are square footage goals as well as construction starting and completion deadlines. All of the different public assistance mechanisms that I'm going to go through all depend on each of these things being hit. The only way that the maximum public assistance is if all of these minimums are hit. It's a lot of moving parts.

Incentive Financing Provided

- Tax Increment Financing (TIF)
 - Provides incremental real property taxes from the TIF District on a pay-as-you-go basis for TIF eligible expenses (i.e. site work and infrastructure)
 - Financing is capped on each phase and tied to delivery of minimum improvements
- Community Improvement District (CID)
 - Agreement contemplates the creation of a CID sales tax of 1% on retail sales with proceeds being used for pay-as-you-go financing (i.e. site work, infrastructure improvements, and other hard construction costs for retail improvements)

There are four different items that I will briefly go through and happy if there are any questions. TIF will be involved for the real property tax. This will be pay-as-you-go, so no UG backed bonds or any other funding and all of this financing is capped and tied to delivery of those minimum improvements. Again, the amount of increment that is provided when the food service center is completed, that will not be eligible immediately, it's only upon the further phases being completed as we see most of those as the ones that really are the focus for the community.

Additionally, a community improvement district will be in place with 1% on the retail sales. We see that this will be—this is a good incentive to have more sales on the property and

more retail. We see that the amount of money that we're kind of conservatively estimating for this is really a minimum and kind of the sky's is the limit in that respect.

Incentive Financing Provided

- Sales Tax Exemption via Industrial Revenue Bonds (IRB)
 - Provides sales tax exemption on construction materials for the Food Service Center.
- Home Rule Sales Tax Rebates
 - Developer to recover eligible costs to be paid through the UG's portion of sales tax generated by the Project with a cap in place.

The two other items are a sales tax exemption via industrial revenue bonds. This is on the construction materials as well a sales tax rebate for a portion of the sales tax generated by the project and there is a cap in place for that as well. If again, all of those phases are hit with the minimum investments, minimum square footage and in the right time, the maximum assistance that can be provided is about 24% of the total cost. Again, that this is only future development tax dollars and no general fund contribution, no UG backed bonds. It's a 20-year period and again, only achievable once all phases are built and within the timeframe.

Project Assumptions

	Investment	% of Total
Total Project Cost	\$140,210,023	75.3%
Maximum Public Assistance	\$34,700,000	24.7%

Maximum Public Assistance:

- Only future development tax dollars – No general fund contribution or UG-backed bonds
- Over a 20 year period
- Only achievable if all phases are built and within the time frame

Ongoing and Other Tax Revenue:

- \$6.7 million in sales tax during public assistance period
- \$1.3 million in property tax during public assistance period
- \$1.2 million ANNUALLY after the public assistance period

On the ongoing basis they'll be about nearly \$10M and we again think that's probably pretty conservative due to what type of retail gets put out there in the sales tax that's able to be generated between just over a million dollar in land cost as well as sales tax generated during the public assistance period, as well as the fact that they will continue to pay the current property taxes that are owed on the property. That will be about a little over \$9M during the public assistance period. Then, once that has expired, then we're looking at close to \$1.2M annually just in property tax.

Action Requested

- **ORDINANCE: KC Foodie Park Development Agreement**
 - An ordinance approving a home rule economic development sales tax rebate and the KC Foodie Park development agreement
- **ORDINANCE: Midtown TIF Redevelopment District**
 - Division of the Midtown Redevelopment District into four redevelopment project areas
 - Amend the redevelopment district plan
 - Amend the redevelopment district plan
- **RESOLUTION: Intent to Issue IRBs for Scavuzzo's Foodie Campus**
 - A resolution of intent to issue an amount not to exceed \$20 million of industrial revenue bonds



These are the three items that we are requesting that you vote on this evening. I believe there's also a public hearing but just to kind of reiterate, staff really recommends this and thinks that the fact that we're putting over \$140M of investment into a site that we've been working on for many decades as well as a large number of jobs and a mixed use development that really hits the goals of the community, kind of hits all the things we've been working on. I'd be happy to answer any questions or move to the public hearing.

Mayor Alvey opened the public hearing and asked if there is anyone present who would like to speak in favor.

Greg Kindle, President of the Wyandotte Economic Development Counsel, said I'm here in support of the ordinances and resolution related to the redevelopment of the former Indian Springs Mall as detailed in the development agreement. We are supportive of this project for a variety of reasons. We're impressed by the excitement expressed by the Scavuzzo's family. This is a local KCK company who chose to not only stay in KCK to do this expansion but has specifically selected this site as a way to start a new chapter for their company and for this location.

For Scavuzzo's this location isn't a default location but rather a place to showcase their capabilities, highlight the prominence of the food industry in Wyandotte County and to grow their national footprint from our community to the nation. As you know WYEDC looks for opportunities to connect good waged jobs to our residents. We know Scavuzzo's already employs a number of local residents and are committed to seeking additional qualified Wyandotte Countians for the 70 new positions being created with above average wages. We appreciate that this company already has a relationship with the KCK School District and is working with students

to become more engaged in the culinary arts industry. We need more companies to work alongside our students to help prepare them for their career pathways. We look forward to future opportunities through the office phase which will likely afford opportunities through the food lab to support entrepreneurial efforts in conjunction with higher education and a potential childcare facility to better utilize the transit center and better meet the community needs in this area.

Finally, we support this project because Scavuzzo's has the relationships to bring retail to this location, while some will argue that the entire site should be retail, I will tell you that the approximately 15 acres being developed for retail commercial use is in line with the majority of our retail developments in KCK. For example, Prescott Plaza, Westfield Plaza and Tower Plaza are all 10 acres in size. La Plaza Argentine is 11 acres. Wyandotte Plaza is fairly large in this community at 17 acres, while Northwood Shopping Center and 39Rainbow sit on about 44 acres each. WYEDC is pleased to be a partner alongside the Scavuzzo's family and the UG team to support the redevelopment of the site, retain, create new jobs and write a new chapter of this location. We hope that you will support this as well.

Mayor Alvey asked is there anyone present that would like to speak in favor of this. There were none.

Mayor Alvey asked is there anyone present who would like to speak in opposition? If so, please come forward.

Edward DeSpain said I lived in Wyandotte County for 50 years, all my life, just hearing the plans and kind of getting pieces and bits and I haven't followed it 100% through but as a whole, people, that live in the neighborhood and area I've talked to kind of was on the same idea of what we wanted back here and then this kind of came up and about.

I'm 50. I know as a kid I used to go to Indian Springs. I know during the mornings a lot of the elderly used to walk in there for exercise and indoor, not something to just park in a leisure one day but year-round in a safe way but I was curious of what you bought the property for and I think we have an estimate of what it was paid for. The scale of the site seems a lot bigger on there than it does on what's offered out there.

How many homes from that point on will get the boot or bought out like they did in the Legends area? That's my thing. Is this more office or is it more trucking and shipping for a meat distribution? How many trucks are going to be up and down State Avenue dieseling, gasing, whatever? Does it hurt my house? Does it help my house? I've got 20 years into my house. What's going to be on the outturn of this wanting to sell it?

Right now, I've gained \$1,100 in 20 years living there paying out for my house. Is it going to increase to how much are we paying out 24% of that bill in the next how many years? Yes, in the neighborhood of \$27M. \$27M is going to get bumped up.

Then, we were getting the idea it was going to be 4 store fronts but now it's 3 and the total job count was close to 100 but they're only down to about 60-70 roughly and then you had the storefronts that you said were coming in high end food chains. Is that something that you're talking with? Have you got promised on who's coming? Is it a hope? I mean we've been hoping for 20 years. In my vote, no, I can't say I'm behind you. I don't see something for the elderly, the trafficking and how many houses are going to be forced out from that point out. The site, it's not just for me for that size, so no.

Faith Rivera, 908 Hagemann St., KCK, said I have a really good friend who this is her back yard. Our concern is—I do visit her quite often and it's a great program or whatever you want to call it. Anyways, but what the situation is that this is a about food and stuff like that. These people in this community are looking for grocery stores, fresh food and stuff like that. It'd be great if you good would even think about putting a grocery store there with fresh food because we're going to—when I visit her and where she has to go to the grocery is Wild Woody's on 51st or K-32 and Sun Fresh on 18th Street. It'd be really nice if it be—since it is a food place to get fresh fruit and food there for the community. Maybe that's one of the storefronts. That's just what my opinion is on that.

Also, too, like the other gentleman was saying, trucks. This poor lady, I mean she's got three, she's got foster kids and she's got young adults and I'm worried about the trucks. Is there going to be an issue with the trucks for her family. Are they going to go up and down their street all the time? With that, then what's her housing going to be like. Is it going to raise her property value or is it going to lower her property value? Those are just my concerns on this information

with you guys, with the commissioners and stuff like that as a resident but again, if there's a grocery store, I think that would be great.

Mayor Alvey closed the public hearing.

Mayor Alvey said we are considering three actions regarding Scavuzzo's proposed Foodie Park, the former Indian Springs site. If there are any questions or comments from the Commission, I'll take those now.

Commissioner Kane said the gentleman with the blue shirt, could you please step up here? You're going to trying to hire as many contractors in Wyandotte County as possible? **Mr. Scavuzzo** said that is—**Commissioner Kane** said I want you to say it real loud. Come on. **Mr. Scavuzzo** said we are going to try. **Commissioner Kane** said I want you to say it loud because I want the people to hear it because I'm going to hold you to it. **Mr. Scavuzzo** said that is a focus of ours for sure and we've already talked to Primus about our focus and I've assured the Commission that is definitely a focus. **Commissioner Kane** said and I'm going to hold you to it.

Mayor Alvey said I just have a few comments. I think first of all, I'm very impressed with the family commitment to Kansas City, KS, the family pride in this enterprise and your vision for moving forward, that really you will become, already the leader in this industry. That's very significant. I think it helps to showcase what is available here in Kansas City, KS.

I'm very encouraged to hear you speak to the issue of daycare. We have a desperate need for quality daycare in Wyandotte County and that location by the Transit Center is an important piece of that because it's for folks of limited means, it's hard to get to daycare and to afford it, even if it's available and a lot of it is not available. That's really important and I really think we want to see that happen on that site.

I think, importantly activating this site beyond a large gravel field is important. We've been on this property for a long time. We've invested a lot of money into it. We need to activate this. It's encouraging to hear that there is interest by others in the surrounding area and if we look just across the freeway, across 635 that's prime property that I think should—this should generate even more interest in that property just as the original Indian Springs did. As much as so many

people would like a return to Indian Springs, it's not coming. That's not just the retail environment anymore. Malls are closing, shutting down and being demolished all over the place. There's only a few left in the Kansas City area but this is, I think, a great use of this property and I think that I'm really impressed frankly by the family pride and your commitment to our community.

Commissioner Philbrook said thank you Mayor. You've helped me out with a lot of things I wanted to say. I want to thank the family and our folks here at City Hall with all the hard work they've done putting this together because it was not easy. I think that the lawyers got the biggest workout that they've had in I don't know how long trying to put together this very complicated agreement and that's because we the people want to know that you're going to carry through and that you don't get rewarded to an extent unless you do come through and we appreciate you stepping up to the bar on this. I know this wasn't easy. I know you guys probably lost a lot of sleep putting this together, but I so look forward to seeing this campus done and a lot of this retail coming forward and you helping that area grow significantly.

I do believe that there's already been some interest in property, like you said around there, to clean up the area and put in some additional business. Thank you, thank you, thank you. Thanks, mom, for having such great kids.

Action:

1. Ordinance approving development agreement and home rule economic development sales tax rebate
2. Ordinance approving:
 - a. Division of the Midtown Redevelopment TIF District into four redevelopment project areas.
 - b. Amend the redevelopment TIF district plan
 - c. Adopt TIF Project Area 1 Redevelopment Project Plan
3. Resolution of intent to issue sales tax construction IRBs in an amount not to exceed \$20M.

Action: **ORDINANCE NO. O-62-19**, "An ordinance approving and adopting a Home Rule Economic Development Sales Tax Rebate and approving the KC Foodie Park Development Agreement." **Commissioner Johnson made a motion, seconded**

by Commissioner Philbrook, to approve the ordinance. Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ORDINANCE NO. O-63-19, “An ordinance of the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas approving the division of a redevelopment district into four redevelopment project areas; adopting an amended redevelopment district plan; and adopting the Project Area 1 Redevelopment Project Plan, all pursuant to K.S.A. 12-1770 et seq.” **Commissioner Johnson made a motion, seconded by Commissioner Philbrook, to approve the ordinance.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

RESOLUTION NO. R-63-19, “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 \$20,000,000 to finance the costs of acquiring, purchasing, installing, constructing and equipping a commercial facility for the benefit of Scavuzzo’s Foodie Campus, LLC and its successors and assigns (Foodie Park – sales tax exemption only).” **Commissioner Philbrook made a motion, seconded by Commissioner Johnson, to adopt the resolution.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

STANDING COMMITTEES’ AGENDA

No items

ADMINISTRATOR’S AGENDA

No items

COMMISSIONERS' AGENDA

No items

Mayor Alvey said that concludes the portion of our regular meeting. We are adjourned in that capacity. I now call us back to order as the Land Bank Board of Trustees.

LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

Mayor Alvey asked does any member of the Commission or anyone in attendance tonight wish to set aside any item on the Land Bank Consent Agenda. There were no set-asides.

ITEM NO. 1 – 19937...LAND BANK BUSINESS – APPLICATIONS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager. On September 9, 2019, the Neighborhood and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

418 Haskell Ave. - Rachel Jefferson, property acquisition
 1137 Everett Ave. - Strugglers Hill Neighborhood Group, property acquisition
 1139 Everett Ave. - Strugglers Hill Neighborhood Group, property acquisition
 405 Cleveland - Benjamin Caruthers, property acquisition
 3745 N. 35th St. - Lorenzo Garcia, property acquisition
 3743 N. 35th St. - Lorenzo Garcia, property acquisition
 1131 Rowland Ave. - Alberto Ortega, yard extension
 1131 Rowland Ave. - Innovating Renovations, LLC, yard extension

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

ITEM NO. 2 – 19938...LAND BANK BUSINESS – TRANSFER FROM LAND BANK

Synopsis: Communication requesting consideration of the following transfer from the Land Bank, submitted by Chris Slaughter, Land Bank Manager. On September 9, 2019, the Neighborhood

and Community Development Standing Committee, chaired by Commissioner McKiernan, voted unanimously to approve and forward to the Land Bank Board of Trustees.

641 Parallel Ave. to Edrus, LLC

(Recipient recently completed the rehab of 639 Parallel Ave. through the Rehab Program.)

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Johnson, to approve.** Roll call was taken on the motion and there were ten “Ayes,” Bynum, Burroughs, Townsend, McKiernan, Murguia, Johnson, Kane, Markley, Walters, Philbrook.

PUBLIC ANNOUNCEMENTS

Mayor Alvey said we have one last item before we are adjourned and that is a public announcement. I’ll pass this on to Mr. Bach.

Doug Bach, County Administrator, said I reluctantly will give this announcement this evening but I want to recognize, and I’m happy to recognize Edwin Birch, who’s been our longtime Public Relations Officer for the Unified Government. He’s done a lot of great work for us. He’s accepted a job with USD 500 as their new Executive Director of Communications for the district. Congratulations Edwin. He’s going to be with us about two more weeks. Good job!

MAYOR ALVEY

ADJOURNED THE MEETING AT 7:51 P.M.

September 26, 2019

Carol Godsil
Deputy Unified Government Clerk

tpl

September 26, 2019



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
Unified Government Clerk

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: October 17, 2019

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. COMMUNICATIONS:

Pam Kahao, Accounting Manager, regarding warrant cancellations:

<u>Warrant #</u>	<u>Reissue?</u>	<u>Date Issued</u>	<u>AMOUNT</u>	<u>FUND / ACD</u>	<u>Vendor Name</u>	<u>Reason for void (dropdown)</u>
857910	YES	5/10/2019	\$ 344.97	110 2500105310	Hill's Pet Nutrition	Lost warrant
860432	Yes	6/21/2019	\$309.64	791/98150015571	Huffman, Theresa Ann & Brennan, James	Stale dated

Action: Received and filed.

2. PERSONNEL ACTION COMMUNICATION, DATED OCTOBER 10, 2019:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Hector L Lopez Jr	Police/Asset	10/17/19	Security Officer, Armed
Richa L Jackson	Health	10/17/19	Manager
Henry C Virgil	Comm. Corr./Juv.	10/17/19	Program Aide

Section II-Transfer

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Michael L Davis	PW/WPC	10/3/19	Construction Worker I	Construction Worker III

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Adrian C Jennings	PW/WPC	10/17/19	General Maint. Worker

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED OCTOBER 15, 2019:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
Allison A Zuel	Health	10/17/19	Prog Coordinator

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Scott P Hawley	Fire	10/10/19	Asst Chief	Asst Chief
Andrew L Novak	Fire	10/10/19	Battalion Chief	Asst Chief

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Stachia A Elmer	Finance/Treasury	10/7/19	Fiscal Supt Asst
Emma L Scovil	Procurement	9/25/19	Compliance Officer

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Shaun L Bitikofer	Sheriff/Admin	9/21/18	Sheriff Investigator
Ana L Quimby	Mayor's Office	10/3/19	Prof Asst

Section VII - Reclassifications

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Candice A Alcaraz	DA's Office	10/3/19	ADA I	ADA II
Thomas C Penland	DA's Office	10/3/19	ADA I	ADA II
Garett C Relph	DA's Office	10/3/19	ADA I	ADA II

Section VIII - Other Requests

Name	Department/Division	Action Requested and Explanation
Susan Alig	Legal	ACD code change effective 9/5/19
Betty Criss	Health	ACD code change effective 10/3/19

Action: Received and filed.

4. SUMMONS:

Unified Government of Wyandotte County, Kansas City, KS vs. Gloria Abarca, et. al., Case No. 2019pt-000002.

Action: Received and filed. Copy previously forwarded to Legal.

5. TRAVEL REQUESTS:

Tony Burks, Darrin Fulton and Brian Johnson, Police Department/CSI, travel to Warrensburg, MO, October 31 – November 1, 2019, to attend the 2019 ICMA Annual Conference, CSI funds.

Dustin Dierenfeldt and John Landis, KCKPD/Chiefs Office/Recruiting, travel to Kansas City, MO, September 25, 2019, to attend the Career Fair, SLETF-Training/Travel.

Claudia O'Connell and Melissa Sieben, County Administrator's Office, travel to Nashville, TN, October 19 – 23, 2019, to attend the 2019 ICMA Annual Conference, Employee Training & Travel.

Melissa Sieben, County Administrator's Office, travel to Overland Park, KS, October 12 – 14, 2019, to attend the 2019 Annual LKM Conference, Employee Training & Travel.

Hattie Smith, Administration Clerk Tax Division, travel to Topeka, KS, September 29, 2019, to attend the Tax Administration Solution Clerk Workshop Training, Mileage Reimbursement.

Troy Rice, KCKPD/Community Services/Task Force Unit – FBI HARCFL, travel to Williamsburg, VA, October 27 - November 2, 2019, to attend the Digital Forensics Examiner – Moot Court Conference.

Mark Wilcox, Police/Operations/VCTF Narcotics, travel to Denver, IN, December 30 – January 1, 2020, to attend the K-P Selection Conference.

Action: Approved by Administrator's Office and received and filed.

6. CERTIFICATES OF INSURANCE:

G4s Secure Solution (USA), Inc.
North Kansas City Security Patrol Services, Inc.
Peralta's Tree Service & Landscaping, LLC

Action: Referred to License.

7. BUSINESS BONDS:

Electrical Contractor's Bond
Impact Exteriors, LLC d/b/a – Summer Solar

Mechanical Contractor's Bond
Vaughan Mechanical, Inc.

Plumber's Bonds
Dylan Carr dba The Flow Doctor, LLC
Vaughan Mechanical, Inc.

Action: Referred to License.

8. CONTINUATION OF CERTIFICATES:

Electrical Contractor's Bonds
Alan Knight d/b/a - Sparkle Electric
Greenway Electric, Inc.
McGuire Electric

Plumber's Bond
Hanover Insurance Company

Septic Tank and Cess Pool Installer & Cleaner's Bond
Quality Plumbing, Inc.

Action: Referred to License.

9. CANCELLATION NOTICE:

Mechanical/HVAC Contractor's Bond
Preston Refrigeration Company, Inc.

Action: Referred to License.

10. RIDER TO BOND:

Miscellaneous
Dan Garth, LLC

Action: Referred to License.

11. APPLICATION FOR CMB LICENSE (PKG):

Zayn Commercials, LLC/Abu Taher DBA Zayn Commercial, 8537 State Ave.

Action: Referred to License

12. APPLICATIONS FOR DRINKING ESTABLISHMENT/PUBLIC VENUE:

Daniel Dumovich DBA Chicago's, 534 Central Ave.
Dave & Buster's of Kansas, Inc./Kimberly A. Groves dba Dave & Busters's, 1843 Village West Pkwy.

Action: Referred to License

13. APPLICATION FOR CATERER/DRINKING ESTABLISHMENT:

Clifford Dale DBA Mason Jar, LLC, 941, N. 74th Dr.

Action: Referred to License

14. APPLICATION FOR LIQUOR TEMPORARY LICENSE:

Joseph Kelley DBA JGK Entertainment, LLC, 600 N. 7th St.

Action: Referred to License

15. APPLICATION FOR PRIVATE CLUB CLASS A:

Pauline Wyrick DBA Ray's Coach Club, 1102 Osage Ave.

Action: Referred to License



Suite 323
Kansas City, Kansas 66101-3070

Unified Government Clerk's Office

Bridgette D. Cobbins
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<http://www.wycokck.org>

Memorandum

To: Doug Bach
County Administrator

From: Bridgette Cobbins
UG Clerk

Date: October 24, 2019

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

tpl

Attachment

1. REPORT:

Self-Supporting Municipal District/Downtown Improvement District (SSMID) financial report for the month of September 2019.

Action: Received and filed.

2. COMMUNICATION:

Pam Kahao, Accounting Manager, regarding a warrant cancellation:

<u>Warrant #</u>	<u>Reissue?</u>	<u>Date Issued</u>	<u>AMOUNT</u>	<u>FUND / ACD</u>	<u>Vendor Name</u>	<u>Reason for void</u>
865914	YES	10/4/2019	\$23,420.00	212 2500015411	ALEXANDER OPEN SYSTEMS, INC	Wrong mailing address

Action: Received and filed.

3. PERSONNEL ACTION COMMUNICATION, DATED OCTOBER 17, 2019:

Section I - Appointment

Name	Department/Division	Eff. Date	Job Title
Caleb J Smith	Police/Asset Protection	10/17/19	Security Officer Armed

Action: Received and filed. Copy previously forwarded to Payroll.

4. PERSONNEL ACTION COMMUNICATION, DATED OCTOBER 22, 2019:

Section I - Appointments

Name	Department/Division	Eff. Date	Job Title
Austin M Schuler	Police	10/17/19	Auxiliary Officer
Andrew J Taylor	District Attorney	10/17/19	Info Sys Analyst

Section II-Transfers

Name	Department/Division	Eff. Date	Former Job Title	New Job Title
Cory V Kraft	PW/WPC	10/17/19	Equipment Operator I Unarmed Security	Construction Worker I
Rickie L Martin	Police/Asset	10/17/19	Officer	Armed Security Officer

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
James C Bousfield	Fire	10/15/19	Firefighter II
Kyle R Cook	Fire	10/13/19	Firefighter III
Francisco A Del Pozo	NRC/Codes	10/18/19	Inspector I
Jacob A Esparza-Hoskins	Fire	10/13/19	Firefighter III
Derrian D Goldsmith	Fire	10/15/19	Firefighter II

Steven D Greer	Parks/Rec	11/16/19	Groundskeeper I
John T Harris	Fire	10/13/19	Firefighter III
Chad M Kampfer	Fire	10/15/19	Firefighter II
Courtney L Keegan	Fire	10/15/19	Firefighter II
Marco A. Leal-Herrera	Parks/Rec	11/2/19	Groundskeeper I
Lisa E Lister	Fire	10/13/19	Firefighter III
Alex W McGinnis	Fire	10/13/19	Firefighter III
Megan M Miller	Fire	10/13/19	Firefighter III
Matthew E Nigh	Fire	10/15/19	Firefighter II
Marcos C Ramirez	Fire	10/13/19	Firefighter III
Brian N Romo-Flores	Fire	10/13/19	Firefighter III
Joseph N Rowden	Fire	10/15/19	Firefighter II
Robert L Sanders	Fire	10/15/19	Firefighter II
Jacob F Swinney	Fire	10/15/19	Firefighter II
Conrad S Vega III	Fire	10/15/19	Firefighter II

Action: Received and filed. Copy previously forwarded to Payroll.

5. PERSONNEL ACTION COMMUNICATION, DATED OCTOBER 24, 2019:

Section III - Separations

Name	Department/Division	Eff. Date	Job Title
Christopher Arnold	Sheriff/Detention	10/5/19	Captain
Stephanie M Burton	DA's Office	10/8/19	Senior Asst DA
Jordan T Castro	Parks and Rec	10/14/19	Caretaker
Deana M Crabb	NRC/Code	10/16/19	Inspector I
Catherine T Darrah	Comm Corr/Adult	10/18/19	ISO
Brendan L French	Sheriff/Operations	11/11/10	Deputy Environmental Health Specialist
Michael F Godwin	Health Department	10/9/19	Program Specialist
Jennifer L Long	Aging	10/7/19	Professional Prog Asst
Lindy R Russell	DA's Office	11/01/19	Program Supervisor
Juanita Maria Salas	Health Department	11/1/19	Operations Superintendent
Tracy L Stuart	PW/Street	10/30/19	Program Coordinator
Cleburne L Webb Jr	Health Department	8/25/19	Program Coordinator
Angela M Williams	Health Department	10/24/19	Program Specialist
Alyssa A Young	Sheriff/JDC	10/9/19	

Section IV - Leaves of Absence

Name	Department/Division	Lv. Beg	Lv. Ends	Leave/Pay
Daniel R Everhart	Sheriff/Detention	11/1/19	11/30/19	Unpaid Military
Ashli Johnson	Comm Corr	10/1/18	9/30/20	Unpaid Military

Section V - Increases per Memorandum of Understanding

Name	Department/Division	Eff. Date	Job Title
Maria A Castleberry	Sheriff/Admin	11/2/19	Deputy
David C Dagenett	Sheriff/Admin	11/13/19	Sheriff Investigator Juvenile Care
Philip A Estigoy	Sheriff/Juvenile	11/30/19	Worker
Shatisha M Flowers	Sheriff/Detention	11/2/19	Deputy
Marcus T Johnson	Sheriff/Detention	11/2/19	Deputy
Michael J Lopez	Sheriff/Detention	11/2/19	Deputy
Michael L Morse Jr	Sheriff/Detention	11/11/19	Deputy

Andrew C O'Neal	Sheriff/Admin	11/20/19	Deputy
Kimberly M Reid	Sheriff/Detention	11/11/19	Deputy
Katherine M Taylor	Sheriff/Detention	11/11/19	Deputy
Carolyn M Young	Sheriff/Records	11/16/19	Clerk

Section VIII - Other Request

Name	Department/Division	Action Requested and Explanation
Michael L Davis	PW/WPC	Certification increase effective 9/1/19

Action: Received and filed. Copy previously forwarded to Payroll.

6. CLAIMS FOR DAMAGES:

James Calvert, 1911 Central Avenue, KCK, alleging damages to his vehicle as the gate came down on the top of his car while coming into Parking Lot E.

Tyler Hutchison, 13184 Carter St., Overland Park, KS, alleging damages to his tire due to hitting a sunken manhole in the road.

LaGeorgia Paden, 2422 N. 60th Terrace, KCK, alleging tire damage due to hitting something in the road at 55th & Parallel Pkwy.

Action: Referred to Legal. Copies previously forwarded to Legal.

7. TRAVEL REQUESTS:

Kent Anderson and George Sims, Police Operations, travel to Boston, MA, June 6 – 25, 2019, to attend SMIP, FY17 JAG.

John Grosko and Stephen Smith, Police, travel to Macomb, IL, October 22 – 24, 2019, working on CVSA on two applicants, Employee Training & Travel.

Kelly Herron, Police/Operations, travel to Boston, MA, July 5 – 24, 2019, to attend the Senior Management Institute for Police, FY17 JAG.

Raymond Nunez, Police/Operations, travel to Boston, MA, May 30 – June 18, 2019, to attend SMIP, FY17 JAG.

Action: Approved by Administrator's Office and received and filed.

8. CERTIFICATE OF INSURANCE:

Premier Roofing, LLC DBA Premier Roofing Company

Action: Referred to License.

9. CANCELLATION NOTICES:

Electrical Contractor's Bond:
Chapman Electric, LLC

Mechanical Contractor's Bond:
Husmann Corporation

Action: Referred to License.