

ACTION AGENDA

SEPTEMBER 26, 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 SISTER THERESE BANGERT, OUR LADY AND ST. ROSE CATHOLIC CHURCH**
- IV. PLEDGE OF ALLEGIANCE**
- V. REVISIONS TO THURSDAY, SEPTEMBER 26, 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' CONSENT 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. **#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 H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 19952

APPROVED

2. **#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 H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 19953

APPROVED

3. **#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 H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 19954

APPROVED

4. **#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 H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 19955

APPROVED

5. **#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 H. Richardson, AICP, Director of Planning, 573-5774 **(RECOMMENDED FOR APPROVAL)**

Tracking #: 19956

APPROVED

B. SPECIAL USE PERMIT APPLICATIONS

1. #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 H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 1 YEAR**)

Tracking #: 19957

APPROVED FOR 1 YEAR

2. #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 H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 19958

APPROVED FOR 2 YEARS

3. #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 H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 19959

APPROVED FOR 2 YEARS

4. #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 H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL FOR 2 YEARS**)

Tracking #: 19951

APPROVED FOR 2 YEARS

C. PLAN REVIEW APPLICATION

1. #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 H. Richardson, AICP, Director of Planning, 573-5774 (**RECOMMENDED FOR APPROVAL**)

Tracking #: 19960

APPROVED

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

TAX STATUS REPORT
BOARD OF COMMISSIONERS AGENDA FOR SEPTEMBER 26, 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

1. 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.

Tracking #: 19972

APPROVED

X. REGULAR CONSENT AGENDA

1. 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.

Tracking #: 19969

ORDINANCE NO. O-61-19 APPROVED

2. 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.

Tracking #: 19973

APPROVED

3. 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.

Tracking #: 19974

APPROVED

4. 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.

Tracking #: 19975

APPROVED

5. **MINUTES**

Synopsis: Minutes from regular session of August 29, 2019; and special sessions of August 29 and September 5, 2019.

Tracking #: MINUTES

APPROVED

6. **WEEKLY BUSINESS MATERIAL**

Synopsis: Weekly business material dated September 12 and 19, 2019.

Tracking #: WEEKLY BUSINESS MATERIAL

RECEIVED AND FILED

XI. PUBLIC HEARING AGENDA

1. **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.

Action:

1. Ordinance approving development agreement and home rule economic development sales tax rebate **ORDINANCE NO. O-62-19 APPROVED**
2. Ordinance approving: **ORDINANCE NO. O-63-19 APPROVED**
 - a. Division of the Midtown Redevelopment TIF District into four redevelopment
 - b. project areas
 - c. Amend the redevelopment TIF district plan
3. Adopt TIF Project Area 1 Redevelopment Project Plan Resolution of intent to issue sales tax construction IRBs in an amount not to exceed \$20M **RESOLUTION NO. R-63-19 ADOPTED**

*On September 9, 2019, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 19934

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

1. LAND BANK BUSINESS: APPLICATIONS

Synopsis: Communication requesting consideration of the following Land Bank applications, submitted by Chris Slaughter, Land Bank Manager.

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

*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.*

Tracking #: 19937

APPROVED

2. 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.

641 Parallel Ave. to Edrus, LLC
(Recipient recently completed the rehab of 639 Parallel Ave. through the Rehab Program.)

*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.*

Tracking #: 19938

APPROVED

XVI. PUBLIC ANNOUNCEMENTS

XVII. ADJOURN