



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, June 7, 2021
5:00 PM

Location: Remotely

You are invited to a Zoom webinar.

When: June 7, 2021 05:00 PM Central Time (US and Canada)

Topic: N/CD & ED/F Standing Committee Meetings

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89184351329?pwd=VnZJZEVxdTY5Zmt2dWloYmhPcWdrQT09>

Passcode: 692256

Or One tap mobile :

US: +13462487799,,89184351329# or +16699009128,,89184351329#

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Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 891 8435 1329

International numbers available: <https://us02web.zoom.us/j/89184351329?pwd=VnZJZEVxdTY5Zmt2dWloYmhPcWdrQT09>

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle E. Townsend

☐

Commissioner Harold Johnson

☐

Commissioner James Walters

☐

I. Call to Order/Roll Call

II. Revisions to June 7, 2021 Agenda

III. Approval of standing committee minutes (no minutes available)

IV. Committee Agenda

Item No. 1 - LAND BANK OPTION APPLICATIONS

Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

A. New Construction - Single Family Homes - 12 Total

Jeff Johnson (City Spaces Real Estate Development) 3 Homes

- 27 S. Cherokee St. - 139829
- 101 S. Cherokee St. - 139861
- 747 Seminary St. – 902318

Steve Miller (Miller Property Development Inc.) 2 Homes

- 8708 Yecker Ave. - 041208
- 10740 Miller Ln. - 148906

Nathaniel McCormack 1 Home

- 645 Sandusky Ave. - 198815

Zachary Jones (Zygomatic Innovations LLC) 1 Home

- 2219 S. Ferree St. - 126608

Frank Piper 1 Home

- 2806 Wood Ave. - 195463

Taylor Miller (Miller Construction KC) 1 Home

- 1835 S. 5th St. - 157893

Juan Mendoza 1 Home

- 105 S. 14th St. - 212803

Ken Hinds (Silverlake Properties, LLC) 1 Home

- 2600 Yates Ave. - 150622

Chris Garcia (JC Keys LLC) 1 Home

- 1268 Pennsylvania Ave. - 068111

B. Garages 2 Total

Yuridia Arana

- 2024 N. Tremont Ave. - 111358

Guadalupe Adrian Rubio

- 1206 Rowland Ave. - 157502

C. Commercial 1 Total

Oliver Tanner

- 3119 Strong Ave. - 166441

Tracking #: 21870

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Synopsis: Request consideration of the following Land Bank property transfer applications, submitted by Jud Knapp, Interim Land Bank Manager.

A. Yard Extension Requests 2 Total

Mike Dixon

- 3061 Cissna St. – 115611

William Weaver

- 1034 Everett Ave. - 080227

B. Transfer into the Land Bank from BPU/UG 1 Total

- 1901 S. 14th St. - 128445

Tracking #: 21871

V. **Public Agenda**

VI. **Adjourn**



Staff Request for Commission Action

Tracking No. 21870

Full Commission Meeting Date: 06/24/2021

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 06/07/2021

(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>
5/25/2021	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager

Agenda Item 1A

12 Single Family Homes

Agenda Item 1B

2 Garages

Agenda Item 1C

1 Commercial

Action Requested:

Approve and forward to Land Bank Board of Trustees

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

NCD Memo Land Bank Options 06.07.21, 6.7.21 Land Bank Standing Committee Clerk Submission



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Interim Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Interim Land Bank Manager
DATE: May 25, 2021
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 06/07/2021 meeting:

A. New Construction - Single Family Homes - 12 Total

Jeff Johnson (City Spaces Real Estate Development) 3 Homes

- 27 S Cherokee St - 139829
- 101 S Cherokee St - 139861
- 747 Seminary St - 902318

Steve Miller (Miller Property Development INC) 2 Homes

- 8708 Yecker Ave - 041208
- 10740 Miller LN - 148906

Nathaniel McCormack 1 Home

- 645 Sandusky Ave - 198815

Zachary Jones (Zygomatic Innovations LLC) 1 Home

- 2219 S Ferree St - 126608

Frank Piper 1 Home

- 2806 Wood Ave - 195463

Taylor Miller (Miller Construction KC) 1 Home

- 1835 S 5th St - 157893

Juan Mendoza 1 Home

- 105 S 14th ST - 212803

Ken Hinds (Silverlake Properties, LLC) 1 Home

- 2600 Yates Ave - 150622

Chris Garcia (JC Keys LLC) 1 Home

- 1268 Pennsylvania Ave - 068111

B. Garages 2 Total

Yuridia Arana

- 2024 N Tremont Ave - 111358

Guadalupe Adrian Rubio

- 1206 Rowland Ave - 157502

C. Commercial 1 Total

Oliver Tanner

- 3119 Strong Ave - 166441



3



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OPTION AGREEMENTS

JEFF JOHNSON (CITY SPACES REAL ESTATE DEVELOPMENT)



Requesting Land Bank Lots

27 S Cherokee St – 139829

101 S Cherokee St - 139861

747 Seminary St - 902318

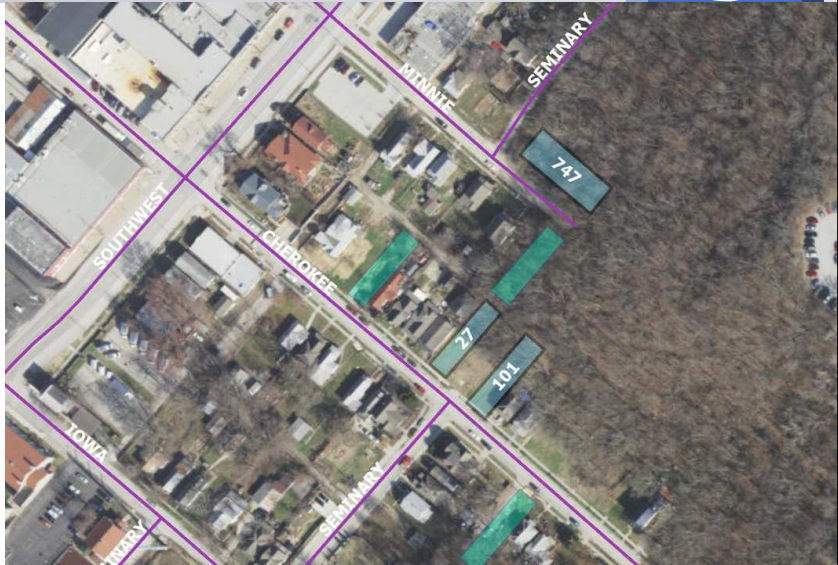
New Construction

3 Single Family Homes

Zoning

R-1(B) Single Family District





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OPTION AGREEMENTS

JEFF JOHNSON (CITY SPACES REAL ESTATE DEVELOPMENT)



House Details

3 Beds

2.5 Baths

1,600 SqFt

Timeline

Project Start –

Project Completion – 8 to 10 Months

Experience

20 years experience from single family homes, flips to apartment buildings

Next Steps

1. Building inspection approval
2. Environs Review
3. Proof of funds to cover building estimate



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OPTION AGREEMENTS

JEFF JOHNSON (CITY SPACES REAL ESTATE DEVELOPMENT)



Recommendation

- ☒ Staff Advisory Committee
 - Can 747 Seminary be added to the park?
 - Parks not interested in adding the parcel to the park
 - Drainage issues
- ☒ Land Bank Advisory Board
 - Trail entrance south of property

747 Seminary ST




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OPTION AGREEMENTS

STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



Requesting Land Bank Lots

8708 Yecker Ave - 041208

New Construction

1 Single Family Homes

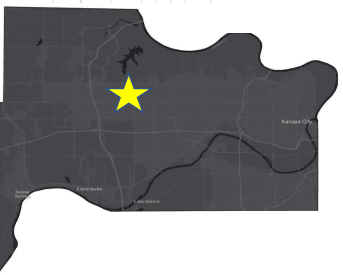
Zoning

R-1 Single Family District

Acre

0.34





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OPTION AGREEMENTS

STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



House Details

- 3 Beds
- 3 Baths
- 1,900 SqFt

Timeline

- Project Start – July 2021
- Project Completion – 6 Months

Experience

- 26 years of experience Bbuilder and Project manager

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS

STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



Requesting Land Bank Lots

10740 Miller LN - 148906

New Construction

- 1 Single Family Homes

Zoning

- R-1 Single Family District

Acre

0.68





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OPTION AGREEMENTS

STEVE MILLER (MILLER PROPERTY DEVELOPMENT INC)



House Details

- 3 Beds
- 3 Baths
- 1,900 SqFt

Timeline

- Project Start – July 2021
- Project Completion – 6 Months

Experience

- 26 years of experience Bbuilder and Project manager

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
Challenging build -hilly
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS

NATHANIEL MCCORMACK



Requesting Land Bank Lots

645 Sandusky Ave - 198815

New Construction

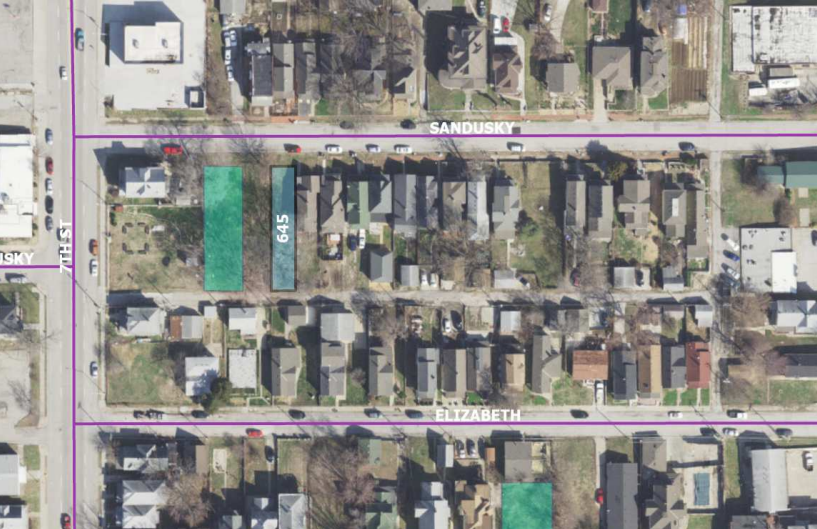
- 1 Single Family Homes

Zoning

- R-1(B) Single Family District

Frontage

- 25 ft





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OPTION AGREEMENTS

NATHANIEL MCCORMACK



House Details

- 3 Beds
- 2.5 Baths
- 1,400 SqFt

Timeline

- Project Start – July 2021
- Project Completion – July 2022

Experience

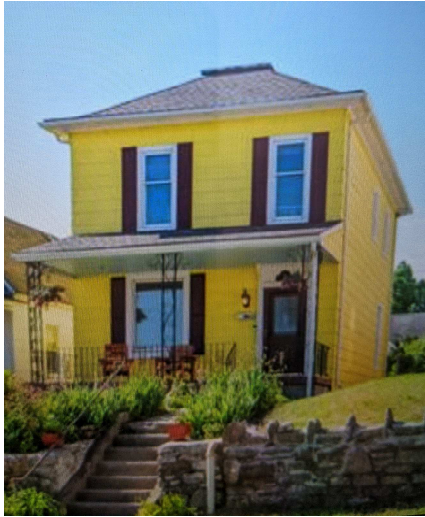
- Works in the building trades

Next Steps

1. Building inspection approval
2. Environs review
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS

ZACHARY JONES (ZYGOMATIC INNOVATIONS LLC)



Requesting Land Bank Lots

2219 S Ferree St - 126608

New Construction

- 1 Single Family Homes

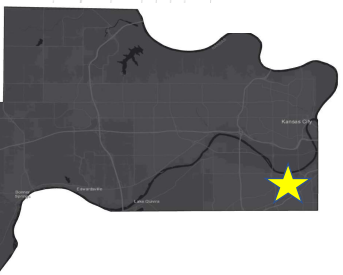
Zoning

- R-2(B) Two Family District

Frontage

- 150 ft





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OPTION AGREEMENTS

ZACHARY JONES (ZYGOMATIC INNOVATIONS LLC)



House Details

- 3 Beds
- 2.5 Baths
- 2,200 – 2,600 SqFt

Timeline

- Project Start – July 2021
- Project Completion – July 2023

Experience

Professional Carpenter, has worked on 60+ new construction projects and 30+ renovation projects

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board




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OPTION AGREEMENTS

FRANK PIPER



Requesting Land Bank Lots

2806 Wood Ave - 195463

New Construction

1 Single Family Homes

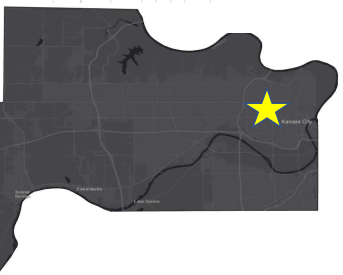
Zoning

R-1(B) Single Family District

Frontage

150 ft





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OPTION AGREEMENTS FRANK PIPER



House Details

- 3 Beds
- 2 Baths
- 1,529 SqFt

Timeline

- Project Start – July 2021
- Project Completion – January 2022

Experience

- Rehab, Room Addition, New Builds

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS TAYLOR MILLER (MILLER CONSTRUCTION KC)



Requesting Land Bank Lots

1835 S 5th St - 154893

New Construction

- 1 Single Family Homes

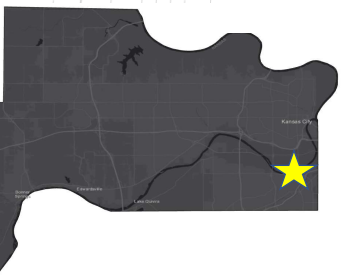
Zoning

- R-2(B) Two Family District

Frontage

- 142 ft



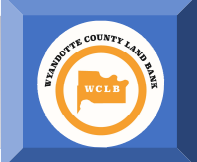


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OPTION AGREEMENTS

TAYLOR MILLER (MILLER CONSTRUCTION KC)



House Details

- 3 Beds
- 2 Baths
- 2,040 SqFt

Timeline

- Project Start – July 2021
- Project Completion – January 2022

Experience

- Remodeling, New Construction, Licensed Class A general contractor

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
ROW street access, Sewer access
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS

TAYLOR MILLER (MILLER CONSTRUCTION KC)





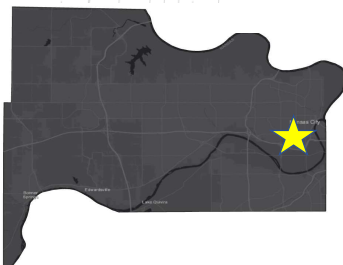
22



OPTION AGREEMENTS JUAN MENDOZA



Requesting Land Bank Lots
105 S 14th St - 212803
New Construction
 1 Single Family Homes
Zoning
 R-1(B) Single Family District
Frontage
 90 ft

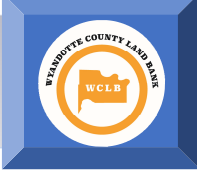




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OPTION AGREEMENTS JUAN MENDOZA



House Details
 3 Beds
 2 Baths
 1,264 SqFt
Timeline
 Project Start – July 2021
 Project Completion – October 2021
Experience
 20 years of construction experience
Next Steps

Recommendation
☒ Staff Advisory Committee
 Will require a foundation
☒ Land Bank Advisory Board



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OPTION AGREEMENTS

KEN HINDS (SILVERLAKE PROPERTIES, LLC)



Requesting Land Bank Lots
2600 Yates Ave- 150622

Currently Owns
 2640 Woodend LN - 197300

New Construction
 1 Single Family Homes

Zoning
 R-1 Single Family District

Frontage
 90 ft



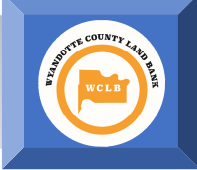


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OPTION AGREEMENTS

KEN HINDS (SILVERLAKE PROPERTIES, LLC)



House Details
 3 Beds
 2.5 Baths
 900 – 1,100 SqFt

Timeline
 Project Start – September 2021
 Project Completion – March 2022

Experience
 15 years of construction experience

Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



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OPTION AGREEMENTS

CHRIS GARCIA (JC KEYS LLC)



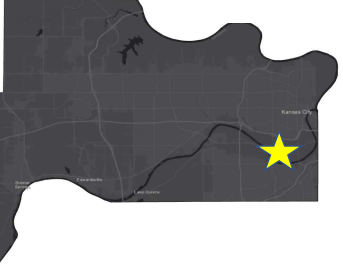
Requesting Land Bank Lots
1268 Pennsylvania Ave - 068111

New Construction
 1 Single Family Homes

Zoning
 R-2(B) Two Family District

Frontage
 50 ft





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OPTION AGREEMENTS

CHRIS GARCIA (JC KEYS LLC)



House Details
 3 Beds
 2 Baths
 1,500 SqFt

Timeline
 Project Start – July 2021
 Project Completion – December 2022

Experience
 General Contractor – current Land Bank Rehabber

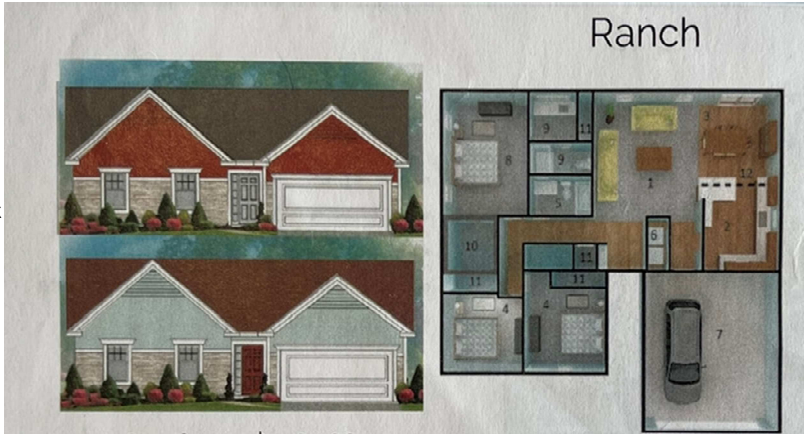
Next Steps

1. Building inspection approval
2. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee
 No driveways on street move garage for alley access

☒ Land Bank Advisory Board



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Option Agreements

Agenda Item – 1 B

2 Garages

Land Bank Advisory Comments

1. Will not recommend any garage applications until neighbors are given notice of the project.
2. Concerned with the use of the garage as a commercial use.

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OPTION AGREEMENTS YURIDIA ARANA



Requesting Land Bank Lot
2024 N Tremont Ave - 111358

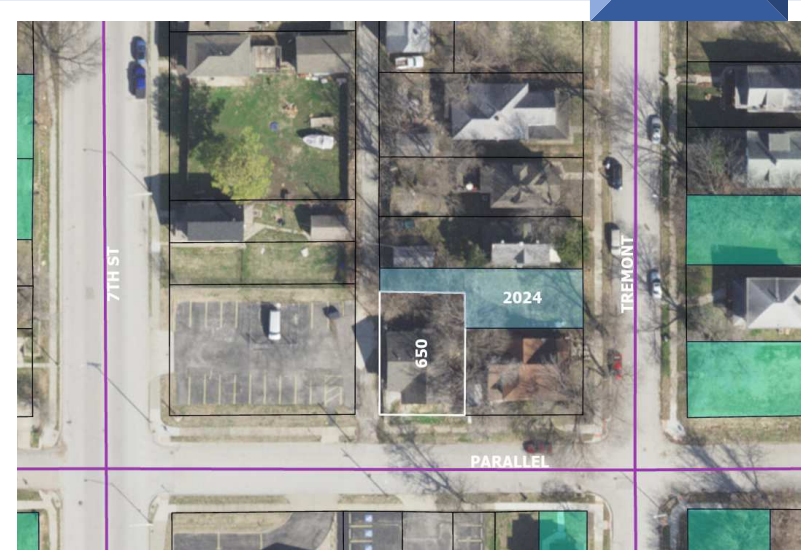
Currently owns
650 Parallel St - 111360

New Construction
2 Car Garage

Zoning
RP-5

Frontage
33ft





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OPTION AGREEMENTS YURIDIA ARANA



Building Details
2 Car Garage

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
None

Next Steps

1. Building inspection approval
2. Planning plan review (**Public Meeting**)
3. Combine lots
4. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☐ Land Bank Advisory Board



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OPTION AGREEMENTS YURIDIA ARANA



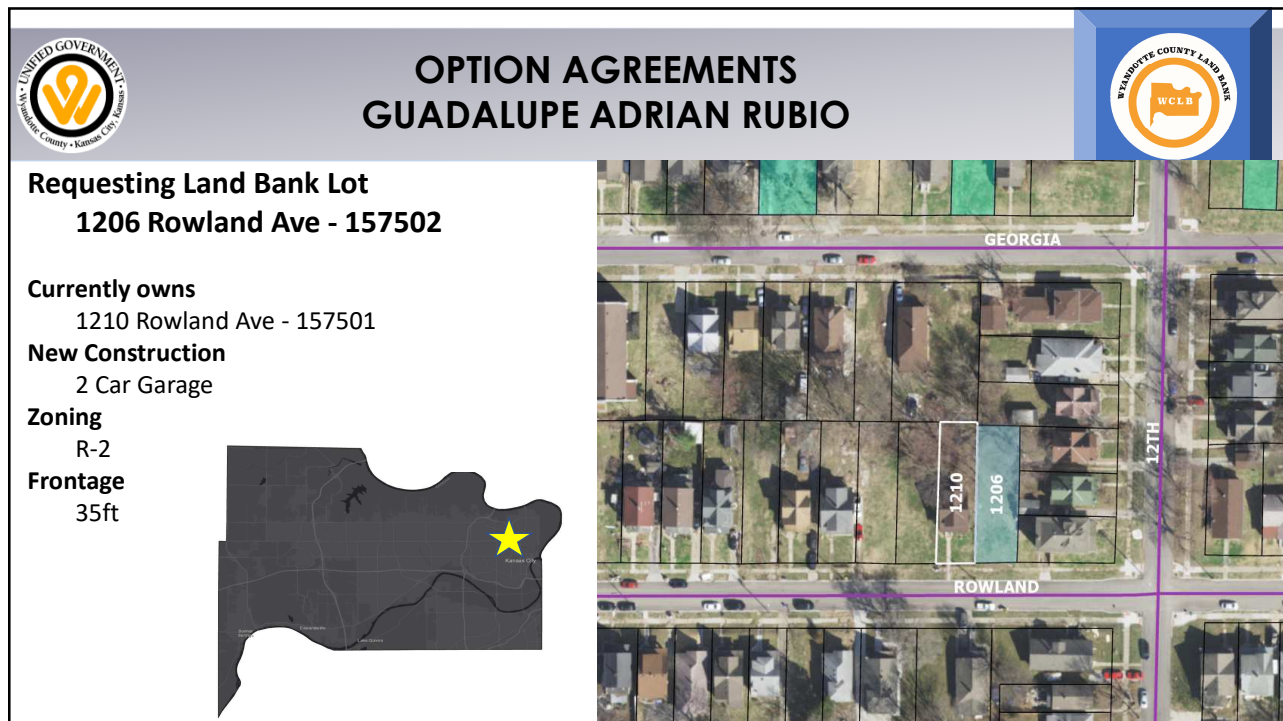




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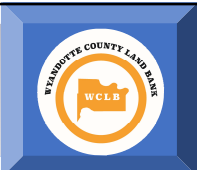


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OPTION AGREEMENTS

GUADALUPE ADRIAN RUBIO



Building Details
9 – 14 wide by 18 – 22 feet length.

Timeline
Project Start – June 2021
Project Completion – June 2022

Experience
None

Next Steps

1. Building inspection approval
2. Combine lots
3. Proof of funds to cover building estimate

Recommendation

☒ Staff Advisory Committee

☐ Land Bank Advisory Board

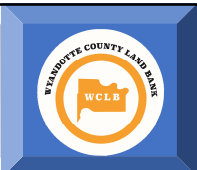


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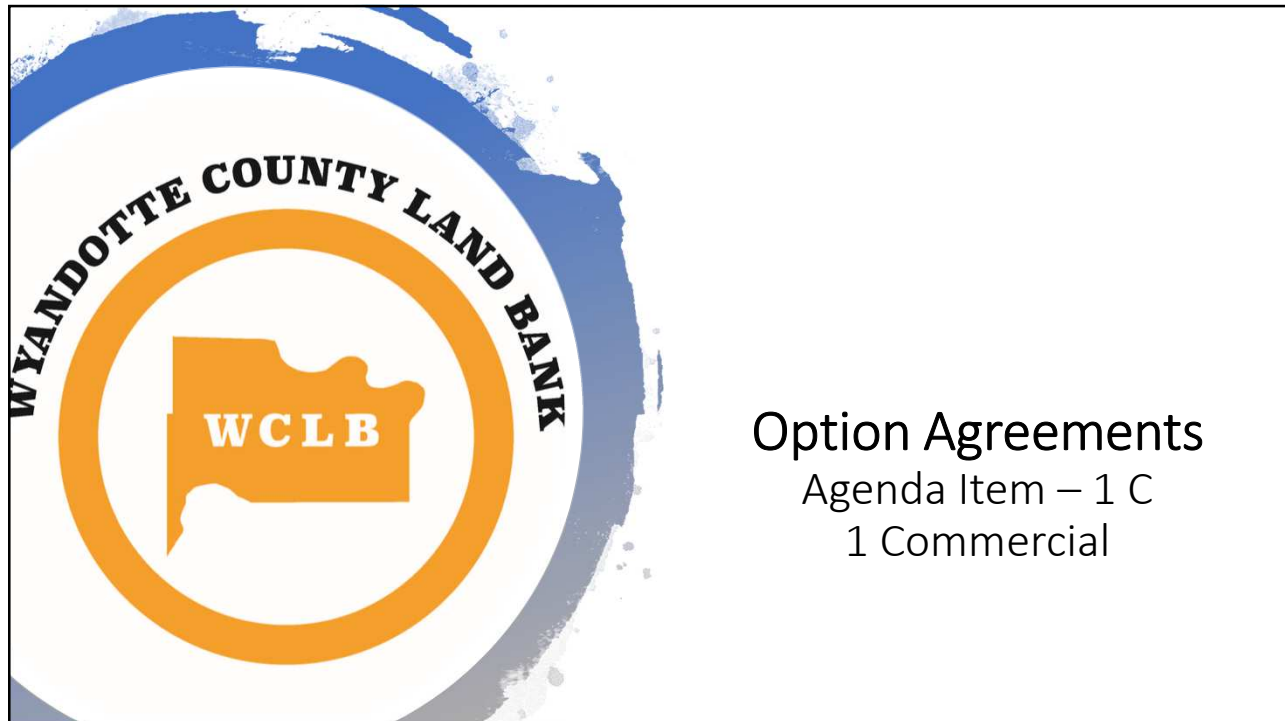
OPTION AGREEMENTS

GUADALUPE ADRIAN RUBIO






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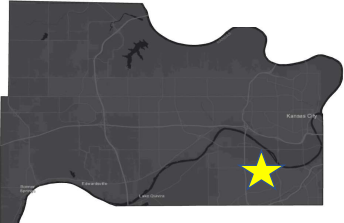
OPTION AGREEMENTS OLIVER TANNER

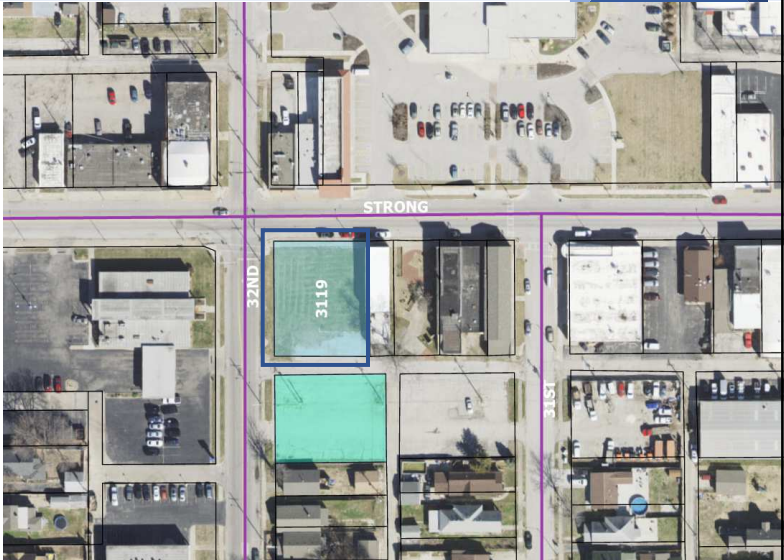


Requesting Land Bank Lots
3119 Strong Ave - 166441

New Construction
Food Service, open air plaza, shipping containers

Zoning
CP-1 Planned Limited Business District





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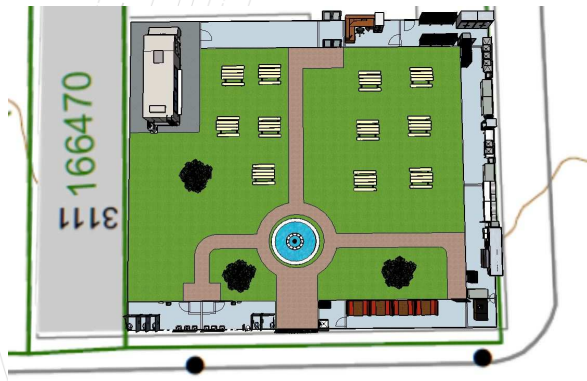
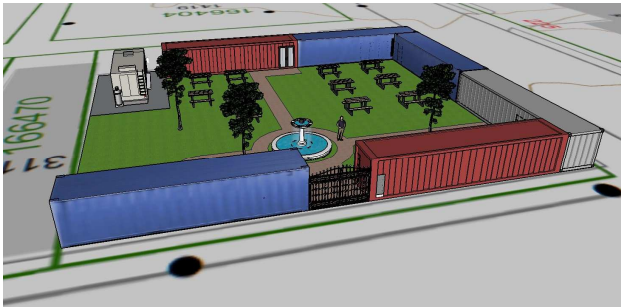
OPTION AGREEMENTS OLIVER TANNER



Type of food

- Pizza
- Food Truck – Father Tanner’s Kitchen

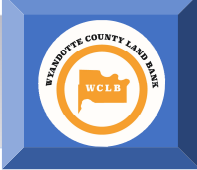
- Serve as a commercial commissary
- Seek local artists to paint murals on shipping containers
- Similar to the Iron District in North Kansas City

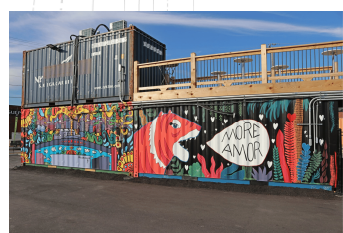



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OPTION AGREEMENTS OLIVER TANNER





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OPTION AGREEMENTS OLIVER TANNER



Building Details
 Building Sq Ft 1,800
 Outdoor area Sq Ft 5,600

Timeline
 May 2021 – May 2022 – Planning
 May 2022 – August 2022 Building
 September 2022 – Opening

Construction experience
 Using local companies experienced in shipping container construction

Next Steps

1. Building inspection approval
2. Building estimate
3. Proof of funds to cover building estimate

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



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OPTION AGREEMENTS OLIVER TANNER



This Item was held at Standing Committee for the recommendation that the applicant have a meeting with the in-district commissioner.

Meeting date – 4/30/21

Commissioners attended

- Commissioner Markley
- Commissioner Ramirez
- Commissioner Bynum
- Commissioner Burroughs

Key take a ways

- Planning will require additional public meetings
- Present at community meeting on June 1st

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YARD EXTENSION MIKE DIXON



Requesting Land Bank Lots
3061 Cissna St - 115611
Currently owns
 3063 Cissna St - 106811
Frontage
 6 Feet
Zoning
 R-1(B)
Unbuildable lot





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YARD EXTENSION MIKE DIXON



Recommendation

☒ Staff Advisory Committee

☒ Land Bank Advisory Board



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YARD EXTENSION WILLIAM WEAVER



Requesting Land Bank Lots
1034 Everett Ave - 080227

Currently owns

- 1028 Everett Ave – 080228
- 1024 Everett Ave – 080229
- 1029 Everett Ave – 080245
- 1025 Everett Ave – 080243
- 1023 H Everett Ave – 080410
- 1017 Everett Ave – 080242
- 1025 Oakland Ave – 080203
- 1025 Oakland Ave - 080204

Frontage
50 Feet

Zoning
R-1(B)



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YARD EXTENSION WILLIAM WEAVER



1024 Everett Ave



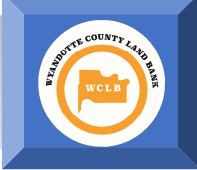
1023 & 1025 Everett Ave



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YARD EXTENSION WILLIAM WEAVER



Requested Land Bank lot
1034 Everett Ave - 080227





Recommendation

- ☐ Staff Advisory Committee
Not following the Land Bank policy for granting yard extensions for buildable lots.
- ☒ Land Bank Advisory Board
Strugglers Hill – Roots neighborhood group recommends the transfer

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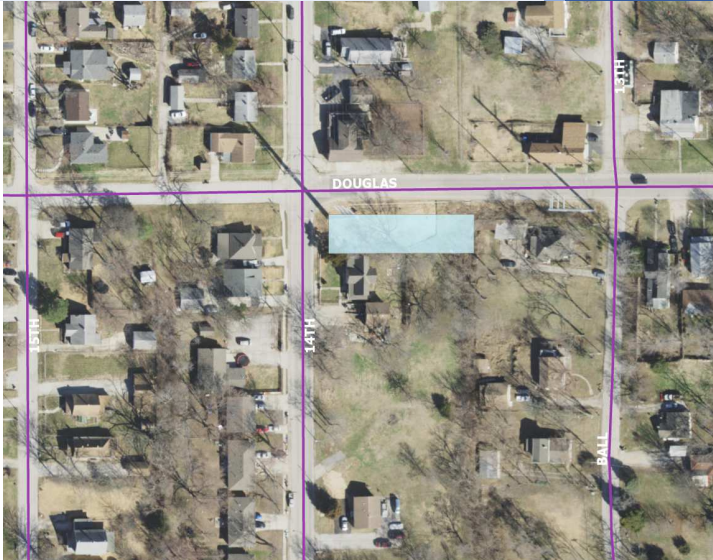


PROPERTY TRANSFER INTO THE LAND BANK



BPU /UG Lot
1901 S 14th St - 128445
Frontage
 40 Feet
Zoning
 R-1(B)
Transferring from BPU
 BPU installed a transmission pole on the corner of the property and does not need the remaining parcel.





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PROPERTY TRANSFER INTO THE LAND BANK





Recommendation

- ☐ Staff Advisory Committee
Lot is unbuildable
- ☐ Land Bank Advisory Board



Staff Request for Commission Action

Tracking No. 21871

Full Commission Meeting Date: 06/24/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 06/07/21

(If none, please explain):

Publication Required: No

<u>Date:</u> 5/25/2021	<u>Contact Name:</u> Jud Knapp	<u>Contact Phone:</u> x5472	<u>Contact Email:</u> jknapp@wycokck.org	<u>Department/Division:</u> Economic Development
<u>Item Description:</u> The Land Bank Manager respectfully request that the Neighborhood and Community Development Committee review the proposed item and forward it to the Land Bank Board of Trustees for final consideration, Submitted by Jud Knapp, Interim Land Bank Manager Item 2A 2 yard extension requests Item 2B 1 Transfer into the Land Bank from BPU/UG				
<u>Action Requested:</u> Approve and forward to Land Bank Board of Trustees				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> NCD Memo Land Bank Property Transfers 06.07.21				



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Interim Manager

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

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

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Interim Land Bank Manager
DATE: May 25, 2021
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 06/07/2021 meeting:

A. Yard Extensions 2 Total

Mike Dixon

- 3061 Cissna St - 115611

William Weaver

- 1034 Everett Ave - 080227

B. Transfer into the Land Bank

BPU / UG

- 1901 S 14th St - 128445

