Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, September 13, 2021
5:00 PM

Location: Virtually

You are invited to a Zoom webinar.
When: Sep 13, 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:
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Webinar ID: 848 3903 9879
International numbers available: https://us02web.zoom.us/u/kelhIQjcXy

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 September 13, 2021 Agenda

III. Approval of standing committee minutes from June 28, 2021

IV. Committee Agenda

Item No. 1 - PRESENTATION: ARMOURDALE AREA MASTER PLAN UPDATE

Synopsis: A presentation of the draft Armourdale Area Master Plan, including a review of the public engagement process, existing conditions analysis, framework development and implementation strategy, submitted by Gunnar H. Hand, AICP, Director of Planning, 913-573-5751.

For information only.

Tracking #: 21974

Item No. 2 - PRESENTATION: COUNTY-WIDE MOBILITY PLAN AND TOD STRATEGY UPDATE

Synopsis: A review of the County-Wide Mobility Plan's goals, scope of work, deliverables and outreach efforts in advance of the public launch of the planning process, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design, 573-5751.

For information only.
Tracking #: 211014

Item No. 3 - 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**
   1. Ryan Barr – 1 home
      607 Douglas Ave. – 155071
      611 Douglas Ave. – 155069
   2. Habitat for Humanity of Kansas City – 1 home
      2735 Roswell – 099219
   3. Rudolfo Mesa – 1 home
      646 Seminary St. – 139712
   4. Derek Covington – 4 homes
      2608 Hallock St. – 292403
      2604 Hallock St. – 292401
      2526 N. 6th St. – 292423
      2529 N. 6th St. – 292424

B. **New Construction – Multi Family**
   1. Bryan and Michelle Williams 10 – 15 units
      922 N. 47th Ter. – 051400
   2. Chris Solutions Construction LLC – 3 units
      1735 S. 22nd St. – 161100

C. **New Construction – Garages**
   1. Robert Moreno
      1210 Waverly Ave. – 157285
      1214 Waverly Ave. – 157284
   2. Elvis Rodriguez
      709 Garfield Ave. – 095200
   3. Jesus Leyva
      919 Cleveland Ave. – 157928

D. **New Construction - Commercial**
   1. City Oil Co Inc
      2080 Darby Ave. – 154058
      2074 Darby Ave. – 154059
   2. Argentine Neighborhood Development Association
      3119 Strong Ave. – 166441 – building
      1419 S. 32nd St. – 166404 – parking
   3. Centro De Avivamiento Casa De Dios
      1001 Minnesota Ave. – 080414
      1005 Minnesota Ave. – 081400

1007 Minnesota Ave. – 080415

4. Jaime Ruiz
   1129 Osage Ave. – 072531
   1130 Pennsylvania Ave. – 072532

Tracking #: 211017

Item No. 4 - LAND BANK PROPERTY TRANSFERS AND YARD EXTENSIONS

Synopsis: Request consideration of the following Land Bank transfers and yard extensions, submitted by Jud Knapp, Interim Land Bank Manager.

A. **Property Transfers**

1. CHWC
   822 Everett Ave. – 081898
   824 Everett Ave. – 081897
   836 Everett Ave. – 081896
   840 Everett Ave. – 081895
   842 Everett Ave. – 081894
   844 H Everett Ave. – 081893
   846 Everett Ave. – 081892
   825 Oakland Ave. – 081877
   831 Oakland Ave. – 081879
   833 Oakland Ave. – 081880
2. USD 500
   823 New Jersey Ave. – 082318
   820 Freeman Ave. – 082347
3. Unified Government
   2450 S. 14th St. – 130000
   2441 S. 14th St. – 129528

B. **Yard Extensions**

1. Walter Linares
   4414 Parallel Pkwy.
2. Alex & Laura Sanchez
   3451 R N. 39th St. – 167037
3. David Patton
   2523 N. 38th St. – 105140
4. Blank
   1030 Quindaro Blvd. – 106259

Tracking #: 211018

V. Public Agenda

VI. Adjourn

NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, June 28, 2021

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, June 28, 2021, at 5:00 p.m., remotely via Zoom. The following members were present: Commissioner McKiernan, Chairman; Commissioners Burroughs, Townsend, Johnson, and Walters. The following officials were also in attendance: Melissa Sieben, Alan Howze, and Emerick Cross, Assistant County Administrators; Bridgette Cobbins, Interim Assistant County Administrator; Jud Knapp, Interim Land Bank Manager; Alley Porter, Commission Liaison; Jeffrey Conway and Wendy Green, Assistant Counsel; Patrick Waters, Deputy Chief Counsel; Kathleen VonAchen, Chief Financial Officer**;** and Terri Kimble, UG Clerk's Office.

Chairman McKiernan said before I call the meeting of the Neighborhood and Community Development Standing Committee to order, I'd like to announce that due to COVID-19, some committee members, staff, and members of the public are attending remotely via Zoom as well as some being on-site.

During the meeting, we ask that all participants please mute your devices, whether it's phones or computers, when you're not speaking so that we avoid background noise. During the meeting, please do your best to make sure you announce yourself by name and title every time you speak so that the public who is observing remotely knows who is speaking. This is critical given the number of participants who are remote, and it's current guidance from the Kansas Attorney General.

Due to COVID-19, in-person public comment has been suspended unless otherwise required by law. However, the public is allowed to participate by Zoom or to submit comments by email prior to this meeting. Those comments will be included in the record of this meeting. With all of that said, we'd like to welcome everyone to this meeting of the Neighborhood and Community Development Standing Committee.

Chairman McKiernan called the meeting to order.

Roll call was taken and all members were present as shown above.

Chairman McKiernan said this is fascinating. I still have a lag. Those of you on the committee that don't know, I am at City Hall. I foolishly thought I could go to the 5th floor and just Zoom in with all of you, but because I assume of our outbound going signal and our incoming signal, I'm hearing a lag between when I assume our Clerk says something on the 5th floor and when I hear it in my ear. So, if I'm discombobulated or seem like I'm either early or late, it's because I'm trying to listen to what's coming in through my ear. I apologize for that in advance.

Chairman McKiernan said first of all, there were no revisions after the agenda was originally published.

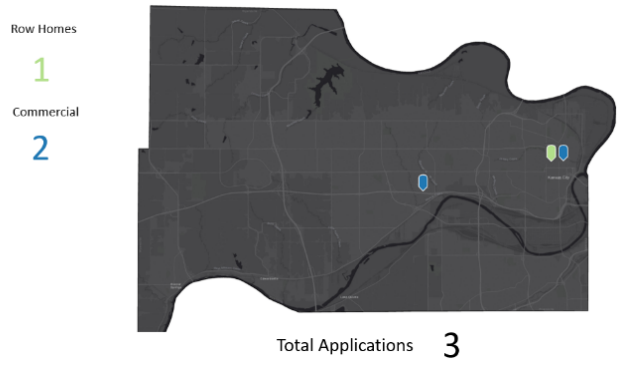
Chairman McKiernan said our first item of business is the approval of minutes from our standing committee meetings of March 29, 2021, and May 3, 2021.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to approve both minutes as submitted.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you committee. That takes us to our committee agenda. We only have one item on the agenda, but it's broken into three groups. 1a, that's Land Bank Option Applications for new construction, rowhomes, eight units and eight accessory dwelling units. I'll turn the floor over to Mr. Jud Knapp to present Item 1a.

Item No. 1 – 21886…LAND BANK OPTION APPLICATIONS

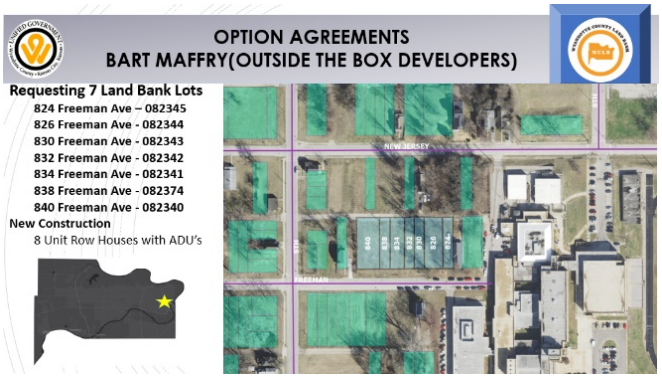
Synopsis: Request consideration of the following Land Bank option applications, submitted by Jud Knapp, Interim Land Bank Manager.

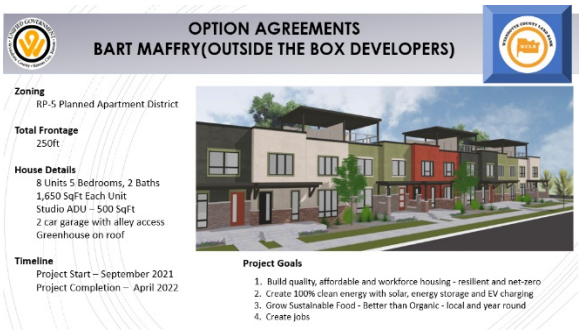


a. New construction - Row Homes 8 Units & 8 ADU's
Bart Maffry (Outside The Box Developers) - Requesting 7 Land Bank lots

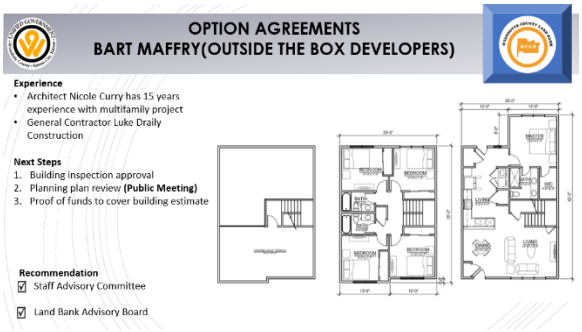
- 824 Freeman Ave. – 082345
- 826 Freeman Ave. - 082344
- 830 Freeman Ave. - 082343
- 832 Freeman Ave. - 082342
- 834 Freeman Ave. - 082341
- 838 Freeman Ave. - 082374
- 840 Freeman Ave. – 082340

Jud Knapp, Interim Land Bank Manager, said for today, I'm going to present to you three total applications, one row home, and two commercial properties.





For the first one, is Real Homes. They're requesting seven Land Bank lots right to the west of Sumner High School. This new construction is for eight-unit row houses with accessory dwelling units.



The total frontage for this is 250 feet. The housing details is eight units, five bedrooms and two baths each. The applicant's market research showed that the five bedrooms would work in this area. Each one will have a studio accessory dwelling unit. Now an accessory dwelling unit is a small apartment that's actually behind the—this would be actually on top of the two-car garage that's in the back. It's a little 500 square foot apartment behind each unit. They also plan on building a greenhouse on the roof so the landowners can grow their own vegetables. They plan to start September of 2021 and they plan to complete it by April of 2020?

They have an experienced architect that has designed multifamily projects before. They've already selected a general contractor. Their next step is their planning plan review so there will be another public meeting for this one. Staff and Land Bank Advisory Board did recommend the project, but during our staff meeting it came up that the Sumner High School was previously interested in this land to expand their sporting facility, I believe. We have been in contact with the school district, but we have not gotten a definite yes or no that they want. So, the staff recommendation is that we hold this item over one month until I can get that yes or no answer. That would conclude this item, Commissioner.

Chairman McKiernan said I will ask if the committee has any comments or questions, and I'll recognize Harold Johnson.

Commissioner Johnson said this project is very interesting. At its onset, it really sounds quite compelling, but when you talk about having—if you go back to the first screen, or the next screen rather, or the back screen, no the next one, I'm sorry. You're talking about five bedrooms in each unit and only two bathrooms, and that each unit is only 1,600 sq ft. That's a lot of rooms for each unit. Even at 1,600 square ft.— I'm not an expert in terms of how to break out the square footage—but that seems like a lot of folks in a small amount of space. Would you have any comment on that or any thoughts on?

Mr. Knapp said, Commissioner, I am not an expert in it either. I know that we have our staff, Building Inspections, that are—so this is just an option agreement to give them the opportunity for us to sell them the property if they can get Building Inspections' approval. So, I do, on the next slide, there is like the layout that they provided me for what the house will look

like. **Commissioner Johnson** said right. **Mr. Knapp** said that's probably the best answer I can give you.

Commissioner Johnson said and then when you talk about five bedrooms per unit, you're talking about how many parking spaces per unit? **Mr. Knapp** said, Commissioner, again, that would be a Planning question. That did not come up during our staff meeting, but there is going to be a two–car garage behind, with alley access. **Commissioner Johnson** said a two-car garage, okay, I misunderstood. A two-car garage per unit? **Mr. Knapp** said that is correct. **Commissioner Johnson** said a two-car garage per unit. Wow that's a lot. That's a lot to unpack. I'm glad we're letting it go over for a month.

I think that, well, I know for a fact that the Sumner-Douglas Neighborhood Association had some real concerns about it as well, particularly as we consider the number of people that could potentially occupy these dwellings. It could get quite high in terms of the number of tenants.

So, it's going to go back to do—what exactly are we sending it back to do? **Mr. Knapp** said I was—we were—staff was waiting for an answer from the Sumner High School, District 500 too, if they are interested in the lots or not.

Commissioner Johnson said and it hasn't gone through plan review yet? **Mr. Knapp** said it has not. This is the first step in the process.

Commissioner Johnson said well, I support it going back for other reasons, but I believe that the Sumner Neighborhood Association will be in contact with the developer. As a matter of fact, I plan on talking with them as well this week. With that, I will make a motion to approve as has been submitted to us. I know that I see that Commissioner Townsend has her hand up, but at least I have a motion here.

Action: Commissioner Johnson made a motion to approve as submitted.

Chairman McKiernan said okay, so let me clarify, Commissioner Johnson. Your motion is to follow staff's recommendations to hold this item for one month until we consider it further.

Commissioner Johnson said that's correct. **Chairman McKiernan** said all right, thank you. Let's put a bookmark on that and I'll recognize Commissioner Townsend.

Commissioner Townsend said thank you, Mr. Chairman. Since I have the floor, I will second Commissioner Johnsons motion.

Action: Commissioner Townsend seconded Commissioner Johnson's motion.

Commissioner Townsend said since I hope that it will go back, when it goes back, I'm just curious, also, as I look at the floor plan to find out from the developer what type of family groups do they expect will inhabit these dwellings. Five bedrooms that is a lot. Where is the living area? Where's the kitchen area? It's just a bit unusual. I would like to know something about what their marketing scheme here. Since it's going back, let's ask those. I'd like the answers to those questions as well. Are they going for density here? Are they looking at one family or having more than one family in each of these units? It's just rather odd when you look at floor plan.

Chairman McKiernan said, Commissioner Townsend, I would agree with—go ahead, Mr. Knapp. **Mr. Knapp** said I'm just agreeing with Commissioner Townsend that I will find out that information for her. **Commissioner Townsend** said thank you.

Chairman McKiernan said a couple of other questions that I would have would be, I assume that the developer has lined up all of the financing that would be required. But one of the things that I would wonder is, would this qualify for and would the developer plan to apply for something like the NRA, and could the viability of this project potentially hinge on something other than the land. While I completely understand this is an option process and they have to get all their other ducks in a row before we finally convey the land and they finally build, I wonder if we want to tie up land in an option if all of the ABCs are not pretty well outlined—plan review in terms of neighborhood meetings. That's my own personal question. I certainly support the motion to send it back for a public meeting and for a meeting with the commissioners. I'll recognize Commissioner Burroughs.

Commissioner Burroughs said the power is out at my home so I'm on my phone so it's going to be very difficult for me to follow, but please be patient with me. If I'm looking at the schematics or the blueprints correctly, this looks like a three-bathroom home with five bedrooms. The master being on the main floor, the main bath, and then you take the steps and you go up and there's four bedrooms, two baths. Judd, if I'm wrong, please correct me, but that's how I'm viewing the prints. **Mr. Knapp** said, Commissioner, that is correct. In the picture that I'm showing, there are three bathrooms. **Commissioner Burroughs** said okay, great. Thank you.

We have—the bedrooms are 11 by 11, 10 by 11. While they're not overly large, they're not that small. I mean they're conducive to that type of square footage. I would just state that I think the floor plans for the concepts that they're proposing are acceptable in reference to five bedrooms, three baths, two floors with this. I would call it a community space that is on the lower level that's 8 by 12, which is probably a deck or patio area. That's the only comment I'd want to make. That's how I viewed the floor plans. I was to understand these were only five bedrooms, two baths, but I believe that has been corrected now. Thank you, Judd. **Chairman McKiernan** said thank you, Commissioner.

I'm just scanning over here to see if there are any other hands up. I don't see any at the moment. We do have before us a motion and a second to, excuse me, I'm going to mute my microphone. We do have a motion and a second to hold this item for a period of one month for the developer to have a meeting with the public and for the commissioners, the local commissioners, to have meetings with the developer to better outline this project. At this point, even though it is going back, I'd like to ask if there's anyone—first of all, from the Clerk's Office, did we receive any communication about this item prior to the meeting? **Ms. Kimble** said we did not.

Chairman McKiernan said then I'll ask among our attendees, is there anyone who would like to offer comment on this particular application in advance of it being sent back for further consideration? I don't see any hands going up. I do, now I do see one going up. Yes, Commissioner Johnson.

Commissioner Johnson said I was going to say thank you, Chair. I didn't want to interrupt you, but I do know that the president of the Douglas-Sumner Neighborhood Association, Beverly

Easterwood, is online. I don't know if that's the person that has their hand up, but I certainly would (inaudible). **Chairman McKiernan** said is she—**Commissioner Johnson** said we're on the same page. Great, thank you.

Chairman McKiernan said she did. As a matter of fact, just raised her hand and so if the Clerk could promote Easterwood from the attendees to be able to speak. I'll recognize Beverly Easterwood.

Chairman McKiernan said great to have you with us. If you go in just for the record, give us your name and your city of residence, and then you've got three minutes to share with us your thoughts on this proposal.

Beverly Easterwood, Kansas City Kansas, President of the Douglas-Sumner Neighborhood Association, said I have been in contact with Mr. Maffry, the developer, and expressed our concerns about the development. Number one, the density and number two, the—whether or not there's adequate parking that has been proposed for the development with the number of bedrooms that are being proposed in the eight units. If those were one-bedroom apartments, the city would require 75 parking spaces, whereas he's only proposing 16. We just think that, that's just too many, the potential for too many people to have too many cars with only 16 parking spaces dedicated or planned for this development. He is going to meet with us later this week, and we plan to be able to, or hope to be able to come to some agreement in terms of our concerns.

Chairman McKiernan said fantastic, Ms. Easterwood, thank you so much for sharing that. To the rest of the committee and to staff, I understand that some of our process, ideally, it would be we issue the option, all of the details get sorted out, and then we convey the land when all the details are sorted out. But in cases like this, at least to me, it makes sense that we might try to sort out some of these big details before we actually even issue the option if they are going to do things that ultimately torpedo the option and make it such that we don't even consider it somewhere down the road.

Commissioner Johnson said I just want to say "Aye," to that suggestion. **Chairman McKiernan** said okay. We will, for the benefit of our committee and for the benefit of the public, we are commencing on a systematic review of our policy and guidelines for the Neighborhood and Community Development, the Wyandotte County Land Bank. This certainly is going to be something that we will talk through and get input on as we try to update our guidelines to reflect current best practice.

I do see that we have another attendee and it says Mamie on my screen. So, if that person can go ahead and unmute, you are currently unmuted. If you could first of all, if you could give us your name and your city of residence, just for the record.

Mamie Springs, Kansas City, KS, asked I was just wondering is this development targeting senior citizens or is this going to target multi-family homes? **Chairman McKiernan** said I'll have Mr. Knapp come back and actually answer that to the best of his knowledge. As it's been presented to me, I'll tell you that there's no mention of it targeting seniors. For example, 55 plus. Mr. Knapp, do you have any other information on that? **Mr. Knapp** said yes. I believe, since it is five bedrooms, they are targeting families with these. **Chairman McKiernan** said okay, but they're not necessarily—for example, the YMCA Lofts that they're doing right now at 8th & Armstrong, those are 55 Plus as a criteria for getting in. You're not aware of any similar age restriction on these, correct? **Mr. Knapp** said that is correct, Commissioner.

Chairman McKiernan said I do think that this is an interesting point that we should go ahead and just follow through with the developer in the time that we have for reviewing the proposal again to find out what the focus of the apartments will be. For your benefit, ma'am, we will find out if there are any special requirements envisioned by the developer before we bring this back to committee next month.

Chairman McKiernan said before we take a vote, I'd ask if there's anyone else who'd like to make a comment about this proposal, recognizing that we will be taking this back for more discussion. A final decision will not be made tonight. It'll come back to a future Neighborhood and Community Development meeting. I don't see any other hands up among the attendees. Any other comments or questions from commission? I don't see any hands there either.

Roll call was taken on the motion and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you, committee. That will be considered additionally and then brought back to us at a future meeting. Mr. Knapp, Item No. 1b, please.

b. New Construction - Commercial Multi-Purpose Community Center
Metropolitan Leadership Institute, Inc.
- 500 Freeman Ave. - 153908

(Land Bank Advisory Board wants the application held until the applicant holds a community meeting.)

Mr. Knapp said this is for a multi-purpose community center. It's supposed to be at 500 Freeman Avenue. The zoning is CP-1 and it is 1.67 acres.

It's going to have offices, meeting space for 150. It's going to have a kitchen and it's going to have community program and like a meeting space.

They are requesting a two-year option for one year for fundraising and one year for building. The plan to have it built in 2024. The next steps are there is a Planning Plan Review so this will not be the last meeting for this. There will be another public meeting.

The Land Bank Advisory Board did recommend the project. The Land Bank Advisory Board would like to have a community meeting on the project, but that was only two members, so that's not an overwhelming vote but that was a concern that they did bring up and there will be another public meeting on the project, just not a community meeting. Commissioner, that sums up this item here.

Chairman McKiernan said so, Mr. Knapp, if I can just clarify my understanding of it. This is a group that would like to build a community center for the benefit of the surrounding community. And one of the ways that they can make this project happen is by using Land Bank land and then they will fundraise the rest of the cost of construction and outfitting of it. **Mr. Knapp** said that is correct. **Chairman McKiernan** asked, is that what I'm hearing? Okay. Does the committee have any comments or questions? I'll recognize Commissioner Johnson.

Commissioner Johnson said, Mr. Knapp, it seems to me that we have conveyed other property on this block for other purposes I think some maybe some homes and/or duplexes or townhomes. Is that correct or can you verify that one way or the other? **Mr. Knapp** said yes, that is correct. It's actually one block to the south of this. There's supposed to be—I forget the exact number of new homes, but there's supposed to be more like three or four new homes. **Commissioner Johnson** said gotcha. **Mr. Knapp** said townhomes and duplexes.

Commissioner Johnson said okay. So, they're wanting that whole plot of land, but they're not planning on using—it doesn't look like just by the schematic that they're planning on using all that land, is that correct? **Mr. Knapp** said it doesn't appear to be. **Commissioner Johnson** said I was made aware of the project, but that is all that I had heard about it. It sounds like a very—I'm getting another compelling project itself. Have they met with the Turtle Hill Neighborhood Association? **Mr. Knapp** said to my knowledge no, they have not.

Commissioner Johnson said I'll tell you what. I'd like to hold this one over too for the same reason. I want them to meet with the Turtle Hill Neighborhood Association and then I'd like to meet with them as well. I was aware of it. I didn't know when it was coming. It actually came a lot sooner than what I was anticipating, so that would be my recommendation.

Action: Commissioner Johnson made a motion to hold this item over.

Mr. Knapp said, Commissioner, I usually send—**Chairman McKiernan** asked, you consider that a motion, Commissioner Johnson? **Commissioner Johnson** said yes. Go ahead, Judd. **Mr. Knapp** said, Commissioner, I usually send out the email to the neighborhood groups, but this property is not in the neighborhood boundaries, so they were not notified of it. **Commissioner Johnson** said that's Chelsea Plaza, okay.

Action: Commissioner Townsend seconded the motion.

Commissioner Townsend said one more thing for Mr. Knapp, if you don't mind. Have we, to date, to your recollection, approved any of these options for two years? **Mr. Knapp** said actually, the one to just the south of this location, we approved. Well, they had one year but they didn't get it done in time and then we did extend it one year. So we do have a two-year option out for that, but we have never done an option for two years right out of the gate.

Commissioner Townsend said okay, so the other one was an extension, a renewal, so to speak, but we have not done, to your recollection, a two-year right off the bat. **Mr. Knapp** said that is correct. **Commissioner Townsend** said okay, thank you.

Chairman McKiernan said thank you, Commissioner. I would just share with the committee that my concern here is the same as I had with the last project that we are by option, occupying or committing this plot of land for an extended period of time, with a little bit of a question mark on the back end in terms of the ability to actually follow through and complete the project. I will recognize—okay, so we've had now, just for a moment here, committee, we have had someone from the attendees who's been promoted over to panelists.

Before I get to you and this is S. King it says on my screen. Before I get to you, I'll ask the Clerk did we receive any correspondence about this item? **Ms. Kimble** said the Clerk's Office has not received any correspondence. **Chairman McKiernan** said fantastic. Then, at this point, I'll ask if there's anyone who is in attendance who'd like to offer comment on this item. I had an S. King on my screen. At this point, that person has been promoted. All you need to do is unmute. I'd ask you to share your name and your city of residence for the record, and then you'll have three minutes to make your comments. I see you are unmuted. Feel free to proceed.

Sylvia King, Kansas City, KS, said I am the President of Turtle Hill Community Association. Our boundaries reach from 7th St. to 5th St. and Freeman Ave. to Washington Boulevard. If the (inaudible) are using this address as 530 Freeman Ave., it is in the Turtle Hill community. The Chelsea Street Plaza, a home, apartments use Freeman Court and Freeman Dr., I believe.

This facility, the new Omegas, is using this address 530 Freeman Ave., so it is part of Turtle Hill. We would love to hear, to hear from the sorority. It sounds like a great plan, but we would like to sit down and talk with them so they can inform us of what they would want to do. That's all I wanted to get. **Chairman McKiernan** said thank you, Ms. King. Thank you so much. Really appreciate your input on that.

Commissioner Johnson said that actually just validates my thoughts there. I just wanted to be able to say that for the record. Judd, I would ask that they would meet with Ms. King and the Turtle Hill Neighborhood Association to just get some clarity and some understanding as to their plans.

Again, I do share Commissioner McKiernan's and Commissioner Townsend's concern for holding land for such an extended period of time. Our policy does not have any—does not speak to that in any form or fashion? That's just a general question to you Judd. **Mr. Knapp** asked, does

our policy mention option? **Commissioner Johnson** said it doesn't speak in terms of the length of time that applicant can hold property in order to construct, build and construct, or whatever the case may be.

Mr. Knapp said I know what was written into the option contract that I was given when I showed up. I'm not really clear that it's in the policy but I know that there is holding this—you can hold the property. Yes, it is in the policy, but I'm not exactly sure dates given, but I can definitely get that. **Commissioner Johnson** said thank you. I'm sure Commissioner McKiernan probably can speak to that to some degree, so I'll ask him as well if he has any insight on that.

Chairman McKiernan said it is codified in that it is in our agreement that we signed with the person who's going to acquire—the person or company who's going to acquire or get the option. In terms of our policy manual, our policy guideline, we do need to go and that's one of the things we need to do is to go ahead and work toward identifying a timeline for these option agreements.

Here's a case where the option agreement, the option policy simply says, see the agreement. The agreement specifies a timeline, and we need to put it back over in the policy as well. **Commissioner Johnson** said great.

Chairman McKiernan said at this point, we have a motion and a second to hold this for the period of another month so that we can have additional discussion with the commissioners and with the local neighborhood group. Is there any—are there any further comments or questions from the committee? If there are none, roll call, please.

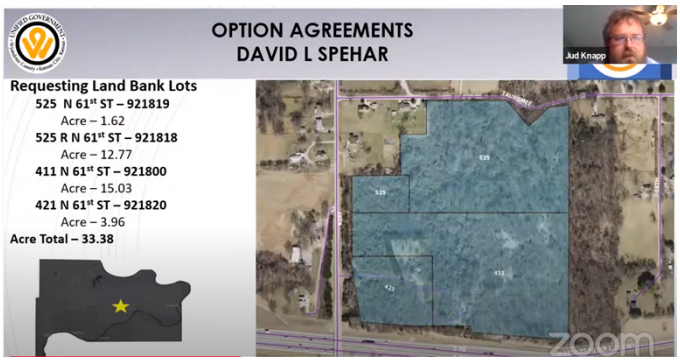
Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan said thank you, committee. That takes us to Item No. 1c. Mr. Knapp, proposal for new construction.

c. New Construction - Commercial - Storage Facility
David L. Spehar - Requesting 4 Land Bank lots
- 525 N. 61st St. – 921819 Acre – 1.62
- 525 R N. 61st St. – 921818 Acre – 12.77

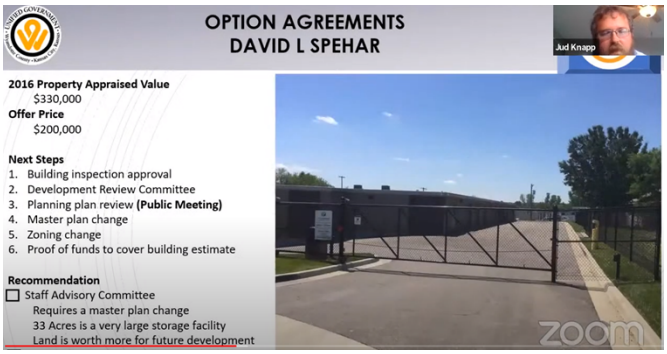
- 411 N. 61st St. – 921800 Acre – 15.03
- 421 N. 61st St. – 921820 Acre – 3.96
  (Total acres - 33.38)

(Staff and Land Bank Advisory Board not recommending approval: 33 acres is a very large storage facility; the land is worth more for future development.)



Mr. Knapp said this is a request for four Land Bank lots that are located at 61st St., just north of I- 70 and this totals 33 acres.

They plan to use this for a storage unit facility. It is currently zoned R-1so it would require a zoning change.



An offer was given for—we had a 2016 property appraisal on this property for 330,000. The applicant sent in an offer price for 200,000 for that. I believe there was a memo from Doug in your packet that—so that we don't definitely—staff is not recommending selling that property for 200,000.

The next steps would be—it will need a Development Review Committee. It will need another public meeting, planning plan review. It will need a master plan change and a zoning change to change fit rom R-1. Staff and the Land Bank Advisory Board did not recommend this project stating that it requires a master plan change, 33 acres is a very large storage facility, and the land is worth more for future development. Commissioner, I believe that sums up my presentation on this.

Chairman McKiernan said I will ask the committee if there are any comments or questions regarding this project. I will just share with the committee that given the number of moving parts here, I wonder if this should be taught—should be framed as part of an item that would come to our Economic Development and Finance Standing Committee, because there is certainly a lot more than a simple land transaction that is required for this to come to fruition. So, that's the first thought that runs through my mind. I'll recognize Alley Porter from the staff.

Alley Porter, Commission Liaison, said I was just going to say that Pete Peterson, with the developer, is on and I believe he had just been admitted. I thought I saw him a moment ago.

Chairman McKiernan said I do see him. He has been promoted and he now has his hand up. So now he's come to the top of my list. Mr. Peterson, you represent the company that wants to acquire this land and you can give us some additional details, correct?

Pete Peterson, 748 Ann Ave., Kansas City, KS, said I represent Dave Spehar, who I've known for years. I won't regurgitate the history of this whole thing, but this started back in 2016. Dave made an offer for the property. The UG was kind enough to obtain an appraisal and it's the same company that the bank that Dave's associated with uses quite a bit, Bliss and Associates. It came in, as Judd said, $330,000.

I wrote a letter in response to that back in December of 2016. It was supposed to be disseminated to all the committee members about some critiques on the appraisal, which we believe were quite serious in that—the appraisal. For instance, said that there were sewers at that area and, of course, they're not. They recommended residential. Well, be that as it may, four years have gone by and Dave thought he would take another run at making another offer for this property. It wouldn't be storage units on the whole 30 acres. I just don't think that's feasible, but the offer is for all 30 acres, and, of course, this is all subject to Planning and Zoning requirements.

This is in its infancy. Maybe we're putting the cart before the horse, but he's very interested in the property. It's a cash offer. There's no incentives, no tax incentives, envisioned whatsoever. We'll give you that in writing. I think I even put that in my letter to Katherine Carttar back in March when the offer was made. Given all of those factors, I don'—I'm a little naive as to perhaps the procedure. I've done a lot of Planning and Zoning. I've been in front of you many times on various issues, but I just don't want to overstep my bounds, or Dave's bounds, in any way. He's very interested in the property, but if there're certain things that need to be done; renderings plans, going in front of Planning, just please let us know. But, in the meantime, I just don't want to be out of step with the procedure here.

Chairman McKiernan said thank you, Mr. Peterson. If you wouldn't mind sticking around in case any of the members of the committee have questions for you, that would be great. I'll just offer, I wonder, like you, if maybe we've got the cart before the horse, or we just don't have this in the right flow. Again, given the fact that this is not our typical Land Bank type of transaction but comes wrapped up in much more, in terms of negotiating a sale price and all of the Planning

and Zoning requirements and all of the site requirements that are well beyond the scope of what this committee typically entertains. I just wonder if you are correct that we may need to reconsider this potentially through a different avenue, possibly our Economic Development and Finance Committee.

I'll ask if other members of the committee have comments or questions about the project as a whole or specifically for Mr. Peterson. **Mr. Peterson** said don't get me wrong. What we would like to do is get our foot in the door, so to speak, and get an indication that if that price, subject to all of the permitting and requirements, are being complied with, will that fly, I think, is probably where my client is coming from. **Chairman McKiernan** said understood. Thank you.

Commissioner Townsend said good evening, Mr. Peterson. Well, I like the shoe analogy, but I think maybe a different pair of shoes may be needed. I look at this the same way Commissioner McKiernan does. I don't think I have enough information to move on this today just from some of the things that that you said. I think if this were presented as part of the economic development package, there would be some other things that we would have access to. For instance, maybe a more recent appraisal. You're looking at something that's five years old. It's unusual to see such a difference between the appraisal that the UG came up with and the offer price and justification for such a wide variance. Those are the kinds of things we normally would see as part of the package in an economic development situation.

I would like to see it recouched with more information in that because it is unusual that neither staff nor advisory is recommending the project. So that I have, and the other staff members if they feel the same, as much current information available to them to decide that I would like to see this recast in on economic development with more updated information. Thank you.

Commissioner Walters said when we went to this option process, that was a change to how we used to do it. The idea is that the potential developer would be able to negotiate an option to buy the property before they invest maybe 1000s and 1000s and 1000s of dollars doing all kinds of legwork without any commitment or guarantee that they would ever be able to control the land. My understanding in the development world is the first thing you want to do is to be able to control the land so if you are successful in negotiating all the (inaudible) that need to be negotiated, at

least you're guaranteed that you'll be able to follow through. If you can't, then that's the risk of the developer. They're out the cost of the option and that's just the cost of doing business.

I don't want to—I don't want to throw out our option concept and all potential buyers. This may be a good example because this is a very complicated step of the processes that we would have to go through. But I like the idea of awarding the options so that the developer at least has some sort of commitment that they can fall through with the project if they satisfy all the city's requirements. I don't have a problem with extending the option before all these other approvals are followed and evaluated by all the various committees, but I don't think we should give up on our option concept, which is kind of what I'm hearing in various other conversations earlier in this meeting. Thank you.

Chairman McKiernan said you bring up an excellent point and I need to consider that even myself, that the option agreement still requires that all sorts of steps be completed, including negotiating the sale price for the land. But it does put it under option, and I do appreciate your comment because that is different than I was thinking before and that's a great thought.

Commissioner Burroughs said, Mr. Peterson, you said something that caught my attention and that's that the individual who wants to purchase the property is not asking for any incentives or any abatements for the property. Did I hear that correctly? **Mr. Peterson** said unequivocally, Commissioner. None whatsoever.

Commissioner Burroughs said the next question I would have, Mr. Peterson, was, and you stated that the last appraisal was commissioned in 2016. Mr. Peterson said 2016, yes, sir. **Commissioner Burroughs** said so it's five years ago. Would your client be accepting of a reappraisal of the property in today's timeframe?

Mr. Peterson said well, I actually, I sort of anticipated someone might ask that question. I don't know. He's been on vacation. I mean, if that's a requirement, sure. I mean, let's get down. Who would pay for it? **Commissioner Burroughs** said understood. What I'm trying to do is be fair here to our unit of government as well as your client. It sounds like the first appraisal that was conducted in excess of 300,000 was an inaccurate appraisal. I don't know what direction the appraisal will go as far as up or down in reference to the money that it would value that property.

But, if I heard you correctly in your testimony, you stated that the original appraisal had sewers being on the property and there's no sewers on the property. So that would be an inflated value for the property.

Mr. Peterson said that's absolutely correct. In my three or four-page letter, some of the other glaring missed marks were comparable—are always used by appraisers and they were using comparables that were inaccurate also I'm not certainly criticizing Bliss. I just hired them to appraise the Shas (sp) building down on South 28th Street, but somehow they missed the mark on that appraisal back in 2016. We'd love to talk about perhaps a more recent appraisal. I mean, you'd have to be deaf, dumb and blind not to realize real estate has gone up considerably in the last few years, but I think we are starting at a very inaccurate position and basis with that old appraisal. **Commissioner Bynum** said, well thank you, Mr. Peterson, Mr. Chairman. I have no more questions.

Commissioner Townsend said I want to make it clear that I am still very much in favor of our option process. This one just throws me off because I cannot remember another one where we're looking at appraised value versus an offer. It just has tones of what we would normally be considering and the economic development arena more so than the option. I don't know what I would be asked to do here. Aare we being asked to approve a request for an option for one year and in so doing, also agree with the offer price? That's why it's not clear to me. I'm 100% with our option process as we move along to refine it. That's my concern with this. I think a more recent appraisal needs to be had by somebody so that each of us can say to our constituents that we just didn't give away land for way below what we're looking at here. Just to be fair too, all right. Thank you.

Commissioner Walters said I wanted to comment based on Gayle's comments. I'm most familiar with options that do lock in a specific price. I guess I'd asked Mr. Peterson if that would be his understanding that entering into an option would only happen after you agreed to a purchase price or do you think—have you ever had an option that is executed without a definite purchase price included?

Mr. Peterson said in all honesty, Jim, no. They've all—you have a definite strike price about what the option is and the length of the option. In fairness to everyone, now that I'm seeing that the procedure is a little clearer is it my understanding that this committee meets once a month? **Chairman McKiernan** said that is correct. **Mr. Peterson** said perhaps I could go back to my client, and this is just a thought. I know there's other hands up and that might clear the way, but I was thinking, it sounds pretty clear that a new appraisal is perhaps needed. Its also clear that if we're successful, then the property would be tied up under an option. He made it quite clear to me that his offer's $200,000 for the property, subject to obtaining all the requisite permitting. If it would be permitted to put this over for one month, I think we could have a lot more clear and direct proposal in front of you in July, if that would help at all.

Chairman McKiernan said thank you. I think this technically does count as our July meeting. The next meeting would be at the very beginning of August, five weeks instead of four weeks from now. **Mr. Peterson** said well, that's better yet. I've got another one on that too, I think. But no, that would be fine.

Chairman McKiernan said I'm going to recognize Wendy Green from our Legal Department who I think wanted to clarify the sales price and option fact.

Wendy Green, Assistant Counsel, said I was going to clarify that, yes. Most of our options would definitely have a sales price within it when it was agreed upon so everybody would know what we were getting into and they would know what financing they have to prove that they actually have. Or, if they actually have the funds to do this because we do require that as part of the option agreement process. I also wanted to state secondly that I believe this is actually the correct committee for this to be in. I know we would like more information that comes in front of Economic Development, but this is Land Bank, it's not UG. So because it's Land Bank, I think it should stay within this committee. I think we could definitely ask for more information to be brought back for the next standing committee meeting but I think it should remain in this one.

Chairman McKiernan said Thank you, Ms. Green. That is exactly why we have smart folks like you to help us out with these transactions. At this point I'll recognize Jane Philbrook who is the commissioner for the district in which this land is located. (Commissioner Philbrook

encountered connectivity issues.) I could barely hear Commissioner Philbrook and I think she said, answer the phone . I'm not sure if I can just be a relay, back and forth. Wendy, is that okay? **Ms. Green** said yes. She's not a committee member. She's just actually, at this point, since she's not on this standing committee, she's really just a member of the public. I don't have a problem with that.

Chairman McKiernan asked other members of the committee—now I'm hearing her because I have her on my phone. Can you hear anything she's saying? No. Okay. She's going to try to call the Zoom number rather than my phone and get in through the telephone into the Zoom meeting directly.

For the benefit of everyone who is here in the meeting, Commissioner Philbrook said that she agrees with the direction that this conversation has gone, and that she would like to hold this over for another month so that we can clarify things like sales price before the option gets executed. With that, I would ask the members of the committee if there is a motion for this item.

Action: **Commissioner Walters made a motion, seconded by Commissioner Townsend, to hold this item over until the next regularly scheduled meeting of this committee.** Roll call was taken and there were five "Ayes," Walters, Johnson, Townsend, Burroughs, McKiernan.

Chairman McKiernan adjourned the meeting at 6:03 p.m.

mbb

Staff Request for Commission Action

Tracking No. 21974

Full Commission Meeting Date: 9/30/2021
Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/13/2021
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
7/29/2021	Gunnar Hand	5751	ghand@wycokck.org	Planning and Urban Design

Item Description:
A presentation of the draft Armourdale Area Master Plan, including a review of the public engagement process, existing conditions analysis, framework development and implementation strategy.

Action Requested:
For information only

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:

Staff Request for Commission Action

Tracking No. 211014

Full Commission Meeting Date: NA

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/13/21
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
8/30/2021	Gunnar Hand	5751	ghand@wycokck.org	Planning and Urban Design

Item Description:
A review of the County-Wide Mobility Plan's goals, scope of work, deliverables and outreach efforts in advance of the public launch of the planning process.

Action Requested:
For information only

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:

Staff Request for Commission Action

Tracking No. 211017

Full Commission Meeting Date: 9/30/21
Committee: Neighborhood & Community Development

Date of Standing Committee Action:
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
9/1/2021	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

7 Single family homes
13 - 18 Multifamily units
3 Garages
4 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:
9.13.21 Land Bank Standing Committee PDF, NCD Memo Land Bank Options 09.13.21

WYANDOTTE COUNTY LAND BANK

WCLB

Neighborhood & Community Development Standing Committee

September 13th, 2021

Single Family Homes

7

Multi Family Units

13

Garages

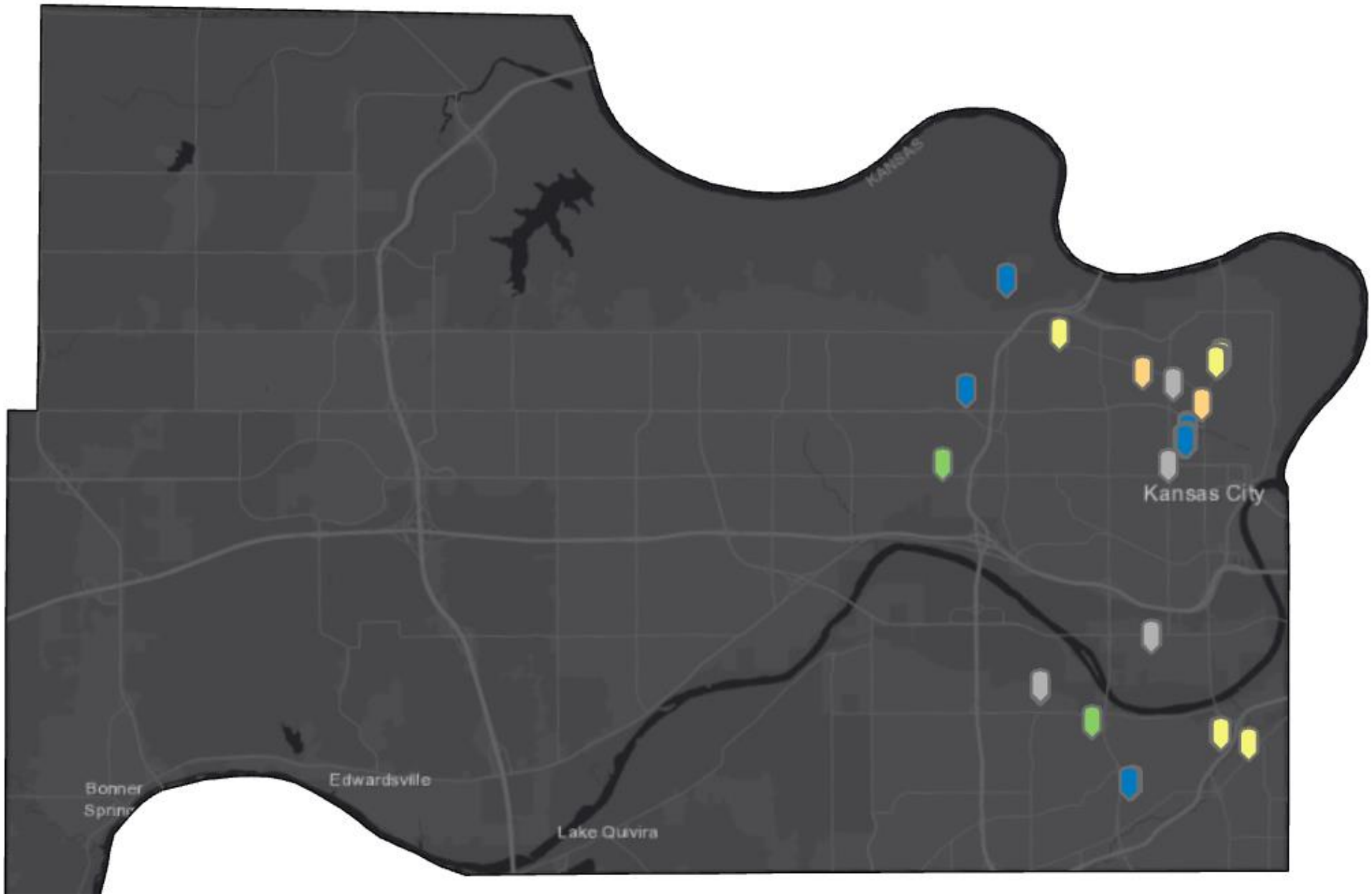
3

Commercial

4

Property Transfers

6



Total New Units and Property Transfers 33

Option Agreements

Agenda Item – 1 A

Single Family Homes

OPTION AGREEMENTS
RYAN BARR

Requesting Land Bank Lots

607 Douglas Ave – 155071

611 Douglas Ave - 155069

New Construction

1 Single Family Home

Short Term Rental

Zoning

R-2(B) Two Family District

Frontage

50ft

OPTION AGREEMENTS
RYAN BARR

Building Details

2 Bed 1 Baths

800 Sq Ft

Timeline

Project Start –

Project Completion – 10 months

Experience

Rehabbed homes

Next Steps

1. Building permit
2. Public works right of way permits
3. Proof of funds to cover building estimate

Recommendation

☑ Staff Advisory Committee

To build at 607 would cost around $250K to extend the road and utilities.

☑ Land Bank Advisory Board

OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY

Requesting Land Bank Lot

2735 Roswell - 099219

New Construction

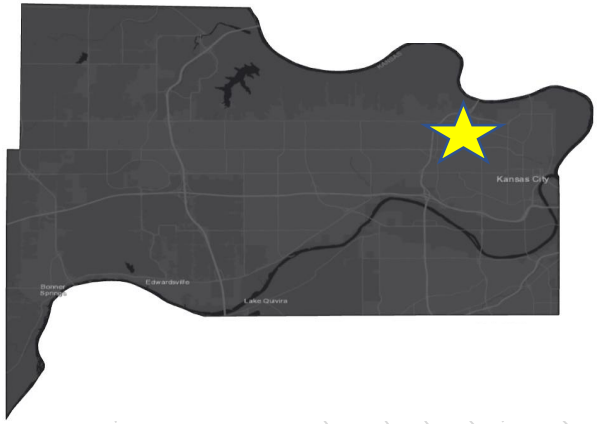
1 Single Family Home

Zoning

R-1(B) Single Family District

Frontage

48ft



OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY

Building Details

3 Bed 2 Baths

1,100 Sq Ft

Timeline

Project Start – November 2021

Project Completion – August 2022

Next Steps

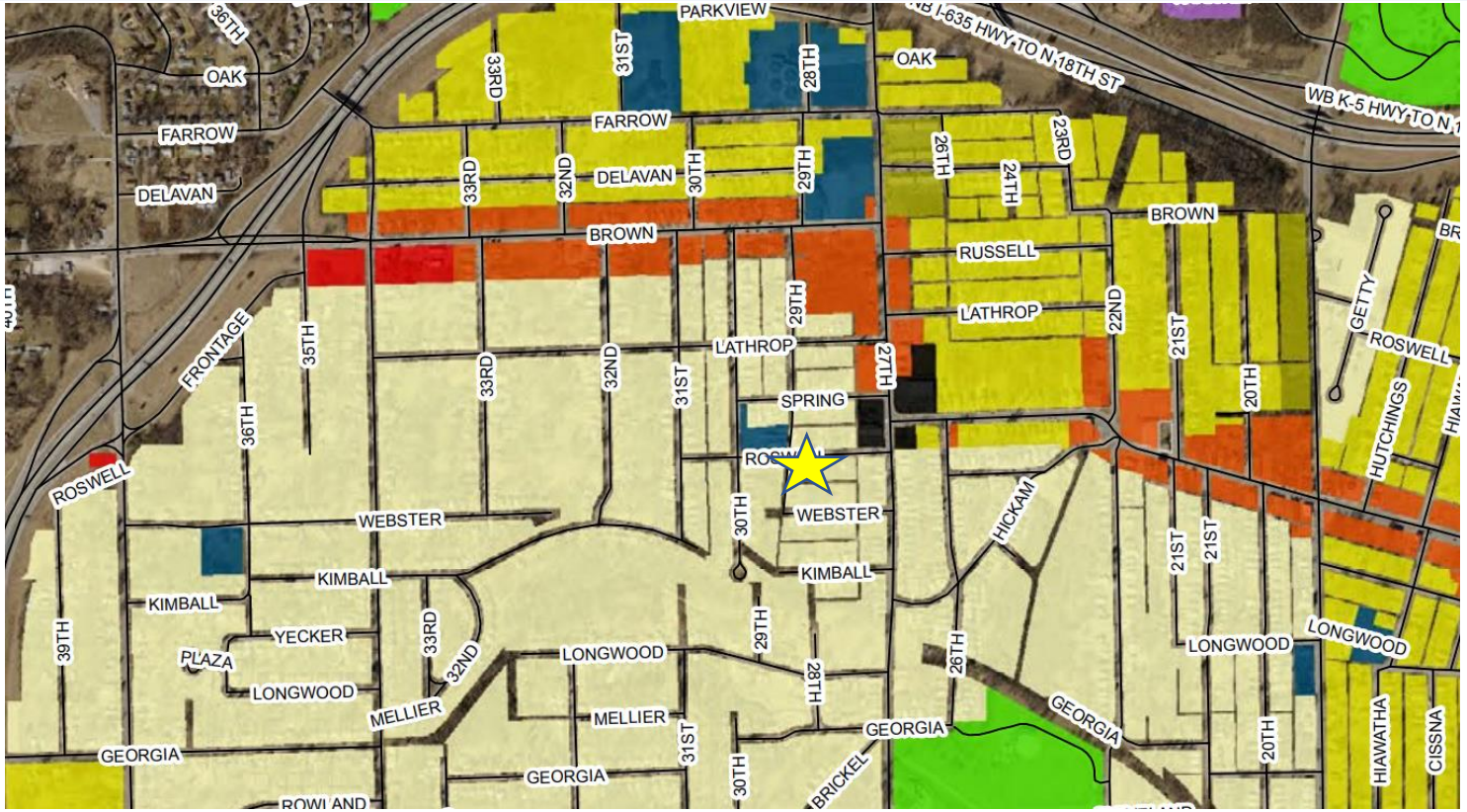
1. Building permit
2. Narrow lot review
3. Proof of funds to cover building estimate

Recommendation

☑ Staff Advisory Committee

☑ Land Bank Advisory Board

OPTION AGREEMENTS
HABITAT FOR HUMANITY OF KANSAS CITY



- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

OPTION AGREEMENTS
RUDOLFO MESA

Requesting Land Bank Lot

646 Seminary St - 139712

New Construction

1 Single Family Home

Zoning

R-1(B) Single Family District

Frontage

35ft

OPTION AGREEMENTS
RUDOLFO MESA

Building Details

2 Bed 1 Baths
1000 Sq Ft

Timeline

Project Start – November 2021
Project Completion – December 2022

Next Steps

1. Building permit
2. Narrow lot review
3. Rosedale Master Plan residential infill review
4. Proof of funds to cover building estimate

Recommendation

☑ Staff Advisory Committee

The rendering provided is not what can be built on this lot.

☑ Land Bank Advisory Board

OPTION AGREEMENTS
DEREK COVINGTON

Requesting Land Bank Lots

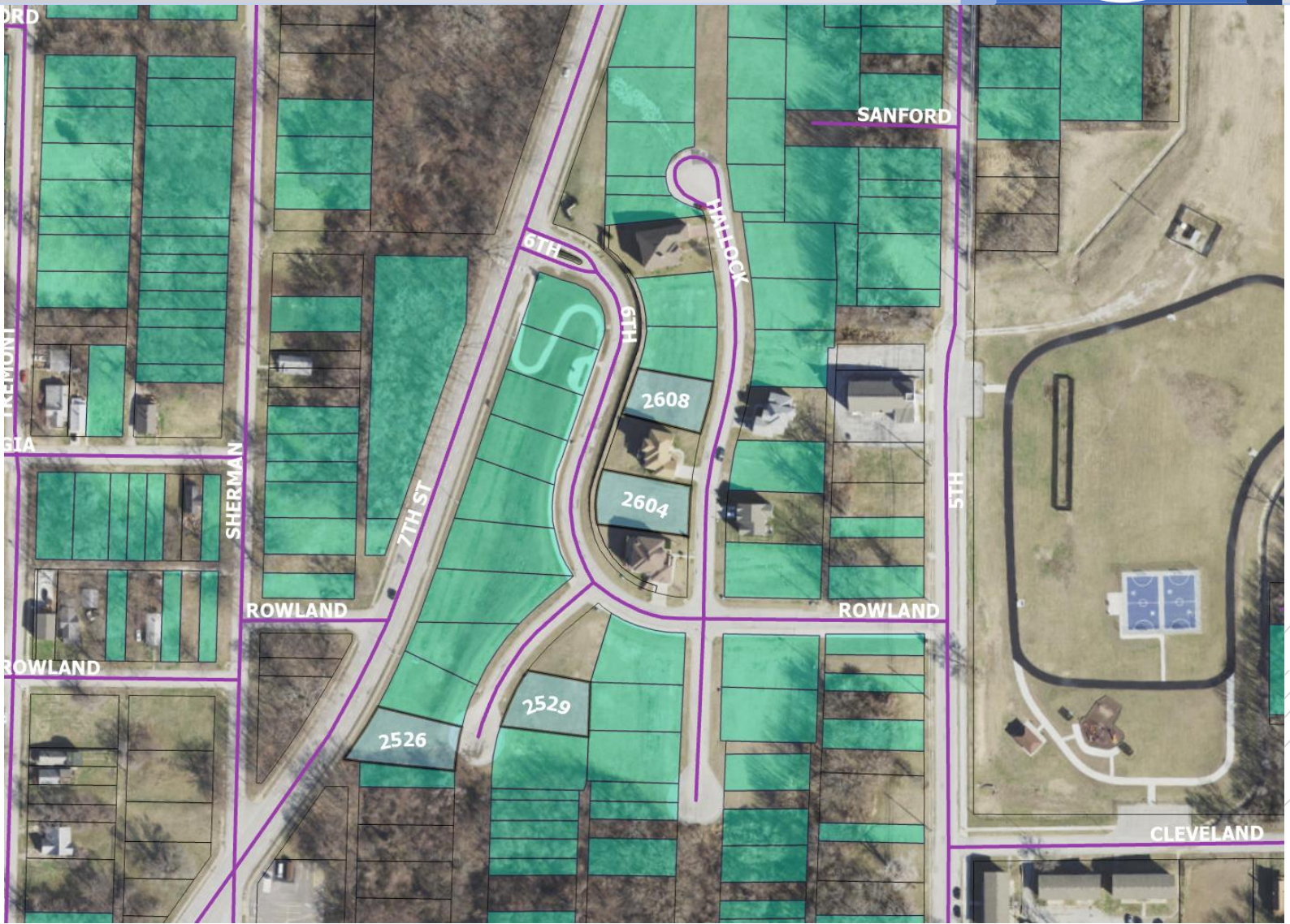
2608 Hallock St - 292403
2604 Hallock St - 292401
2526 N 6th St - 292423
2529 N 6th St - 292424

New Construction

4 Single Family Homes

Zoning

R-2(B) Two Family District



OPTION AGREEMENTS
DEREK COVINGTON

Building Details

3 Bed 2 - 3 Baths

1,600 – 1,960 Sq Ft

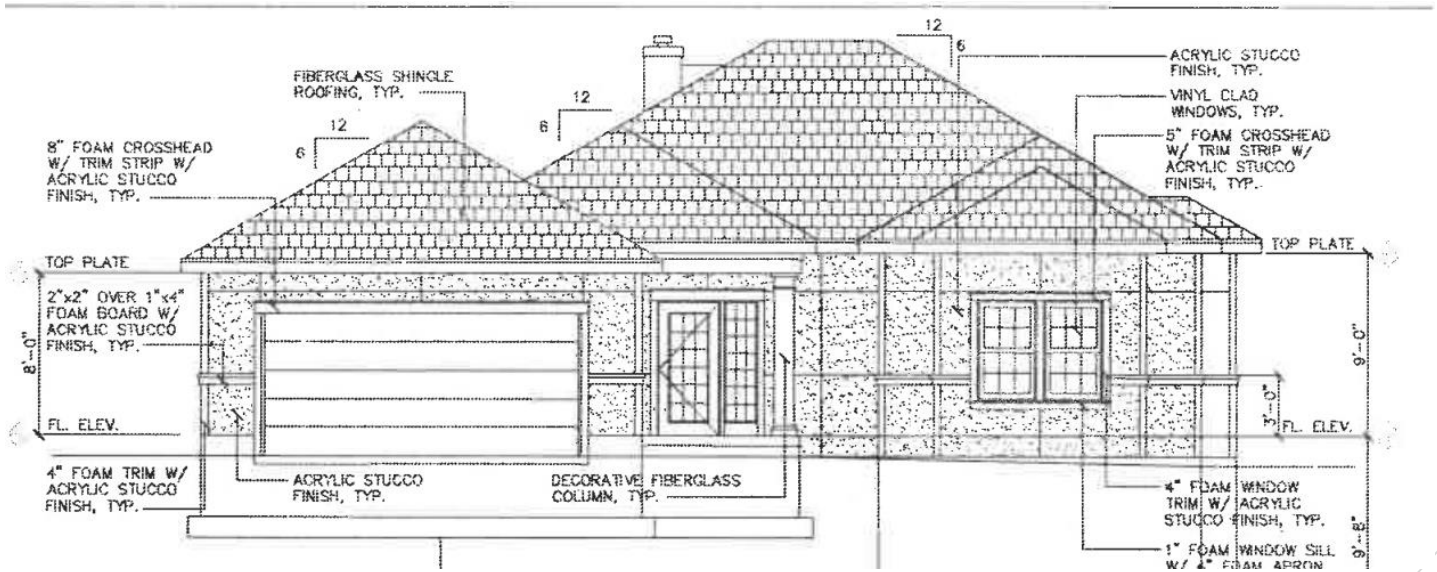
Timeline

Project Start – October 2021

Project Completion – December 2022

Next Steps

1. Building permit
2. Proof of funds to cover building estimate



Recommendation

☑ Staff Advisory Committee

Planning staff preference – garage does not face the street, and not project out in front of the front door, garage does not take up more than a third of the front facade

☑ Land Bank Advisory Board

OPTION AGREEMENTS
DEREK COVINGTON

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

Option Agreements

Agenda Item –
Multi Family Homes

OPTION AGREEMENTS
BRYAN AND MICHELLE WILLIAMS

Requesting land bank lots

922 N 47th Ter - 051400

New Construction

Cottage Style Rentals for Seniors, Disabled Veterans, and Physically Challenged

Zoning

R-1 Single Family District

Acre

1.09

OPTION AGREEMENTS
BRYAN AND MICHELLE WILLIAMS

Building Details

10 – 15 units
1 Bed 1 Bath
590 – 720 SqFt

Timeline

Project Start – September 2021
Project Completion – Fall 2022

Experience

25 years in construction
20 years running a small business

Next Steps

1. Building permit
2. Change of zoning **(Public Meeting)**
3. Possible Master Plan Amendment
4. Proof of funds to cover building estimate

Recommendation

☑ Staff Advisory Committee
Would require a zoning change to R-4 Garden Style Apartments. Planning would like a pre-application meeting to help applicant submit the application.

☑ Land Bank Advisory Board

OPTION AGREEMENTS
CHRIS SOLUTIONS CONSTRUCTION LLC

Requesting land bank lots

1735 S 22nd St - 161100

New Construction

Townhome 3 Units

Zoning

R-1(B) Single Family District

Frontage

100 Feet

OPTION AGREEMENTS
CHRIS SOLUTIONS CONSTRUCTION LLC

Building Details – Per Unit

3 Bed 2 Bath

2000 SqFt

Timeline

Project Start – October 2021

Project Completion – October 2022

Experience

Land Bank rehabber

Home builder

Next Steps

1. Building permit
2. Change of zoning **(Public Meeting)**
3. Proof of funds to cover building estimate

Recommendation

☐ Staff Advisory Committee

Research why the UG and USD 500 own all the property around this parcel. Might want to keep as open space.

☑ Land Bank Advisory Board

Option Agreements

Agenda Item –
Garages

OPTION AGREEMENTS
ROBERT MORENO

Requesting Land Bank Lots

1210 Waverly Ave - 157285

1214 Waverly Ave - 157284

Currently owns

1213 Haskell Ave – 157262

1215 Haskell Ave - 157263

New Construction

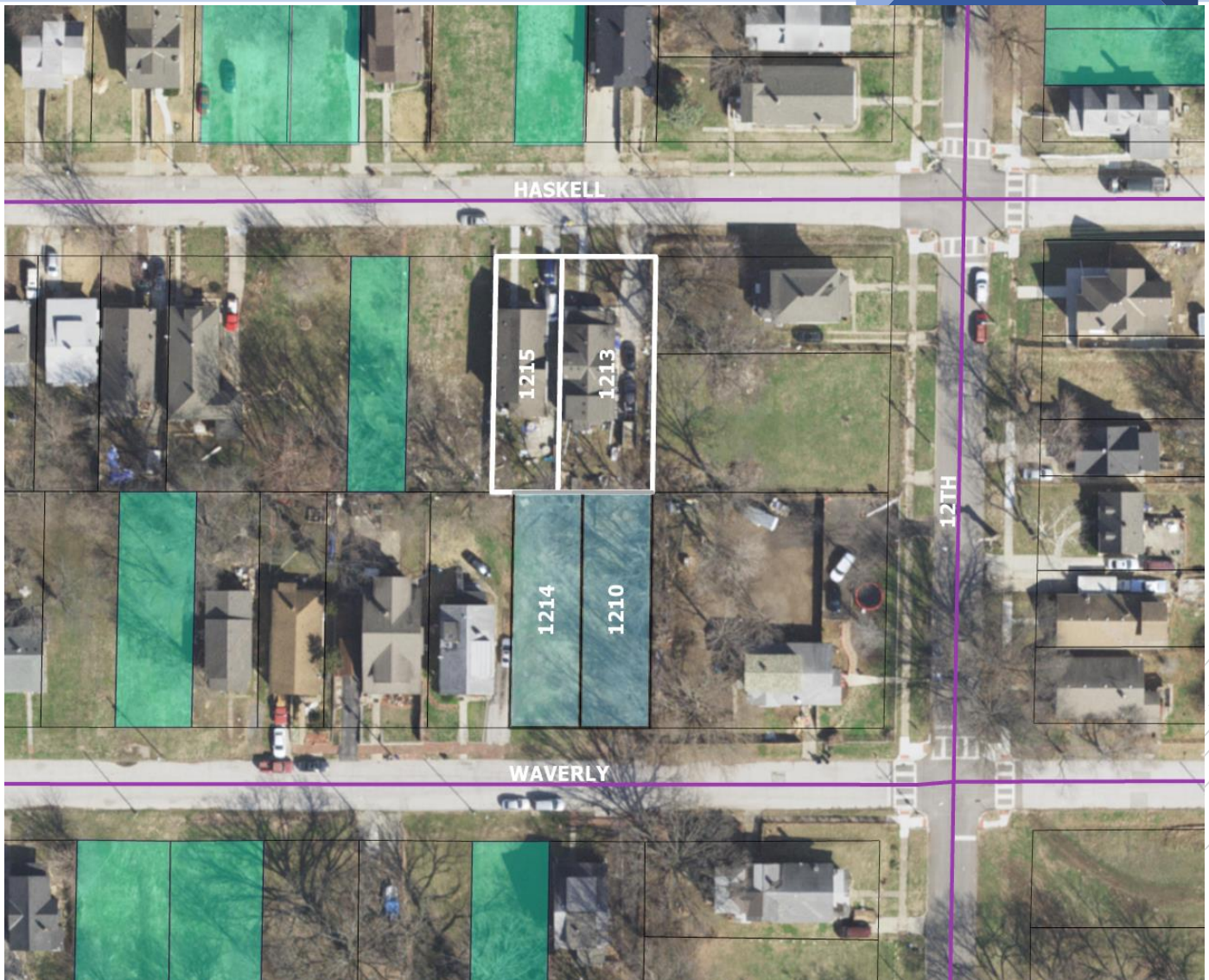
1 garage with ADU

Zoning

R-2 Two Family District

Frontage

75ft



OPTION AGREEMENTS
ROBERT MORENO

Building Details

2 Bed 1 Baths

1000 Sq Ft

Timeline

Project Start – November 2021

Project Completion – November 2022

Next Steps

1. Building permit
2. Combine parcels
3. Proof of fund to cover building estimates

Recommendation

☐ Staff Advisory Committee

don't think it is appropriate to extend their parcel to become a through parcel thereby making their garage the front facing building on Waverly

☑ Land Bank Advisory Board

OPTION AGREEMENTS
ROBERT MORENO

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

OPTION AGREEMENTS
ELVIS RODRIGUEZ

Requesting Land Bank Lots

709 Garfield Ave - 095200

Currently owns

711 Garfield Ave - 095201

New Construction

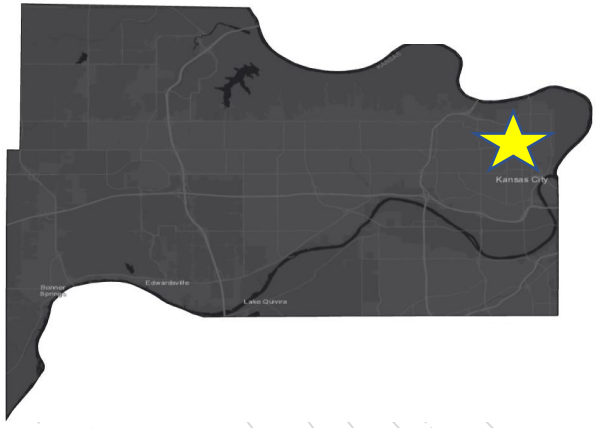
Garage

Zoning

RP-5 Planned Apartment District

Frontage

60ft



OPTION AGREEMENTS
ELVIS RODRIGUEZ

Next Steps

1. Building permit
2. Combine parcels
3. Proof of fund to cover building estimates

Recommendation

☐ Staff Advisory Committee

This property should be reserved for a single-family home construction. 711 Garfield should build a garage in their backyard off the alley if they want to build a garage;

☑ Land Bank Advisory Board

OPTION AGREEMENTS
ELVIS RODRIGUEZ

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

OPTION AGREEMENTS
JESUS LEYVA

Requesting Land Bank Lot

919 Cleveland Ave - 157928

Currently Owns

913 Cleveland Ave - 157926

New Construction

2 Car Garage

Zoning

R-1(B) Two Family District

Frontage

33Ft

OPTION AGREEMENTS
JESUS LEYVA

Building Details

2 Car Garage

Timeline

Project Start – Fall 2021

Project Completion – Spring 2022

Recommendation

☐ Staff Advisory Committee

Can build garage on current property

☑ Land Bank Advisory Board

OPTION AGREEMENTS
JESUS LEYVA

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

Option Agreements

Agenda Item –
Commercial

OPTION AGREEMENTS
CITY OIL CO INC

Requesting Land Bank Lots

2080 Darby Ave – 154058

2074 Darby Ave – 154059

Currently owns

2011 N 10th st - 156717
2011 N 10th St - 156716
2001 N 10th St - 906501
2070 Darby Ave - 154060
2068 Darby Ave - 154061
2064 Darby Ave - 154062
2062 Darby Ave - 154063
2060 Darby Ave - 154064
2056 Darby Ave - 154065
2054 Darby Ave - 154066
2052 Darby Ave - 154067
2050 Darby Ave - 154068

OPTION AGREEMENTS
CITY OIL CO INC

New Construction

Metal Warehouse

13,500 SqFt

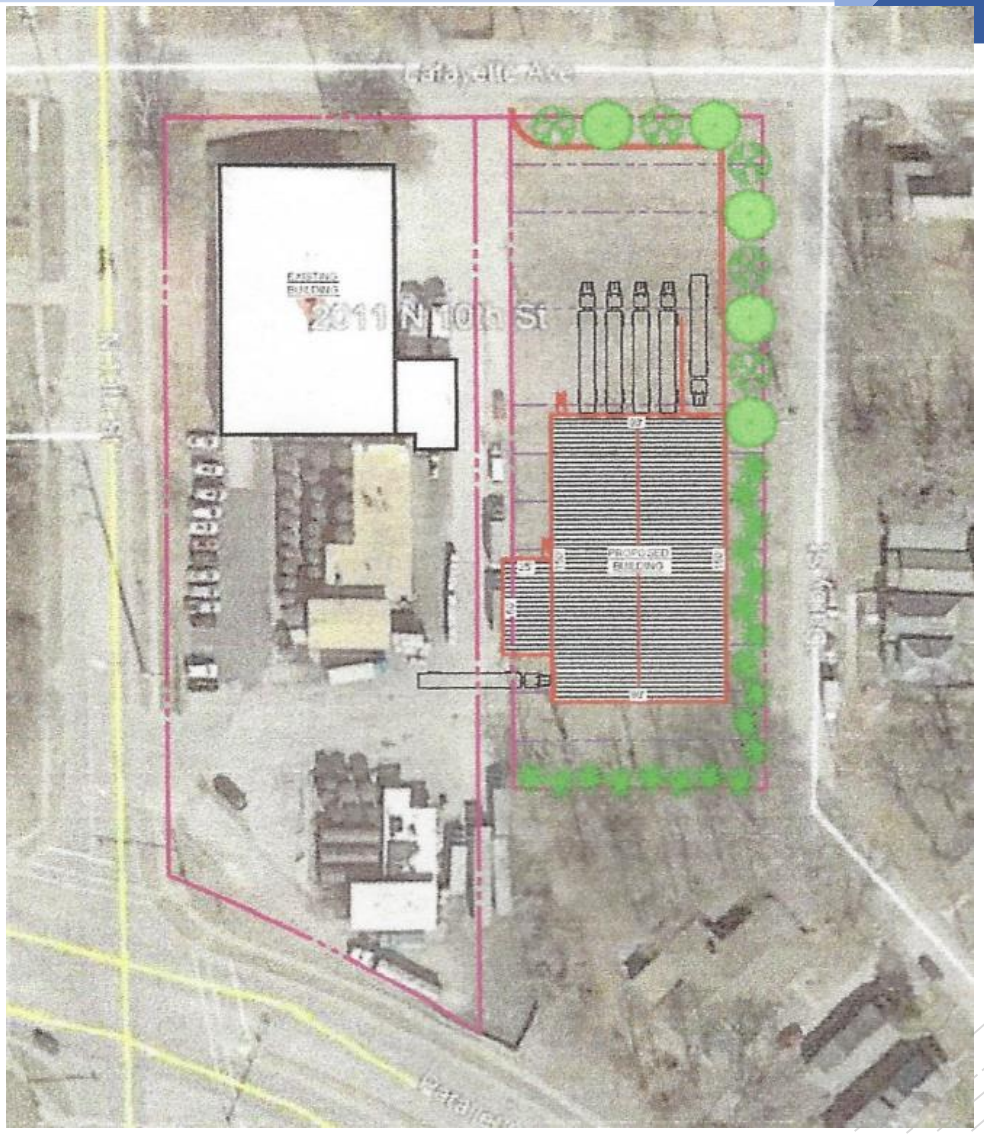
Zoning

R-2(B) Two Family District

Timeline

Project Start – 1st Quarter 2022

Project Completion – 3rd Quarter 2022



OPTION AGREEMENTS
CITY OIL CO INC

Next Steps

1. Change of zone **(Public Meeting)**
2. Master plan amendment
3. Vacate the alley right of way
4. Building permit
5. Proof of funds to cover building estimate

Recommendation

☐ Staff Advisory Committee

This will require a change of zone and master plan amendment to proceed

☑ Land Bank Advisory Board

OPTION AGREEMENTS
CITY OIL CO INC

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

OPTION AGREEMENTS
ARGENTINE NEIGHBORHOOD DEVELOPMENT ASSOCIATION

Requesting Land Bank Lots

3119 Strong Ave – 166441

1419 S 32nd St - 166404

New Construction

Commercial

Zoning

CP-1 Planned Limited Business District

OPTION AGREEMENTS
ARGENTINE NEIGHBORHOOD DEVELOPMENT ASSOCIATION

Building Details

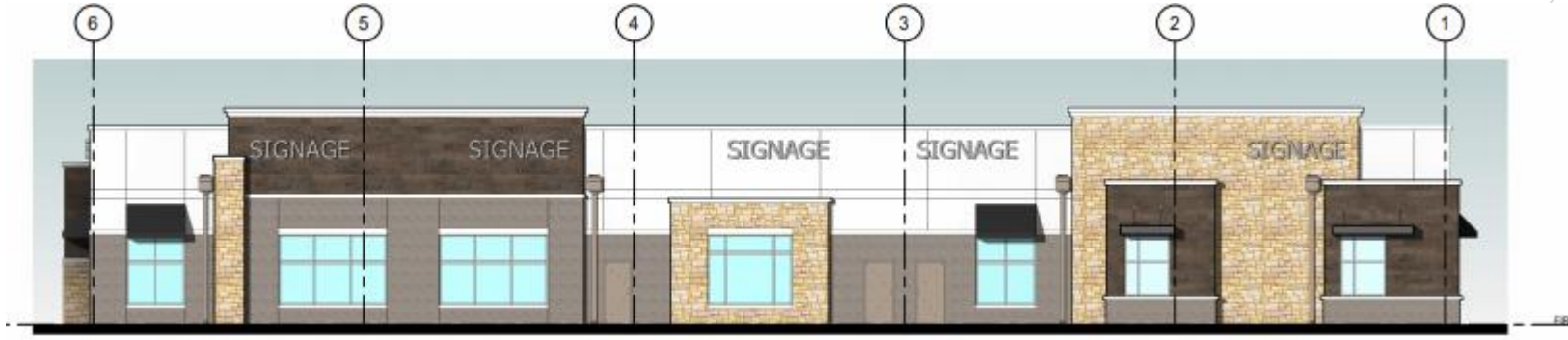
3,000 – 4,000 SqFt 1 story
8,000 SqFt 2 story

Timeline

Project Start – October 2021
Project Completion – April 2023

Next steps

1. Planning plan review
2. Planning Commission **(Public Meeting)**
3. Building permit
4. Proof of funds to cover building permit



Recommendation

☑ Staff Advisory Committee

☑ Land Bank Advisory Board

OPTION AGREEMENTS
CENTRO DE AVIVAMIENTO CASA DE DIOS

Requesting Land Bank Lots

- **1001 Minnesota Ave – 080414**
- **1005 Minnesota Ave – 081400**
- **1007 Minnesota Ave – 080415**

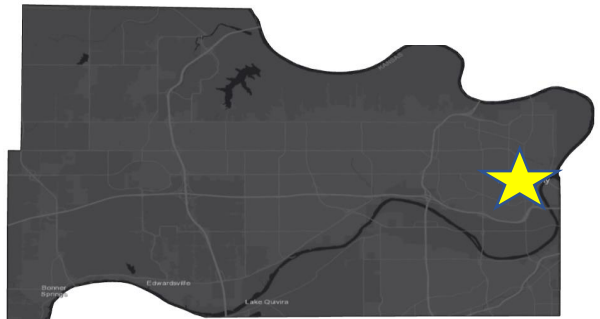
Currently owns

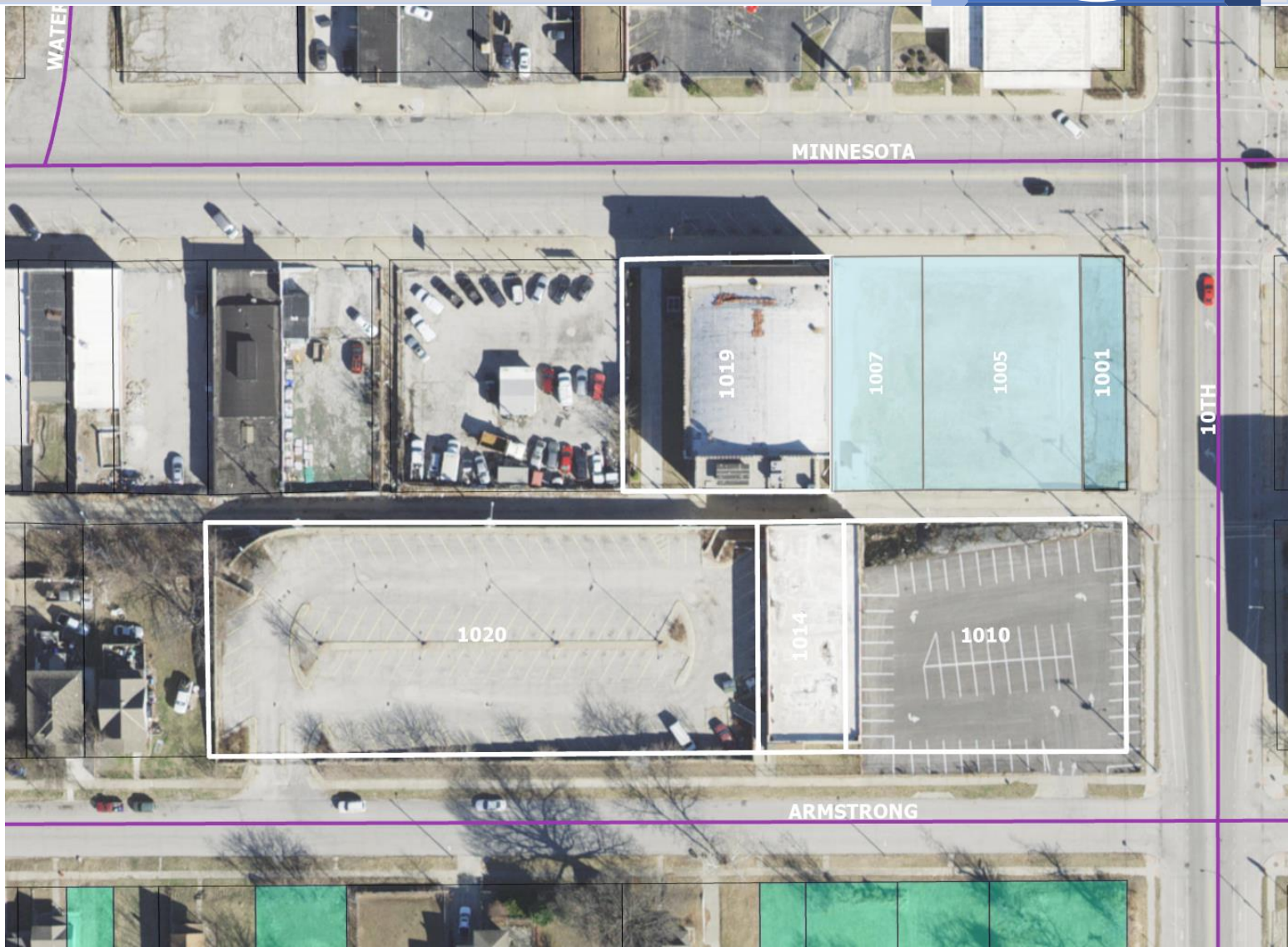
- 1019 Minnesota Ave – 080416
- 1010 Armstrong Ave – 080433
- 1014 Armstrong Ave – 080432
- 1020 Armstrong Ave - 080434

New Construction

- Church is planning to build cafeteria / playground

Zoning – C-3 Commercial District





OPTION AGREEMENTS
CENTRO DE AVIVAMIENTO CASA DE DIOS

Next steps

1. Planning plan review
2. Planning Commission **(Public Meeting)**
3. Environs review
4. Building permit
5. Proof of funds to cover building permit

Recommendation

☑ Staff Advisory Committee

As this is an expansion of a church, it will also require a plan review and public hearing at the Planning Commission. As this is in a commercial zone, we will hold them to the commercial design guidelines, and an environs review as the church building itself is an historic structure

☑ Land Bank Advisory Board

OPTION AGREEMENTS
JAIME RUIZ

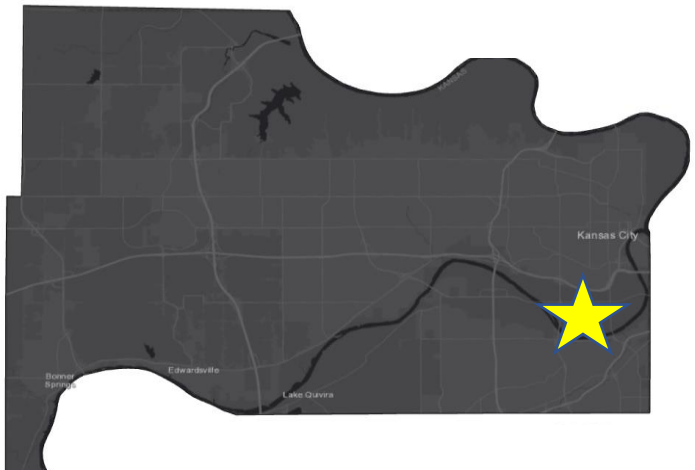
Requesting Land Bank Lots

1129 Osage Ave - 072531

1130 Pennsylvania Ave - 072532

Currently owns

1133 Osage Ave - 072686
1135 Osage Ave - 072533
1137 Osage Ave - 072534
1139 Osage Ave - 072675
1125 Osage Ave - 072530



OPTION AGREEMENTS
JAMIE RUIZ

Building

New parking lot for future restaurant

Zoning

C-3 Commercial District

Timeline

Start – November 2021

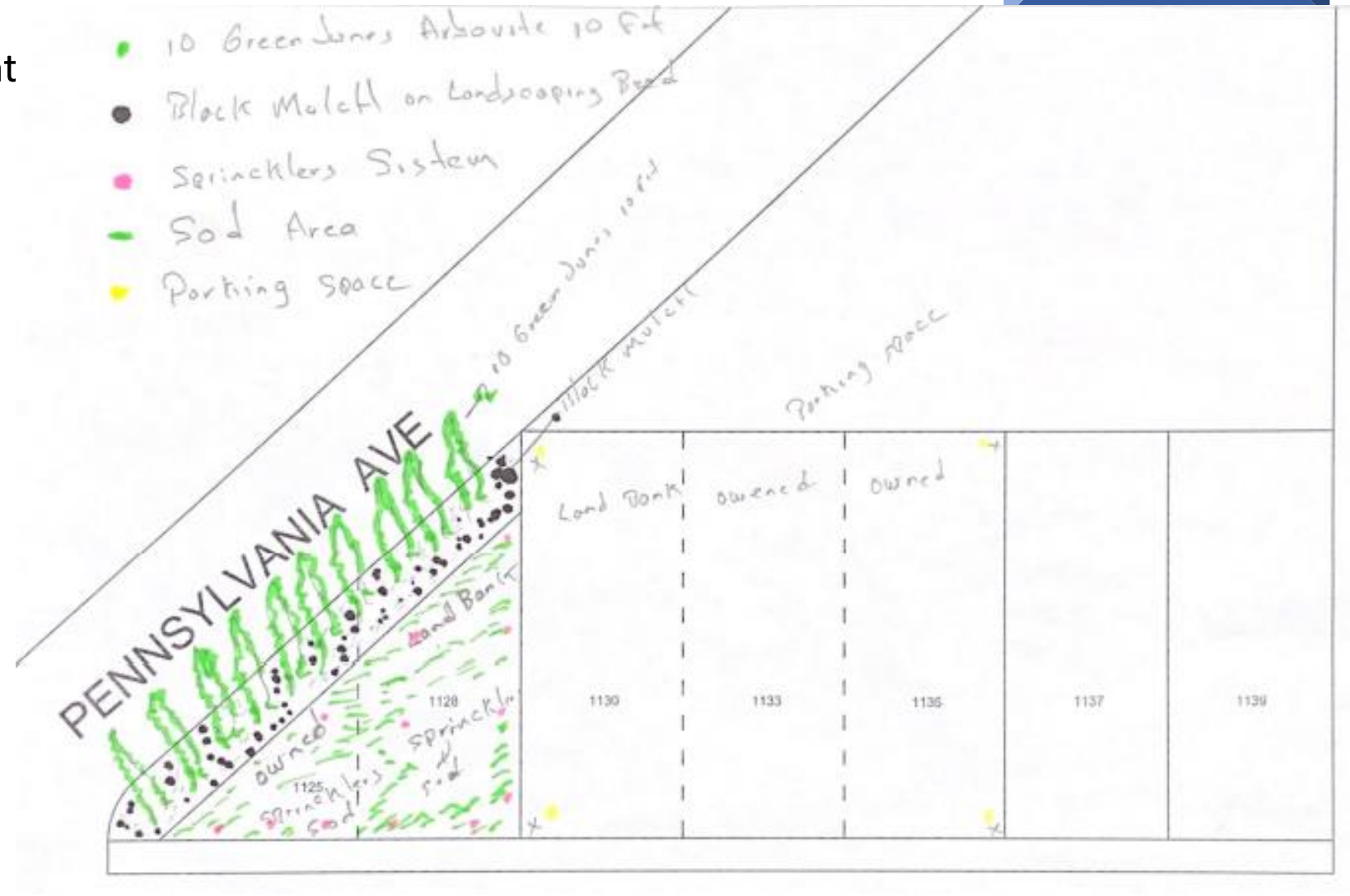
Completion – November 2022

Experience

Landscaping and concrete work

Next steps

1. Planning plan review
2. Planning Commission **(Public Meeting)**
3. Environs review
4. Building permit
5. Proof of funds to cover building permit



Option Agreements

Agenda Item –
Property Transfers

PROPERTY TRANSFERS
CHWC

Requesting Land Bank Lots

- 822 Everett Ave - 081898
- 824 Everett Ave - 081897
- 836 Everett Ave - 081896
- 840 Everett Ave - 081895
- 842 Everett Ave - 081894
- 844 H Everett Ave - 081893
- 846 Everett Ave - 081892
- 825 Oakland Ave - 081877
- 831 Oakland Ave - 081879
- 833 Oakland Ave – 081880

Zoning

RP-5 Planned Apartment District

Douglass Sumner Green Space & Heritage Trail

There is a 24' drop from Everett to the lowest point on this land.

PROPERTY TRANSFERS
CHWC

Next steps

1. Alley vacation (Public meeting)
2. DRC review
3. County Engineer to review
4. Might require a permit based on ADA requirements

Recommendation

☑ Staff Advisory Committee

Public works is recommending that these parcels are unbuildable due to stormwater drainage concerns the proposed use as green space would be the best for these parcels

☑ Land Bank Advisory Board

PROPERTY TRANSFERS
CHWC

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

PROPERTY TRANSFER
USD 500

Requesting Land Bank Lots

823 New Jersey Ave – 082318

820 Freeman Ave - 082347

Currently owns

825 New Jersey Ave – 082319

827 New Jersey Ave – 082320

1610 N 8th ST - 082316

Zoning

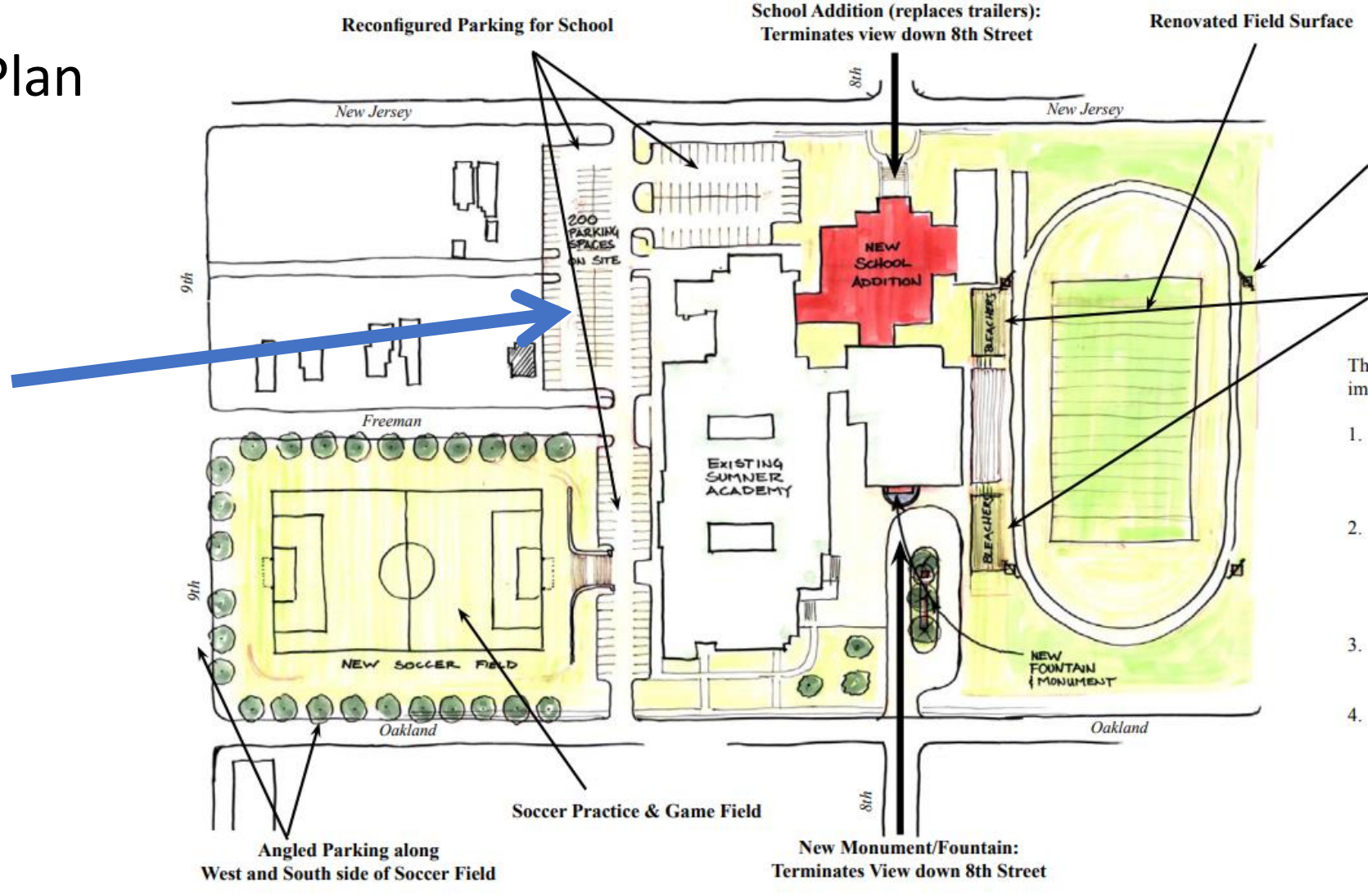
RP-5 Planned Apartment District

Building - parking lot

PROPERTY TRANSFER
USD 500

Douglass-Sumner Master Plan
2007

Parking lot location



PROPERTY TRANSFERS
USD 500

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

PROPERTY TRANSFER
UNIFIED GOVERNMENT

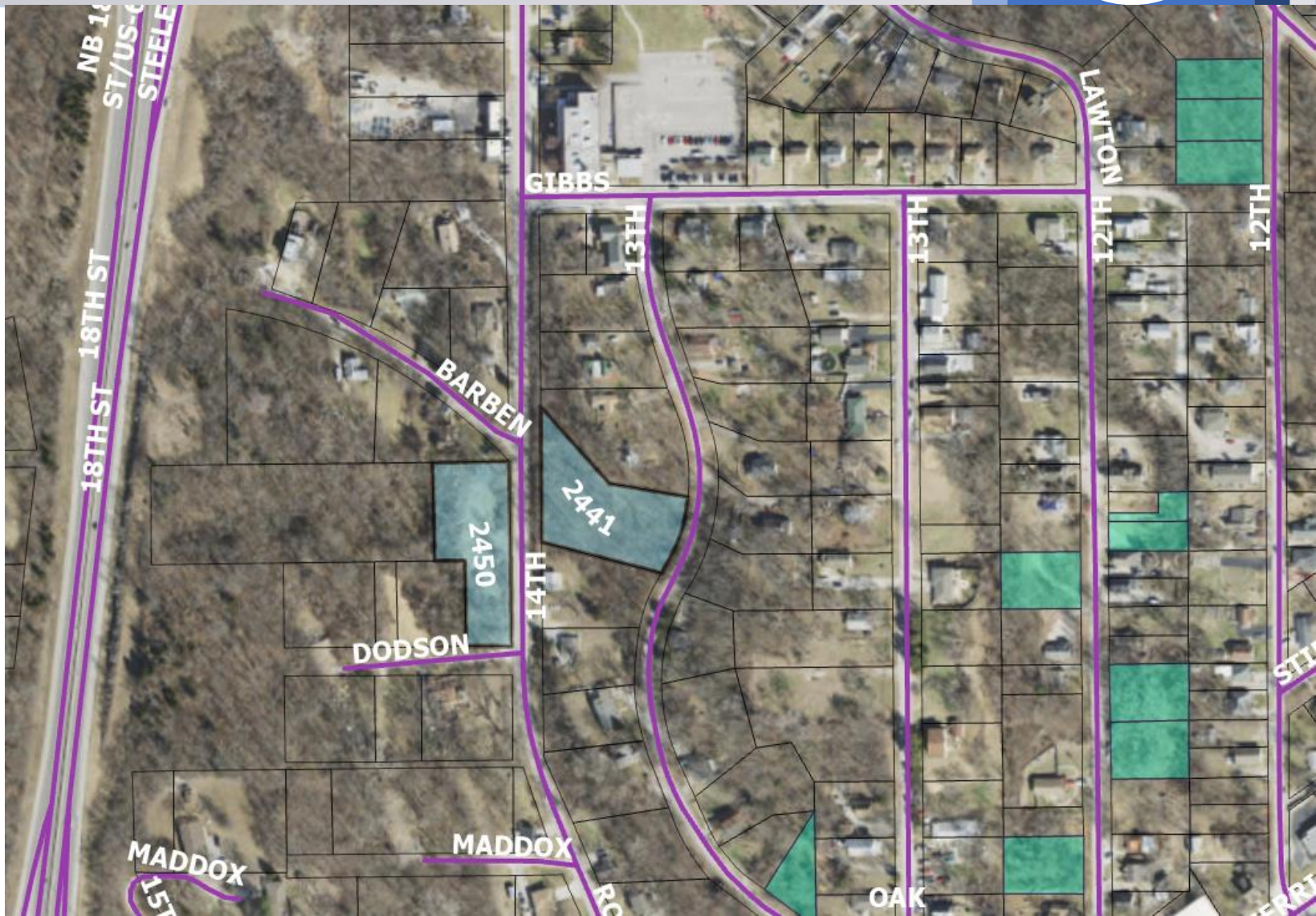
Requesting Land Bank Lots

2450 S 14th ST – 130000

2441 S 14th St - 129528

Proposed construction

A pump station and force main to provide sewer service to area residents

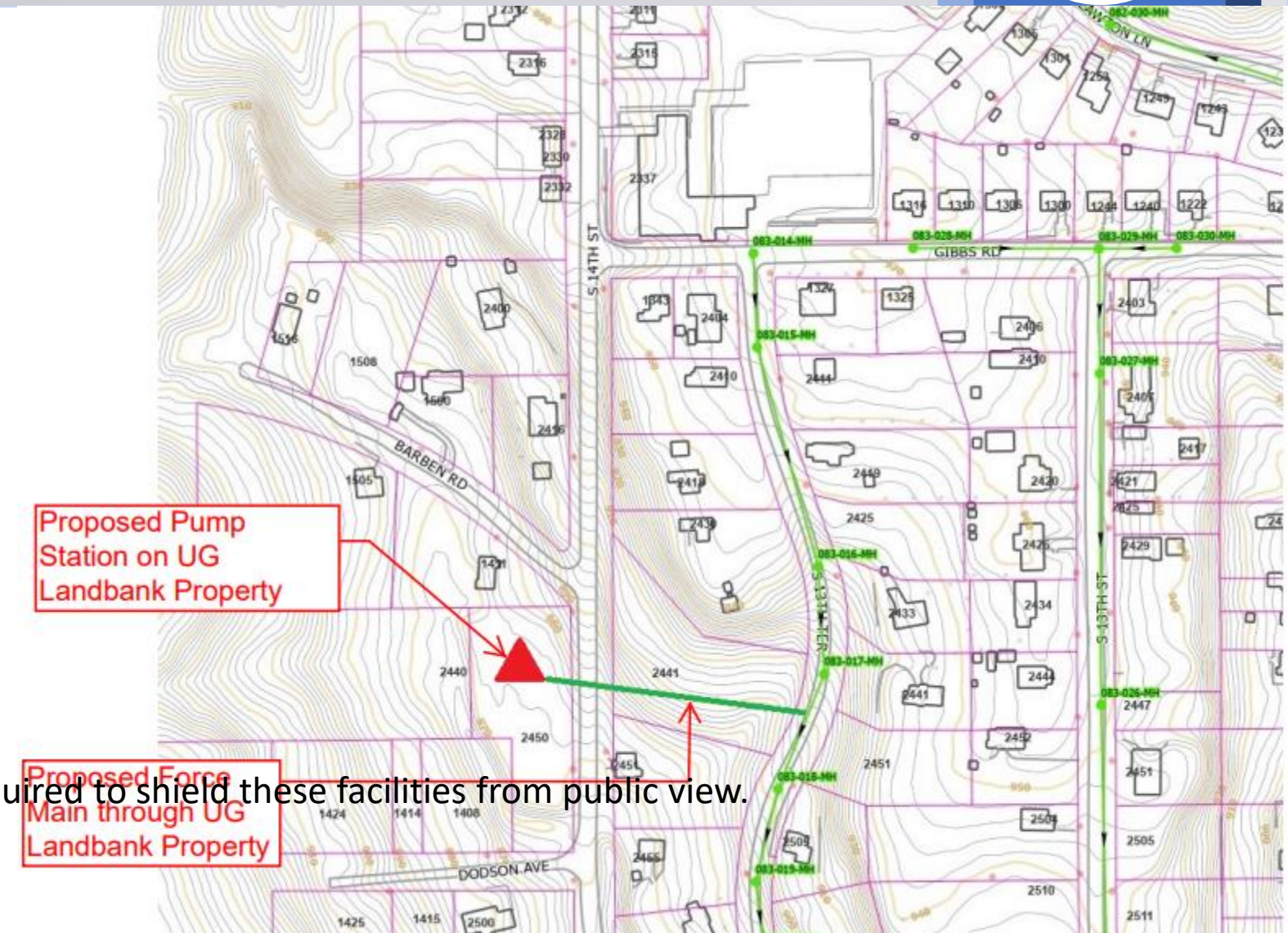


PROPERTY TRANSFER
UNIFIED GOVERNMENT

Timeline

Finalize design December 2021

Construction beginning in 2022



Recommendation

☑ Staff Advisory Committee

Full screening and landscape buffering is required to shield these facilities from public view.

☑ Land Bank Advisory Board

YARD EXTENSION
WALTER LINARES

Requesting Land Bank Lots

4414 Parallel Pkwy - 174622

Currently owns

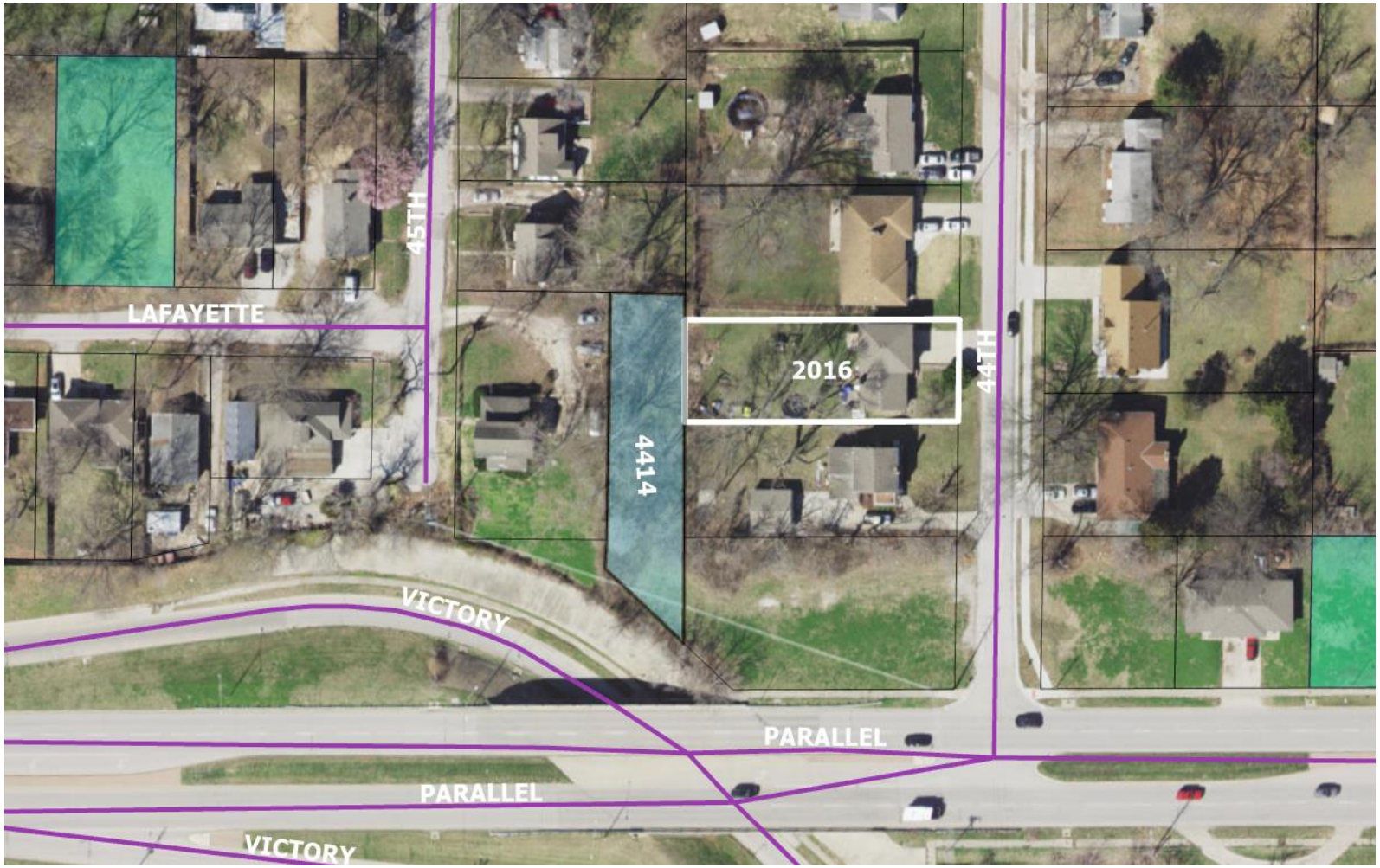
2016 N 44th St - 914260

Frontage

0 Feet – Unbuildable

Zoning

R-1



YARD EXTENSION
ALEX & LAURA SANCHEZ

Requesting Land Bank Lots

3451 R N 39th St - 167037

Currently owns

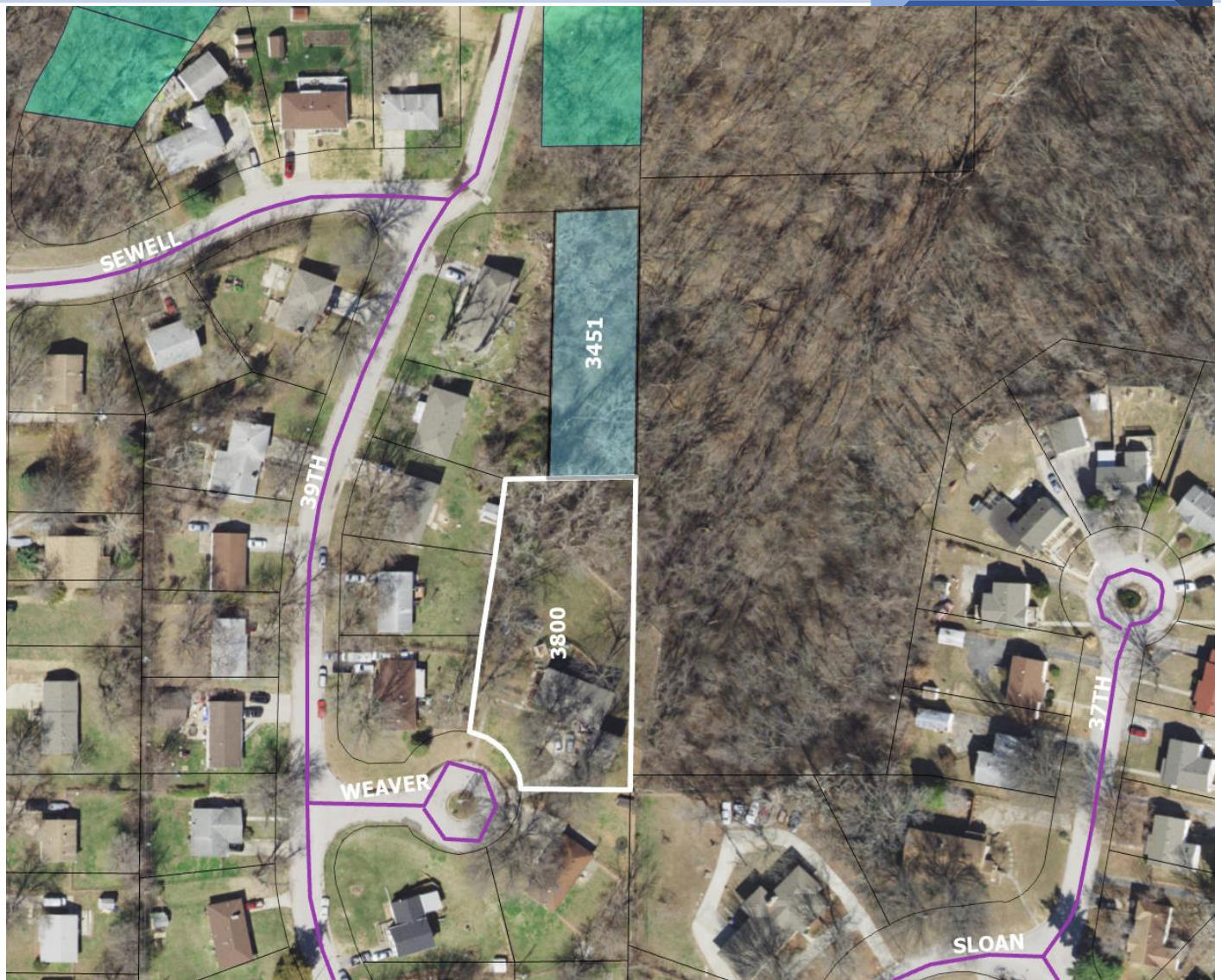
3800 Weaver Ct - 167043

Frontage

0 feet – Unbuildable/ Land locked

Zoning

R-1(B)



YARD EXTENSION
DAVID PATTON

Requesting Land Bank Lots

2523 N 38th ST- 105140

Currently owns

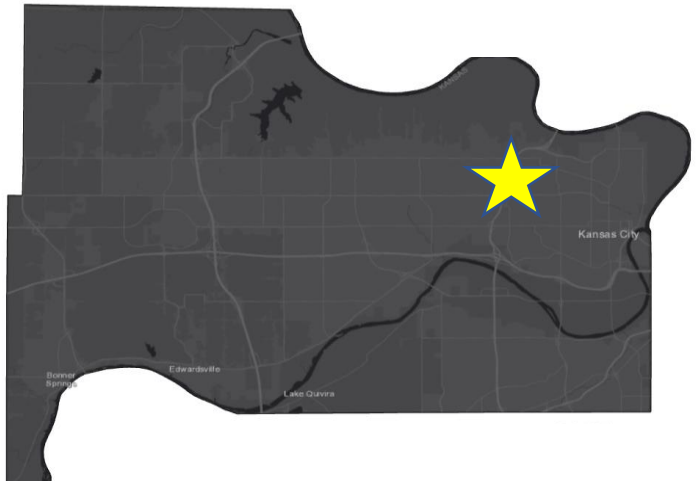
2511 N 38th ST - 105142

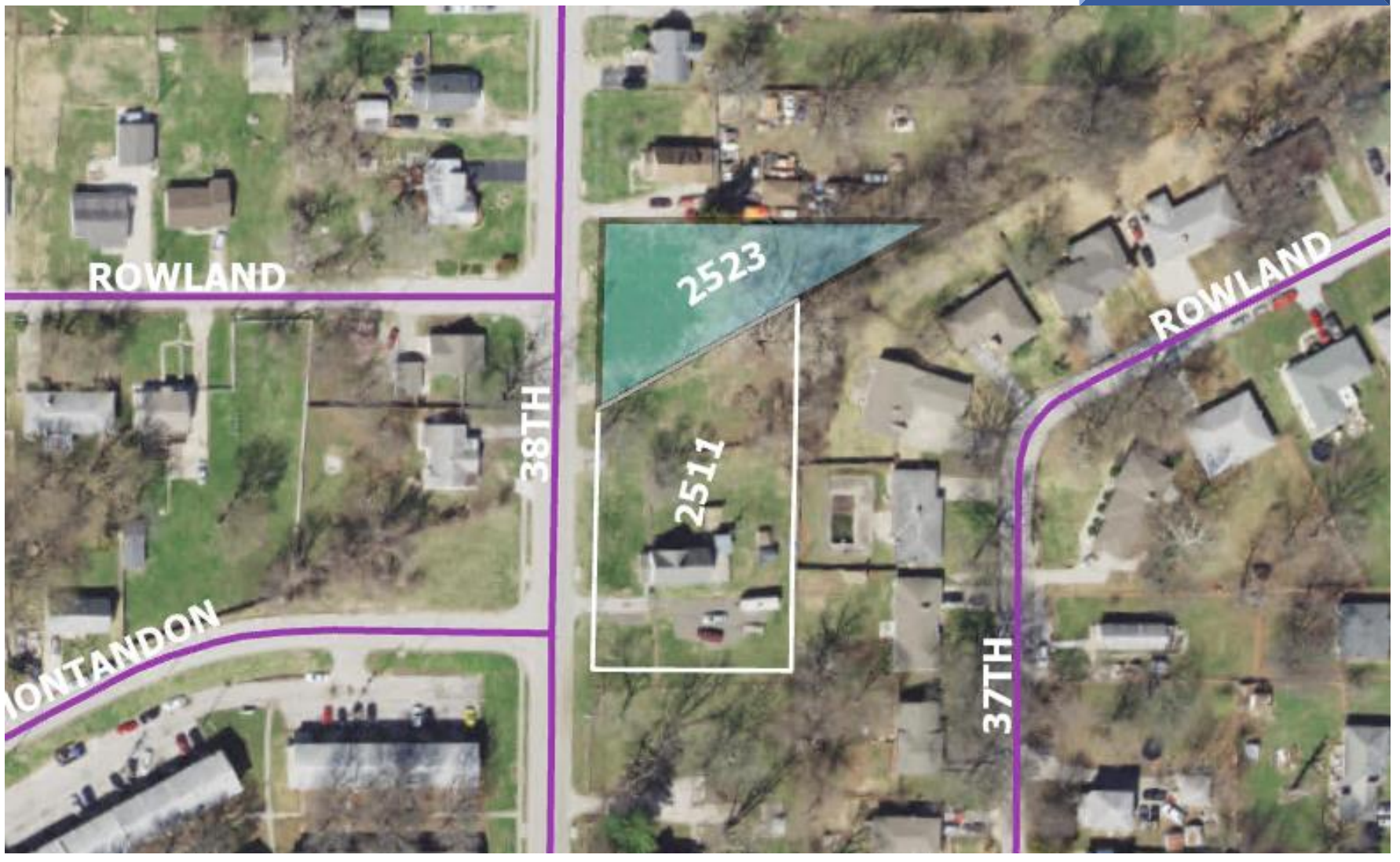
Frontage

150 Feet

Zoning

R-1(B)





YARD EXTENSION
DAVID PATTON

Buildable lot

Recommendation

☐ Staff Advisory Committee
Buildable lot

☑ Land Bank Advisory Board

YARD EXTENSION
DAVID PATTON

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

YARD EXTENSION

Requesting Land Bank Lots

1030 Quindaro Blvd - 106259

Currently owns

1024 Quindaro Blvd- 106258

Frontage

50 Feet

Zoning

R-1(B)

YARD EXTENSION

Buildable lot

Recommendation

- ☐ Staff Advisory Committee
  Buildable lot, Parkwood Historic district
- ☑ Land Bank Advisory Board

YARD EXTENSION

- Neighborhood Mixed Use
- Gateway/Neighborhood Commercial Hub
- Commercial
- Highway Commercial
- Business Park/Light Industrial
- Industrial
- Historic and Institutional
- Medium-Higher Density Residential
- Lower-Medium Density Residential
- Single Family
- Parks and Open Space

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: September 2, 2021

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 09/13/2021 meeting:

A. New Construction - Single Family Homes

1. Ryan Barr – 1 home
    i. 607 Douglas Ave – 155071
    ii. 611 Douglas Ave – 155069
    iii. *Staff Advisory* – the applicant wants to build one home for a short-term rental, 607 has a better view, but would require $250K cost to extend the road and utilities. The applicant will more then likely select 611 Douglas for the build.
2. Habitat for Humanity of Kansas City – 1 Home
    i. 2735 Roswell – 099219
    ii. *Comments* - Habitat previously got an option approved for lot 80 S 13th St, but this lot turned out to be unbuildable. This lot is the replacement for the unbuildable lot.
3. Rudolfo Mesa – 1 home
    i. 646 Seminary St – 139712
    ii. *Staff Advisory* – The rendering provided is not what can be built on this lot. This home will need to go though the Rosedale Master Plan residential infill review.
4. Derek Covington – 4 homes
    i. 2608 Hallock St – 292403
    ii. 2604 Hallock St – 292401
    iii. 2526 N 6th St – 292423
    iv. 2529 N 6th St – 292424
    v. *Staff Advisory* - Planning staff preference – garage does not face the street, and not project out in front of the front door, garage does not take up more than a third of the front facade
    vi. *Land Bank Advisory Board* –
    Question – Will the original developer have a say in what can be built?
    Answer – Since the properties have moved into the Land Bank, the original developer has lost the ability to determine what can be built. Also, from the

Peregrine Falcon Redevelopment Plan (2005) planned for 28 to 30 single family residential with an average cost being $150K

B. New Construction – Multi Family

1. Bryan and Michelle Williams 10 – 15 units
    i. 922 N 47th Ter – 051400
    ii. *Comments* - Cottage Style Rentals for Seniors, Disabled Veterans, and Physically Challenged
    iii. *Staff Advisory* - Would require a zoning change to R-4 Garden Style Apartments. Planning would also like a pre-application meeting to help applicant submit the application.
2. Chris Solutions Construction LLC – 3 Units
    i. 1735 S 22nd St – 161100
    ii. *Staff Advisory* – Staff doesn't think we should sell this parcel until we research why the UG and USD 500 owns all surrounding property. Hopefully by the standing committee meeting, the Land Bank will have an answer.

C. New Construction – Garages

1. Robert Moreno
    i. 1210 Waverly Ave – 157285
    ii. 1214 Waverly Ave – 157284
    iii. *Comments* – Applicant wants to build a garage with accessory dwelling unit above the garage. The applicant's family owns 2 homes on the block. He would like to build to live close to his family.
    iv. *Staff Advisory* - Staff is not recommending the project. This would make the parcel a through parcel thereby making their garage the front facing building on Waverly
2. Elvis Rodriguez
    i. 709 Garfield Ave – 095200
    ii. *Staff Advisory* – Staff is not recommending the project. This property should be reserved for a single-family home construction. 711 Garfield should build a garage in their backyard off the alley if they want to build a garage
3. Jesus Leyva
    i. 919 Cleveland Ave – 157928
    ii. *Staff Advisory* - Staff is not recommending the project. Can build garage on current property

D. New Construction - Commercial

1. City Oil Co INC
    i. 2080 Darby Ave – 154058
    ii. 2074 Darby Ave – 154059
    iii. *Comments* – City Oil currently owns 9 lots on Darby Ave. The remaining two lots are Land Bank owned. The project is to build a 13,500 SqFt warehouse
    iv. *Staff Advisory* - Staff is not recommending the project This will require a change of zone and master plan amendment to proceed
2. Argentine Neighborhood Development Association
    i. 3119 Strong Ave – 166441 – Building
    ii. 1419 S 32nd St – 166404 – Parking
    iii. *Staff Advisory* - As these parcels are both zoned CP-1, it will require a Plan Review and a public meeting with the Planning Commission to proceed. We will also hold them to the commercial design guidelines for both properties
3. Centro De Avivamiento Casa De Dios

i. 1001 Minnesota Ave – 080414
ii. 1005 Minnesota Ave – 081400
iii. 1007 Minnesota Ave – 080415
iv. *Comments* – The Church hosts several large events and is looking to expand by building a cafeteria and playground.
v. *Staff Advisory* - As this is an expansion of a church, it will also require a plan review and public hearing at the Planning Commission. As this is in a commercial zone, we will hold them to the commercial design guidelines, and an environs review as the church building itself is an historic structure

4. Jaime Ruiz
    i. 1129 Osage Ave – 072531
    ii. 1130 Pennsylvania Ave – 072532
    iii. *Comments* – the applicant is retiring from running a landscaping business and wants to pursue his dream of opening a restaurant. The request is to use the Land Bank lots to build a parking lot that is needed for the restaurant to open.

Land Bank Advisory Board –

We started out this month's meeting with a talk about the upcoming policy discussions. Followed by a detailed walk through of this month's projects. The group only had one comment for Derek Covington Peregrine Falcon area about the original developer. I haven't received one comment against any project presented.

Staff Request for Commission Action

Tracking No. 211018

Full Commission Meeting Date: 9/30/21
Committee: Neighborhood & Community Development

Date of Standing Committee Action: 9/13/21
(If none, please explain):

Publication Required: No

Date:	Contact Name:	Contact Phone:	Contact Email:	Department/Division:
9/1/2021	Jud Knapp	x5472	jknapp@wycokck.org	Economic Development

Item Description:

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

3 Property transfers
3 Yard extension requests

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 Property Transfers 09.13.21

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: September 1, 2021

SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 09/13/2021 meeting:

A. Property Transfers

1. CHWC
   - i. 822 Everett Ave – 081898
   - ii. 824 Everett Ave – 081897
   - iii. 836 Everett Ave – 081896
   - iv. 840 Everett Ave – 081895
   - v. 842 Everett Ave – 081894
   - vi. 844 H Everett Ave – 081893
   - vii. 846 Everett Ave – 081892
   - viii. 825 Oakland Ave – 081877
   - ix. 831 Oakland Ave – 081879
   - x. 833 Oakland Ave – 081880
   - xi. *Comments* – CHWC is has received a grant to build a park / greenspace.
   - xii. *Staff Advisory* – Public works is recommending that these parcels are unbuildable due to stormwater drainage concerns. The proposed use as green space would be the best for these parcels
2. USD 500
   - i. 823 New Jersey Ave – 082318
   - ii. 820 freeman Ave – 082347
   - iii. *Comments* – The school district is planning on building a parking lot for Sumner High School. This request is in line with the Douglass-Sumner Master Plan (2007)
3. Unified Government
   - i. 2450 S 14th St – 130000
   - ii. 2441 S 14th ST – 129528

iii. *Comments* – this request is for a pump station and force main to provide sewer service to area residents
iv. *Staff Advisory* – Full screening and landscape buffering is required to shield these facilities from public view.

B. Yard Extensions

1. Walter Linares
   i. 4414 Parallel Pkwy
   ii. *Comments* – This parcel is unbuildable due to it being land locked.
   iii. Staff Advisory - It might be better to divide this up to all the adjacent neighbors so that we do not create an odd shaped lot. If we move forward with this, it will require a variance as I believe the property will exceed our 3 to 1 (length to width ratio) for a residential parcel.
2. Alex & Laura Sanchez
   i. 3451 R N 39th St – 167037
   ii. *Comments* - This parcel is unbuildable due to it being land locked.
   iii. *Comments from Applicant* - I have had a private in home Montessori school for grades 1st - 8th grade for the last two years. My SP2021-058 was just renewed in an unopposed vote on Monday, July 12th with the WYCO BOC for the next five years. My school is a hands-on, immersive school that is very heavy in biology and nature studies. Because of that we go on almost daily hikes in the woods behind the house. I have lived at 3800 Weaver Court, for six years and in that time have cleared and beautified the property into a special, happy place. I have been cleaning up trash in the woods behind my home for years as it is a veritable dumping ground and a place where trash is either dumped, blown or washed into the ravine down to the creek. This property deserve to be cared for and appreciated.
   iv. Staff Advisory – This would require a variance due to the 3 to 1 ratio rule.
3. David Patton
   i. 2523 N 38th St – 105140
   ii. *Comments* – The applicant has been maintaining the lot for years. This application was held out of last months standing committee due to research on the value of yard extension lots either joining with applicants' property or keeping the lot separate.
   iii. *Staff Advisory* – not recommending approval This is a buildable lot and should be held for a new home.
4. Blank
   i. 1030 Quindaro Blvd – 106259
   ii. Comments – The applicant has been maintaining the lot. This application was held out of last month's standing committee due to research on the value of yard extension lots either joining with applicants' property or keeping the lot separate.
   iii. Staff Advisory – not recommending approval. Buildable lot, in the Parkwood Historic District.