



Neighborhood and Community Development
Standing Committee Meeting Agenda
Monday, November 29, 2021
immediately upon adjournment of earlier committee

Location: Remotely

Please click the link below to join the webinar:

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162.255.37.11 (US West)
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213.19.144.110 (Amsterdam Netherlands)
213.244.140.110 (Germany)
103.122.166.55 (Australia Sydney)
103.122.167.55 (Australia Melbourne)
149.137.40.110 (Singapore)
64.211.144.160 (Brazil)
149.137.68.253 (Mexico)
69.174.57.160 (Canada Toronto)
65.39.152.160 (Canada Vancouver)
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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 November 29, 2021 Agenda

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

IV. Committee Agenda

Item No. 1 - ORDINANCE: AMENDMENTS TO LANDMARKS ORDINANCE

Synopsis: An ordinance amending Sections 27-80 - 27-169, Chapter 27, Article IV, Divisions 1 - 4 regarding historic landmarks and historic districts, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

It is requested that this item be fast tracked to the December 2, 2021 full commission meeting.

Tracking #: 211167

Item No. 2 - 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 – 8 Homes

1. Mike Payne – 1 home
3306 N. 33rd St. - 165213
2. Camellia Newton Stanton – 1 home / rose garden
2725 Sewell Ave. – 910403
3. Estralita Justice – 1 home
3429 N. 31st St. – 164306
3427 N. 31st St. – 164300
3425 N. 31st St. - 164301
4. Jonathan Wilde – 1 home
2806 S. 8th St. – 137043
5. Steven Bashus – 1 home
1600 S. 86th St. - 145656
6. Lorena Vega – 1 home
8545 Kansas Ave. – 932900
7. Dr. Barbara Ann Woods – 2 homes
2712 Garfield Ave. – 195633
1876 N. 28th St. – 195449

B. New Construction - Commercial
Mercedes Rubio – Food Truck Plaza
816 N. 9th St. – 080611

Tracking #: 211188

Item No. 3 - LAND BANK PROPERTY TRANSFERS

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

Yard Extension
Shawn Simmons
2641 R N. 22nd St. – 160159

Tracking #: 211189

V. Public Agenda

Item No. 1 - APPEARANCE: COLLEEN ROBERTS

Synopsis: Appearance of Colleen Roberts to discuss new development and updating the Piper Master Plan.

Tracking #: 211193

VI. Adjourn



Staff Request for Commission Action

Tracking No. 211167

Full Commission Meeting Date: 12/2/2021

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 11/29/2021
(If none, please explain):

Publication Required: Yes 12/9/2021

<u>Date:</u> 11/09/2021	<u>Contact Name:</u> Gunnar Hand	<u>Contact Phone:</u> 5751	<u>Contact Email:</u> ghand@wycokck.org	<u>Department/Division:</u> Planning and Urban Design
<u>Item Description:</u> An ordinance amending language in order to clear ambiguities, clarify procedures and processes, and to add definitions for historic landmarks and historic districts within Sections 27-80 – 27-169, Chapter 27, Article IV, Divisions 1 – 4 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.				
<u>Action Requested:</u> Approve ordinance and fast track to 12/2/21 full commission				
<u>Budget Impact: (if applicable)</u> Amount: Source: Included In Budget: Other (explain):				
<u>Attachments List:</u> Chapter 27 Article IV Ordinance Amendments				

ORDINANCE NO. _____

AN ORDINANCE amending language in order to clear ambiguities, clarify procedures and processes, and to add definitions for historic landmarks and historic districts within **Sections 27-80 – 27-169**, Chapter 27, Article IV, Divisions 1 – 4 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

WHEREAS, the Unified Government Board of Commissioners finds and declares that the present and future economic and general welfare of the people of the city and of the public generally are founded on the contributions of the past; and,

WHEREAS, many of these contributions are manifested in districts, sites, buildings, structures and objects that reflect the richness and diversity of the city's history by their design, association and integrity; and,

WHEREAS, many historic properties have been lost through demolition and destructive rehabilitation, notwithstanding the feasibility of preserving and continuing the use of such properties and without adequate consideration of the irreplaceable loss to the people of the city of the historic, cultural and architectural values represented by such sites, buildings, structures and objects; and,

WHEREAS, distinct areas and districts may be similarly uprooted or may have their distinctiveness destroyed, although the preservation thereof may be both feasible and desirable; and,

WHEREAS, the economic and general welfare of the city cannot be maintained or enhanced by disregarding the historic, cultural and architectural heritage of the city and by countenancing the destruction of such assets; and,

WHEREAS, it is the purpose of Chapter 27, Article IV to identify, protect, enhance and perpetuate districts, sites, buildings, structures and objects that represent or reflect distinctive and important elements of the city's historic, cultural and architectural heritage; to safeguard the city's historic, cultural and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects; to stabilize and improve property values in such locations; to encourage the conservation and preservation of neighborhoods having distinct historic, cultural or architectural characteristics; to foster civic pride in the beauty and noble accomplishments of the past; to protect and enhance the city's attractions for tourists and visitors and provide incidental support and stimulus to business and industry; to strengthen the economy of the city; to promote the use of historic landmarks and historic districts for the culture, economy, education and welfare of the people of the city; and to promote the safety, health, morals and general welfare of the city as a whole; and,

WHEREAS, the historic preservation initiatives of the Unified Government would be better aided through clear ordinance language that can be better navigated, understood, and acted on by residents and owners of historically listed properties.

**BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF
WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:**

That Chapter 27, Planning and Development, Article IV, Sections 27-80 to 27-169 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby amended to read as follows:

DIVISION 1. – GENERALLY

27-80 – Definitions

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adaptive use means the process of adapting a building to a use other than that for which it was designed, e.g., a piano factory being converted into housing or a mansion into offices. This may involve restoration and/or rehabilitation, and may be accomplished with varying changes to the appearance of a structure from minimal to major.

Administrative determination means a final decision by the director of planning or their designee.

Authorized neighborhood group means an organization, association, or group recognized by a unified government department or entity such as Livable Neighborhoods or Economic Development, such authorized group being one that closely represents the residents and properties of a historic district.

Construction means the act of building, adding to, or remodeling of a structure.

Day means any day other than a Saturday, Sunday or legal holiday; provided, however, that for the purposes of section 27-83, the term "day" means every day of the week.

Demolition by neglect means neglect in maintaining, repairing, or securing a historically listed property that results in (i) loss of the character of a documented exterior architectural feature of the site, building, structure, or object that contributes to its status as a historically listed property; (ii) deterioration of an exterior feature of the site, building, structure, or object; or (iii) the loss of the structural integrity of the site, building, structure or object.

Development means any man-made changes to improved or unimproved real estate, including but not limited to buildings or other structures, grading, filling, paving, excavation or storage of equipment or materials with or without permits.

Environs means the historic property's associated surroundings and the elements or conditions which serve to characterize a specific place, neighborhood, district, or area. More specifically, a 200-foot area surrounding a historic property or district listed on the National Register of Historic Places, the Register of Historic Kansas Places or has obtained designation as a historic landmark or district.

Exterior architectural feature means the general arrangement and components of all of the outer surfaces of a building, structure, or object, including, but not limited to, the kind, color and texture of the building material and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such building, structure or object. The paint color is not an exterior architectural feature.

Historic, cultural or architectural significance means that quality present in districts, sites, buildings, structures and objects having integrity of location, design, setting, materials, workmanship, feeling and association and that:

- (1) Is associated with events that have made a significant contribution to the broad patterns of our history;
- (2) Is associated with the lives of persons significant in our past;
- (3) Embodies the distinctive characteristics of a type, period or method of construction, that represents the work of a master, that possesses high artistic values, or that as a district represents a significant and distinguishable entity whose components may lack individual distinction; or
- (4) Has yielded, or may be likely to yield, information important to prehistory or history.

Historically listed property means any historical site, building, structure, object, or district, including all sites, buildings, structures, or objects within said district, that has been designated on the National Register of Historic Places, the Register of Historic Kansas Places, or as a local historic landmark or local historic district.

Improvement means any building, structure, wall, fence, steps, paving, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

Landscaping means living plants, such as trees, shrubs, vines, ground cover, flowers and grass turf. It may include such nonliving features as stone, sand, bark and brick pavers (excluding walkways and driveways), and structural or decorative features such as fountains, pools, earthen berms or mounds, walls, fencing, benches, pergolas, lighting, etc.

Local historic district means a geographically definable area possessing a substantial concentration, linkage or continuity of sites, buildings, structures or objects united associationally by historic events or physically by historic plan, historic design or historic development within a contiguous configuration of land, designated by the unified government board of commissioners as having particular historic, cultural or architectural significance, and

limited in size to that reasonable area needed to sustain the integrity and to maintain the proper identification of the district.

Local historic landmark means any ~~single-site~~, building, structure, or object designated by the unified government board of commissioners as having particular historic, cultural or architectural significance.

Non-contributing characterizes any site, building, structure, or object that cannot contribute to the significance of a landmark, district, and/or their environs due to substantial alterations since the period of the landmark, district, and/or their environs' significance or due to not sharing the historic associations of the landmark, district, and/or their environs.

Normal maintenance and repair means any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration or decay of or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay or damage.

Preservation means the application of measures designed to sustain the form and extent of a district, site, building, structure or object essentially as existing.

Rehabilitation means the process of returning a building, structure or object to a state of usefulness by repairs or alterations when its significance does not justify full restoration and when its condition or proposed use precludes preservation in its existing form.

Restoration means the process of accurately recovering, by the removal of later work and the replacement of missing earlier work, the form and details of a building, structure or object, together with its setting, as it appeared at a particular period of time.

27-81 – Policy.

- (a) The unified government board of commissioners finds and declares that the present and future economic and general welfare of the people of the city and of the public generally are founded on the contributions of the past. Many of these contributions are manifested in districts, sites, buildings, structures and objects that reflect the richness and diversity of the city's history by their design, association and integrity. The history so reflected includes the emigrant Indian tribes, the struggle against slavery, the railroads and the opening of the West, the Kansas Fever Exodus of 1879—1880, the development of major industries and the arrival of European immigrants, and all those factors attendant on the growth and development of a midwestern urban area.
- (b) The unified government board of commissioners further finds that many historic properties have been lost through demolition and destructive rehabilitation, notwithstanding the feasibility of preserving and continuing the use of such properties and without adequate consideration of the irreplaceable loss to the people of the city of the historic, cultural and architectural values represented by such sites, buildings, structures and objects. In addition, distinct areas and districts may be similarly uprooted or may have their distinctiveness destroyed, although the preservation thereof may be both feasible and desirable. It is the sense of the unified government board of commissioners that the economic and general

welfare of the city cannot be maintained or enhanced by disregarding the historic, cultural and architectural heritage of the city and by countenancing the destruction of such assets.

27-82 – Purpose.

The purposes of this article are:

- (1) To identify, protect, enhance and perpetuate districts, sites, buildings, structures and objects that represent or reflect distinctive and important elements of the city's historic, cultural and architectural heritage.
- (2) To safeguard the city's historic, cultural and architectural heritage as embodied and reflected in such districts, sites, buildings, structures and objects.
- (3) To stabilize and improve property values in such locations.
- (4) To encourage the conservation and preservation of neighborhoods having distinct historic, cultural or architectural characteristics.
- (5) To foster civic pride in the beauty and noble accomplishments of the past.
- (6) To protect and enhance the city's attractions for tourists and visitors and provide incidental support and stimulus to business and industry.
- (7) To strengthen the equity and economy of the city.
- (8) To promote the use of historically listed properties ~~historic landmarks and historic districts~~ for the culture, economy, education and welfare of the people of the city.
- (9) To promote the safety, health, morals and general welfare of the city as a whole.
- (10) To promote an inclusive voice for more communities to tell their story of place by preserving their built environment.

27-83 – Compliance, violations and penalty.

- (a) It shall be unlawful for any person to construct, reconstruct, structurally alter, remodel, renovate, restore, demolish, demolish by neglect, raze, maintain, excavate, zone, or place signs in or on any local historic landmark or ~~within a~~ local historic district in violation of the provisions of this article.
- (b) In addition to other remedies, the city may institute injunction, mandamus, administrative citation, or other appropriate action or proceeding to prevent such unlawful construction, restoration, demolition, razing, maintenance, excavating, zoning or placement of a sign to restrain, correct or abate such violation. Any administrative citation issued shall follow the penalty scale listed in Sec. 2-652.
- (c) Any person violating any provision of this article shall be guilty of a separate offense for each day or portion thereof during which any such violation is committed, continued or permitted, and each offense shall be punishable by a fine of not more than ~~\$200.00~~ \$1,500.00.
- (d) This article applies to all local historic landmarks and local historic districts within the municipal boundaries of Kansas City, Kansas, and Loring under an interlocal agreement, if applicable.

27-84 – Enforcement.

The building official shall enforce this article.

27-85—27-111 – Reserved.

DIVISION 2. – LANDMARKS COMMISSION

27-112 – Created.

There is created a landmarks commission.

27-113 – Membership.

- (a) The landmarks commission shall be composed of 11 members. The members shall be residents of the county at the time of their appointments and thereafter for the duration of their terms. The members of the commission shall at all times include one architect, one real estate broker or appraiser, one officer of a mortgage lending institution, and one person with training or experience specifically in the fields of history, architectural history or historic preservation.
- (b) ~~The county administrator or the administrator's designee~~ director of planning may serve as an ex officio member and may not vote, but shall assist the commission in performing its functions and provide such staff support as may be necessary.

27-114 – Officers and meetings.

- (a) The members of the landmarks commission shall meet at such time and place as may be fixed in the commission's bylaws. The commission shall elect one member as chairperson and one member as vice-chairperson who shall serve one year and until their successors have been elected. Special meetings may be called at any time by the chairperson or in the chairperson's absence by the vice-chairperson. The commission shall adopt bylaws for the transaction of business and hearing procedures. A record of all proceedings of the landmarks commission shall be kept. The commission may employ such persons deemed necessary and may contract for such services as the commission requires. The commission, from time to time, may establish subcommittees, advisory committees or technical committees to advise or assist in the activities of the commission. ~~The members of the landmarks commission shall meet at least once a month at such time and place as they fix by vote of the members. Special meetings may be called as needed by the chairperson or, in his absence, by the vice-chairperson.~~
- (b) The members of the landmarks commission shall should meet at least once a month at such time and place as they fix by vote of the members. Special meetings may be called as needed by the chairperson or, in his absence, by the vice-chairperson.
- ~~(b)(c)~~ (c) The unified government director of planning or their designee shall serve as the secretary of the commission. The director shall serve without additional compensation and shall, on behalf of the commission, cause a record to be kept of its proceedings, attest to all resolutions properly passed by the commission and to perform all duties otherwise provided by law.
- ~~(e)(d)~~ (d) If the commission does not meet during the period of one consecutive 12-month time span, its powers and duties shall be assigned to the unified government planning commission, and the commission is abolished; provided that, if the commission is abolished, it may be recreated, with new appointees, by the resolution of the unified government board of commissioners.

27-115 – Powers and duties.

- (a) The landmarks commission ~~may~~ shall conduct investigations to determine the existence, identity and location of districts, sites, buildings, structures and objects within the corporate limits of the city which should be preserved for posterity and develop and maintain an inventory of the same.
- (b) The landmarks commission shall recommend to the unified government board of commissioners the designation of districts, sites, buildings, structures and objects as historic landmarks and historic districts. The recommendations shall be made by a majority vote of the quorum present of the commission following a public hearing regarding the matter. Recommendations may be proposed by:
 - (1) The landmarks commission on its own initiative;
 - (2) A concerned property owner; or,
 - (3) Any interested citizen, group of citizens or unified government department or organization.
- (c) The landmarks commission shall review and comment on any National Register of Historic Places or Register of Historic Kansas Places nominations forwarded by the State Historic Preservation Office.
- ~~(c)~~(d) The landmarks commission shall hold public hearings on proposed recommendations at its regular monthly meetings.
- ~~(d)~~(e) The landmarks commission may explore potential sources of funds with which to accomplish its stated goals and objectives, encourage the formation of foundations, trusts and organizations for the advancement of the same, and support and coordinate the efforts of any such organizations dedicated to the support and advancement of those purposes.
- ~~(e)~~(f) The landmarks commission may undertake any activities that affect or relate to the preservation of historic landmarks and districts as so directed by the unified government board of commissioners.
- ~~(f)~~(g) The landmarks commission shall establish and promulgate rules and regulations relating to this article and consistent with its purposes.

27-116—27-143 – Reserved.

DIVISION 3. – DESIGNATION OF HISTORIC LANDMARKS AND HISTORIC DISTRICTS

27-144 – Public hearing and recommendation.

- (a) An application for designation of historic landmarks and historic districts shall be filed in accordance with the rules and regulations as established and promulgated by the landmarks commission. The application shall contain a legal description of the subject property or district, current photographs of the property or district adequate to portray its appearance and condition, and a statement describing the historic, cultural or architectural significance of such property or district, together with any pertinent supporting documentation and identification of contributing and non-contributing structures-elements. After receipt of the application, a public hearing shall be held by the landmarks commission at the next regularly scheduled meeting, or by special meeting. Public notice of the hearing shall be published at least one time in the official newspaper of the unified government not less than 20 days prior to such hearing. The notice shall state the time and place and general purpose of the hearing. A copy of the notice shall be mailed to each owner of record of the affected property or district, which is defined as all real property within 200 feet of the boundaries of the proposed designation, as well as to leaders of authorized neighborhood groups. At the

public hearing, the landmarks commission shall review all pertinent staff comments and recommendations, and shall make findings and conclusions regarding the designation of the historic landmark or historic district. A majority vote of the quorum present shall be required to constitute a recommendation of approval.

- (b) The recommendation of the landmarks commission shall immediately be forwarded to the unified government board of commissioners. The recommendation shall specifically define the historic landmark or historic district to be designated.
- (c) Upon application for designation of a historic landmark or historic district, the unified government board of commissioners may order a moratorium on the issuance of building permits for exterior alterations other than normal maintenance and repair, permits for building additions or permits for demolition with respect to any real property proposed for designation as a historic landmark or located within a historic district. In ordering the moratorium for building and demolition permits, the unified government board of commissioners shall consider, among other proper legislative factor considerations, the following:
 - (1) Existing studies or information substantiating the historic or architectural significance of the proposed landmark or district;
 - (2) Previous listing of the proposed landmark or district on the Register of Historic Kansas Places or the National Register of Historic Places;
 - (3) Probable cause that the property or district meets one or more of the requirements for designation as a historic landmark or a historic district; and
 - (4) The extent that demolition or exterior alteration would be detrimental to the alleged historic, cultural or architectural character of the district, site, building, structure or object.
- (d) The moratorium shall continue until final action on the application for designation has been taken by the unified government board of commissioners, but in no case shall the moratorium extend more than 90 days subsequent to the date of application therefor.

27-145. - Action by unified government board of commissioners.

- (a) Notice requirements of section 27-144(a) shall be applicable to meetings by the unified government board of commissioners for the purposes of this section.
- (b) If the unified government board of commissioners approves the recommendations of the landmarks commission, the unified government board of commissioners may, by ordinance:
 - (1) Adopt the proposed amendment; or
 - (2) Deny the application only when the landmarks commission specifically recommends denial.
- (c) If the unified government board of commissioners disapproves the recommendation, it must resubmit the item to the landmarks commission for further consideration, with a written statement specifying the basis for disapproval. After further consideration, at the next regularly scheduled meeting, the landmarks commission shall submit the same, a new, or an amended recommendation. Upon receipt of the second recommendation, the unified government board of commissioners may, by ordinance:
 - (1) Adopt the proposed amendment;
 - (2) Supplement or change the amendment prior to adoption; or
 - (3) Deny the recommendation.

27-146. – Adoption by unified government board of commissioners.

- (a) The unified government board of commissioners shall adopt the local historic landmark or local historic district designation by ordinance. Upon the passage of such an ordinance:
- (1) The suffix "-H" shall be appended to the zoning classification of the particular district, site, building, structure or object so approved. Such designation shall be in addition to any other zoning district classification established.
 - (2) The official zoning district maps shall be changed to reflect the designation of all parcels within a local historic landmark districts and or a local historic landmark subdistricts by the letter "-H," used as a suffix.
 - (3) Upon the adoption of a local historic landmark or local historic district by the unified government board of commissioners, a 200-foot environs shall be created around the boundaries of the local historic district or the parcel or structural boundaries of the local historic landmark, whichever is designated as the boundaries of the local historic landmark.
 - (4) The suffix "-HE" shall be appended to the zoning classification of the parcels within the environs of a local historic landmark or a local historic district. Such designation shall be in addition to any other zoning district classification established.
 - (5) The official zoning district maps shall be changed to reflect the designation of all parcels within the environs of a local historic landmark or a local historic district by the letters "-HE," used as a suffix.
 - ~~(3)~~(6) Within ten days following passage of the ordinance designating property as a local historic landmark or local historic district, written notice of the designation, together with a copy of the ordinance, shall be sent to the owner of record of each property so designated and the environs thereof, or each property within the local historic landmark and local historic district, and the environs thereof. designated district.
 - (7) The director of planning may implement other methods to notify property owners of a local historic landmark or local historic district designation and their environs thereof.
 - ~~(4)~~(8) The following department or division heads shall be notified in writing of the historic designation:
 - a. Planning;
 - b. Community development;
 - c. Building inspection;
 - d. Engineering; and
 - e. Any other deemed appropriate.
- (b) Within 30 days following passage of the ordinance designating property as a local historic landmark or local historic district, written notice of such designation, together with a copy of the ordinance, shall be filed with the register of deeds of the county.
- (c) Within six (6) months of receiving designation as a local historic landmark, the property owner must erect a permanent sign identifying the local historic designation on the property.

27-147. – Criteria for designation.

- (a) In making a recommendation concerning designation or in designating a local historic landmark or local historic district, the landmarks commission and the unified government board of commissioners, respectively, shall determine that the proposed local historic landmark or local historic district meets one or more of the following criteria:

- (1) Prior designation on lists of historic sites, including, but not limited to, the National Register of Historic Places and the Register of Historic Kansas Places.
 - (2) Character, interest or value as part of the development, heritage or culture of the city, the state or the United States.
 - (3) Location as the site of a significant historic event.
 - (4) Identification with a person or persons who significantly contributed to the culture and development of the city.
 - (5) Exemplification of the cultural, economic, social or historical heritage of the city.
 - (6) Portrayal of the environment of a group of people in an era of history characterized by distinctive architectural style or sequence of styles.
 - (7) Embodiment of distinguishing characteristics of an architectural type or specimen.
 - (8) Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
 - (9) Embodiment of elements of architectural design, detail, materials, artistry, or craftsmanship that represent a significant architectural innovation.
 - (10) Relationships to other distinctive buildings, sites or areas that are eligible for preservation according to a plan based on historic, cultural or architectural motif.
 - (11) Unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the city.
 - (12) Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
 - (13) Value as an aspect of community sentiment or public pride.
- (b) Properties that have achieved significance within the past 50 years shall not be considered eligible for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if the property is determined to be of exceptional importance.

DIVISION 4. – REVIEW OF PROJECTS WITHIN HISTORIC LANDMARKS, HISTORIC DISTRICTS, AND THEIR ENVIRONS.

27-148. – Application requirements

All activity on or within a historically designated property requires that the current landmarks commission application be submitted in satisfaction with 27-198, be it for a certificate of appropriateness, environs reviews, or an exemption thereof.

27-149. – Minimum maintenance requirements.

Any site, building, structure, or object thereon designated as a historically listed property, whether owned or controlled privately or by any public agency, shall receive reasonable care, maintenance, and upkeep appropriate for the protection, preservation, enhancement, perpetuation, or use in compliance with the terms of this article and chapter 8, article VIII. Enforcement of this requirement also shall be in compliance with the terms of this article and chapter 8, article VIII. All efforts by the unified government should be to prevent demolition by neglect of any historically listed property.

27-150148. – Property owned by public agencies.

- (a) The unified government, or any subdivision thereof, or any other public agency, such as community colleges, school districts, public utilities, and other public authorities, which

may own or acquire property in the city shall not undertake any project which will encroach upon, damage, or destroy any ~~real property designated as a historically listed property~~ historic landmark or as part of a historic district or the environs of ~~a historically listed such~~ property until the landmarks commission has been given notice and an opportunity to review and comment upon the proposed project. ~~If the~~ The landmarks commission shall make a determination whether ~~determines that~~ such proposed project will encroach upon, damage, or destroy any ~~real property designated as a historically listed property, historic landmark, or as part of a historic district or the environs of a historically listed such~~ property. If the landmarks commission makes the determination that such project does encroach upon, damage, or destroy any historically listed property, such project shall not proceed until:

- (1) The unified government board of commissioners has made a determination, based on prudent consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to such real property resulting from such use; and
 - (2) Five days' notice of such determination has been given to the landmarks commission. Upon such determination by the board of commissioners, five days' notice shall be given to the landmarks commission of the determination and the project shall not proceed during that time.
- (b) Such review and determination shall be in addition to any similar review and determination that may be required by the Kansas Historic Preservation Act (K.S.A. 75-2715—75-2725).
- (c) Such review and determination by the landmarks commission and the board of commissioners shall not be made by the certificate of appropriateness or environs review prerequisite.

27-~~151~~449. – Certificate of appropriateness—Prerequisite to building permit, etc.

- (a) No building or demolition permit, whether to erect, construct, enlarge, alter, repair, move, improve, remove, excavate, convert or demolish any site, building, structure, or object ~~utility~~ shall be issued in accordance with this Code, with respect to any real property designated as a local historic landmark or a local historic district ~~located within a historic district~~, except in accordance with the terms and provisions of a certificate of appropriateness as approved by the landmarks commission. ~~However, a building permit may be issued with respect to such real property for the accomplishment of any work thereon which will neither change the exterior architectural features of a structure nor the character or appearance of the land, and which is considered necessary as a part of normal maintenance and repair. The permit shall be issued only with the joint concurrence of the building official and the director of planning.~~
- (b) ~~Except as otherwise provided, no land surface within any real property designated as a historic landmark or as part of a historic district shall be changed, and no improvements thereon shall be erected, removed, restored, demolished or altered, nor shall any addition be made thereto, in such a manner or of such a character as to change the exterior appearance or exterior architectural features thereof which shall be visible from any public street, park or other public place, without prior approval of the landmarks commission, evidenced by a certificate of appropriateness reciting in detail precisely what changes are approved. Such changes in appearance shall include the erection of business, professional and other signs on the historic landmark or within the historic district, and no certificate of appropriateness~~

~~shall permit the erection of any such sign unless the size, texture, style and materials thereof are compatible with the general characteristics of the neighborhood.~~

- (e)(b) Any person desiring to obtain a building or demolition permit to remove, demolish or in any way change the exterior appearance or the exterior architectural features of improvements on any site, building, structure, or object ~~a real property~~ designated as a local historic landmark or local ~~located within a historic district, or desiring to change the land surface of such real property,~~ shall submit to the landmarks commission a specific statement of the work proposed, together with such details as the commission may require. Upon receipt of any application for a building or demolition permit, the building ~~inspector~~ official shall immediately forward the application to the landmarks commission. The commission shall schedule a public hearing on the request at the next regularly scheduled meeting of the commission, and notify the applicant of such hearing. ~~Public notice shall be required as in section 27-144.~~
- (c) Except as otherwise provided, no land surface, including landscaping and/or natural terrain and vegetation, within any real property designated as a local historic landmark or local historic district shall be changed, and no improvements thereon shall be erected, removed, restored, demolished or altered, nor shall any addition be made thereto, in such a manner or of such a character as to significantly change the exterior appearance or exterior architectural features thereof which shall be visible from any public street, alley, park, or other public place, without prior approval of the landmarks commission, evidenced by a certificate of appropriateness reciting in detail precisely what changes are approved.
- (d) Except as otherwise provided, no certificate of appropriateness shall permit the erection of any business, professional, or other sign on any local historic landmark or local historic district unless the size, texture, style, and materials thereof is found by the landmarks commission to be compatible with the general characteristics of the neighborhood.
- (e) With respect to any site, building, structure, or object designated as a local historic landmark or local historic district, the following additional activities shall require a certificate of appropriateness regardless of whether a building permit would otherwise be required:
- (1) The replacement of any exterior doors visible from any public street, alley, park, or other public place. Replacement shall have visual features and character matching either the structure's original door or, if door is not original, to the door being replaced.
 - (2) The replacement of any window visible from any public street, alley, park, or other public place. Replacement shall have visual features and character matching either the structure's original window or, if window is not original, to the window being replaced. Window glass size shall not decrease in appearance by more than 10% on any window.
 - (3) The replacement of any roof or roofing materials. Replacement shall use similar in-kind materials with no more than 5% expansion of roof area.
 - (4) The replacement or removal of exterior finish materials including brick or masonry, stucco and stucco-like materials, siding materials, and stone. Replacement shall use similar in-kind materials.
- (f) Exemptions
- (1) Preservation and in-kind replacements are exempted work. The director of planning may determine if a specific activity is either preservation or an in-kind replacement, based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

(2) The director of planning may determine if a specific activity is exempted from certificate of appropriateness review. The following activities are specifically exempted from the certificate of appropriateness review:

- a. Non-significant irrigation and landscaping, excluding structures;
- b. New walkways under six feet in width;
- c. Repair or replacement of existing walkways with similar in-kind materials; or,
- d. Repair or replacement of existing driveways with similar in-kind materials and parking areas with similar in-kind materials and no expansion of historically documented area.
- e. Normal and necessary maintenance and repair of siding, fascia, trim pieces, etc.
- f. A change of paint color on any non-brick or non-masonry exterior architectural feature.

(h) Prohibited activities on a local historic landmark or local historic district.

(1) The painting of previously unpainted brick or masonry or stone is prohibited.

~~(d)~~(i) No building or demolition permit shall be issued for such a property without the prior approval of the landmarks commission, evidenced by the certificate of appropriateness. The landmarks commission shall grant the certificate of appropriateness if it shall find:

(1) The changes proposed are not visible from any public street, alley, park or other public place; or,

~~(2) Such changes are not detrimental to the historic, cultural or architectural character of the district, site, building, structure or object, or of other improvements thereon; or~~

~~(2)(3)~~ That such changes are in accord with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

If the landmarks commission shall not find the criteria of subsection ~~(d)(i)(1); or (d)(i)(2) or (d)(3)~~ of this section met, then it must deny the application for a certificate of appropriateness.

(j) After receipt of the certificate of appropriateness application, a public hearing shall be held by the landmarks commission at the next regularly scheduled meeting, or by special meeting. Public notice of the hearing shall be published at least one time in the official newspaper of the unified government not less than 20 days prior to such hearing. The notice shall state the time and place and general purpose of the hearing. A copy of the notice shall be mailed to each owner of record of the affected property, and all real property within 200 feet of the boundaries of the proposed project, as well as to leaders of authorized neighborhood groups.

~~(e)~~(k) A majority vote of the quorum present of the landmarks commission is necessary to either approve or deny an application for a certificate of appropriateness. The landmarks commission shall establish and promulgate rules and regulations regarding documentation and distribution of certificates of appropriateness.

~~(f)~~(l) In the event of a denial of a certificate of appropriateness, no building permit or demolition permit may be issued, nor shall the proposed project proceed, for a period of 18 months from the hearing date of original application; provided, however, the landmarks commission, upon petition by the applicant, may grant a rehearing of the application when significant physical or economic hardship can be shown, or when changes of circumstance that substantially affect the health, safety or general welfare have taken place, or when the reapplication is significantly different from the original request. The applicant shall submit a statement detailing those changes that the applicant deems significant and upon which the applicant relies for refiling the original application.

- ~~(g)~~(m) In the event the application is denied at the rehearing or a rehearing is denied, the applicant may appeal to the unified government board of commissioners within 30 days from the decision of the landmarks commission.
- ~~(h)~~(n) Within the 18-month period of postponement, the landmarks commission shall consult with civic groups, public agencies and interested citizens to ascertain what action may be taken to preserve the real property designated as a historic landmark or located within a historic district and shall make recommendations to that effect to the unified government board of commissioners.

27-~~152~~150. —Same Certificate of appropriateness—Prerequisite to rezoning.

- (a) No change in the zoning of any real property designated as a local historic landmark or as ~~part of a local historic district~~ shall be recommended by the planning commission to the unified government board of commissioners without an accompanying certificate of appropriateness ~~granted as approved~~ by the landmarks commission.
- (b) A certificate of appropriateness shall be granted by the landmarks commission for a ~~zoning~~ classification change of zone if:
- (1) The request is for a change of ~~zone ing classification~~ in which none of the permitted uses would have a detrimental effect on the historic, cultural, or architectural character of the real property designated as a local historic landmark or ~~located within a local historic district or of other improvements thereon~~; or,
 - (2) The request is for a use allowed by special permit that would not have a detrimental effect on the historic, cultural or architectural character of the real property designated as a local historic landmark or ~~located within a local historic district or of other improvements thereon~~.
- (c) All site plans for proposed uses contingent upon a change of zone in zoning of a local historic landmark or local historic district ~~in historic districts or relative to historic landmarks~~ must be approved by a majority vote of the quorum present of the landmarks commission prior to submission to the unified government board of commissioners for final approval.
- (d) Any request for a change of zone in a local historic landmark or local historic district shall follow the same certificate of appropriateness procedures as listed in section 27-149(j)-(n).

27-~~151~~. —Minimum maintenance requirements.

~~All real property, building, structure or utility thereon designated as a historic landmark or located within a historic district, whether owned or controlled privately or by any public body, shall receive reasonable care, maintenance and upkeep appropriate for the protection, preservation, enhancement, perpetuation or use in compliance with the terms of this article and chapter 8, article VII VIII. Enforcement of this requirement also shall be in compliance with the terms of this article and chapter 8, article VIII.~~

27-153152. – Environs review—Prerequisite to building permit.

(a) *Purpose.* The purpose of this regulation is to reinforce the policy set in section 27-81 of this Code.

~~(b) *Definitions.* The following definitions control this section:~~

~~*Administrative determination.* A final decision by the director of planning or his/her designee.~~

~~*Construction.* The act of building, adding to or remodeling of a structure.~~

~~*Development.* Any man-made changes to improved or unimproved real estate, including but not limited to buildings or other structures, grading, filling, paving, excavation or storage of equipment or materials with or without permits.~~

~~*Environs.* The historic property's associated surroundings and the elements or conditions which serve to characterize a specific place, neighborhood, district, or area. More specifically, a 500 foot area surrounding a historic property or district listed on the National Register of Historic Places, the Register of Historic Kansas Places or has obtained designation as a historic landmark or district.~~

~~*Historically listed property.* Historical properties, buildings and sites that are listed on the National Register of Historic Places, the Register of Historic Kansas Places or has obtained designation as a historic landmark or district.~~

~~(b)(1) *Environs standard.* No demolition, building, right-of-way (emergency permits excluded) or other development permits shall be issued within 500-200 feet of a historically listed property local historic landmark or local historic district until it has been determined that the proposed construction and/or development will not damage, destroy or cause serious adverse external impacts to the environs of the historically listed property local historic landmark or local historic district.~~

~~(c)(2) Environs review will be provided as follows:~~

<u>Application Format</u>	<u>Administrative determination</u>	<u>Appeal** (As recommending body) Appeal of Any Administrative Determination</u>	<u>Appeal** (Final decision) Appeal of Landmarks Commission Decision</u>
<u>Landmarks commission application</u>	<u>Planning department staff Director of Planning or their designee</u>	Landmarks commission	Board of commissioners

**** If necessary, as a certificate of appropriateness**

~~(3)(d) *Environs review standards.* In making a determination concerning the environs of a historically listed property local historic landmark or local historic district the following standards shall be considered:~~

- a.(1) The character of a historic property's environs should be retained and preserved. The removal or alteration of distinctive buildings, structures, site or landscape features, spatial relationships, etc. that characterize the environs should be avoided.
 - b.(2) The environs of a property should be used as it has been historically or allow the inclusion of new uses that require minimal change to the environs' distinctive materials, architectural features, site characteristics and spatial relationships.
 - c.(3) The environs of each property will be recognized as a physical record of its time, place, and use. Changes to the environs that have acquired historic significance in their own right should be retained and preserved.
 - d.(4) Demolition of character-defining buildings, structures, site and landscape features, etc. in a historic property's environs should be avoided. When the severity of deterioration requires removal within the environs, compatible reconstruction shall occur. (All demolitions require a Certificate of Appropriateness and landmark commission approval.)
 - e.(5) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
 - f.(6) New additions, exterior alterations, infill construction, or related new construction should not destroy character-defining features or spatial relationships that characterize the environs of a property. New development shall be compatible with the historic materials, character-defining features, size, scale and proportion, and massing of the environs. New development should not create conditions that increase the discharge of surface water runoff, the need for additional screening, light pollution or similar adverse impacts on adjacent properties.
 - g.(7) Moved or relocated historic structures that have not retained or acquired historic significance in their new environs shall be considered as artifacts without environs.
- (4) ~~Responsibility and environs application submission requirements. It is the responsibility of the landowner of a designated and historically registered property or environs to acknowledge these provisions that govern property improvements, intended to protect and preserve them for the benefit of adjacent neighborhoods and the city at large.~~
- ~~All submission for historical environs review are required to have the following:~~
- a. ~~A letter of explanation that gives a detailed scope of work, the applicant's name, address, phone numbers, and e-mail, along with the name and contact information for the landowner. If applicable, contact information for the architect, engineer, surveyor, planner, and/or contractor.~~
 - b. ~~If applicable, existing site pictures, detail sheets for significant elements, detailed construction or demolition drawings.~~
 - c. ~~Other plans, miscellaneous details and studies as deemed necessary by the director of planning.~~
 - d. ~~Completion of the basic information and pictures needed in the Kansas Historic Resource Inventory for the Kansas State Historic Preservation Office.~~
- (5)(e) Activities omitted for exempted from an environs review. Preservation and in-kind replacements are exempted work. The following additional activities are omitted exempted from the historical environs review:

- ~~a.~~(1) Replacement or repair of same-sized doors and windows. Door replacement should have a similar style in appearance to the one being replaced, the size of the window cannot increase by more than 10% in area, in appearance by more than 10% on any window and window glass size cannot be reduced.
- ~~b.~~(2) Interior remodeling or renovation if proper permits have been obtained.
- ~~c.~~(3) Roof repair with similar in-kind materials and with no more than 5% no expansion of the roof area.
- ~~d.~~(4) In-kind siding repair and replacement.
- ~~e.~~(5) Landscaping and irrigation, excluding structures or architectural features.
- ~~f.~~(6) Signs allowed by code.
- ~~g.~~(7) ~~New~~ Walkways under six feet in width.
- (8) Repair or replacement of existing walkways with similar in-kind materials.
- ~~h.~~(9) ~~Replacement of existing driveways, excluding new or expanded driveways and parking areas.~~ Repair or replacement of existing driveways with similar in-kind materials and parking areas with similar in-kind materials and no expansion of historically documented area.
- ~~i.~~(10) Other routine maintenance deemed appropriate by the director of planning.

Secs. 27-154—27-169. Reserved.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2021.

David Alvey, Mayor/CEO

Attest:

Unified Government Clerk



Staff Request for Commission Action

Tracking No. 211188

Full Commission Meeting Date: 12/16/21

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 11/29/2021
(If none, please explain):

Publication Required: No

<u>Date:</u> 11/17/2021	<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 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 8 Single Family Homes 1 Commercial				
<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 Options 11.28.21, 11.29.21 Land Bank Standing Committee				



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: November 17, 2021
SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 11/29/2021 meeting:

A. New Construction - Single Family Homes – 8 Homes

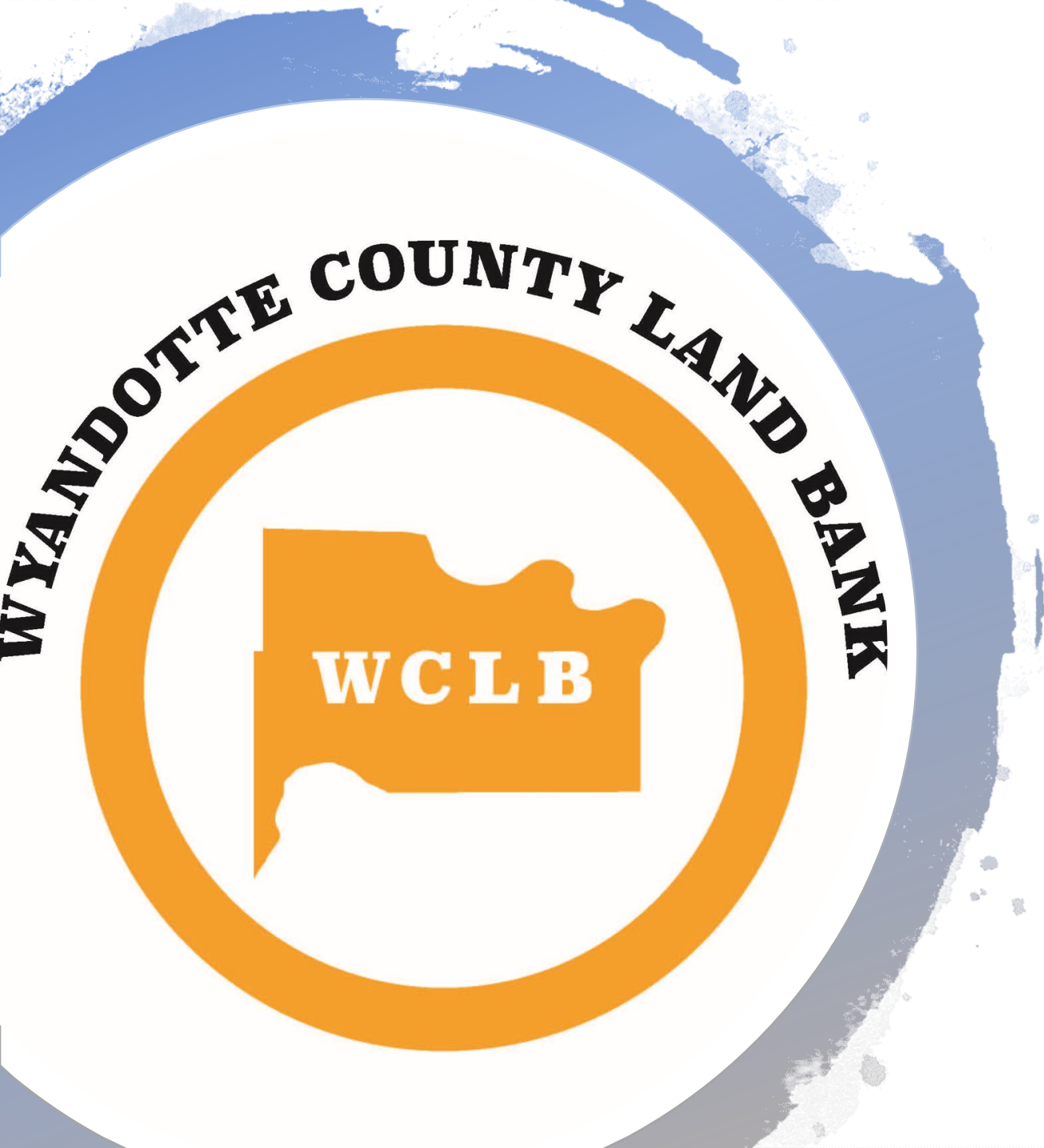
1. Mike Payne – 1 home
 - i. 3306 N 33rd St - 165213
 - ii. Summary – Currently lives in Los Angeles and the plan is to build their retirement home.
 - iii. Staff comments – this property is outside any historical environs, and the Quindaro Townsite MOU with Western University.
2. Camellia Newton Stanton – 1 home / rose garden
 - i. 2725 Sewell Ave – 910403
 - ii. Summary - In the 1930's the property was owned by the applicant's grandparents. The grandfather was a professor of agriculture at Western University. The applicant also went to Vernon Elementary School. The desire is to contribute an element of natural, but orderly beautification to the community by restoring my grandfather's perennial gardens and creating a formal rose garden. The materials for this project will have attributes for sustaining very low maintenance gardening. If approved, I hope this can become another positive element and source of pride for the community. Honoring our past through example.
 - iii. Staff Comments – not recommending for approval, because of the proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property. If approved, the project will require a environ review, historic district review with a certificate of appropriates (CFA)
3. Estralita Justice – 1 home
 - i. 3429 N 31st St – 164306
 - ii. 3427 N 31st ST – 164300
 - iii. 3425 N 31st St - 164301
 - iv. Summary - Ms. Justice's family-owned land in this neighborhood and the location is essential because it represents her family's history. Ms. Justice cannot trace her

family's geographic history further back than this property. Ms. Justice has shown her commitment to the neighborhood by purchasing another lot and by entering into lease-a-lot agreements for twelve lots, including these three, and spending time and money to remove the substantial amount of debris on all lots.

- v. Staff Comments – Not recommending approval. The proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property. This location will have sewer connection issues, and accessing the property due to the road being closed. Would have to rebuild the road or buy the properties closer Sloan Ave to build a driveway.
- 4. Jonathan Wilde – 1 home
 - i. 2806 S 8th St – 137043
 - ii. Summary - The kind of live/ work scenario I'd be looking to cultivate would be leather making, jewelry making, artists including painting, pottery, etc. There could be the opportunity for light woodworking and metalworking but certainly not at any kind of production scale.
 - iii. Staff comments – in the current R-1 zoning the applicant can make art for a hobby, but when these products are sold a business license and possibly a special use permit from planning would be required. The lot has a creek running through the lot. The lot measures 65ft from the creek and would require a 25ft setback. The home can face either S 8th ST or Seminary St since its is a corner lot. The max height allowed in R-1 is 35ft. The property is not in the flood plain, only a special flood hazard on the northwest corner.
- 5. Steven Bashus – 1 home
 - i. 1600 S 86th ST - 145656
 - ii. Summary – to build a home to move closer to brother.
 - iii. Staff Comments – no sewer in area, but with the property being 1.5 acres is enough land for a septic system.
- 6. Lorena Vega – 1 home
 - i. 8545 Kansas Ave – 932900
- 7. Dr. Barbara Ann Woods – 2 homes
 - i. 2712 Garfield Ave – 195633
 - ii. 1876 N 28th St – 195449
 - iii. Summary - 2712 Garfield Ave will be used as the applicant's primary residence, and 1876 N 28th will be used for the applicant's large family when they visit. No plans to sell or rent these homes.

B. New Construction - Commercial

- 1. Mercedes Rubio – Food Truck Plaza
 - i. 816 N 9th St – 080611
 - ii. Staff comments – not recommending for approval. Doesn't meet the Downtown Master Plan, and the Downtown Shareholders do not support the location.



Neighborhood &
Community Development
Standing Committee

November 29th, 2021

Single Family Homes

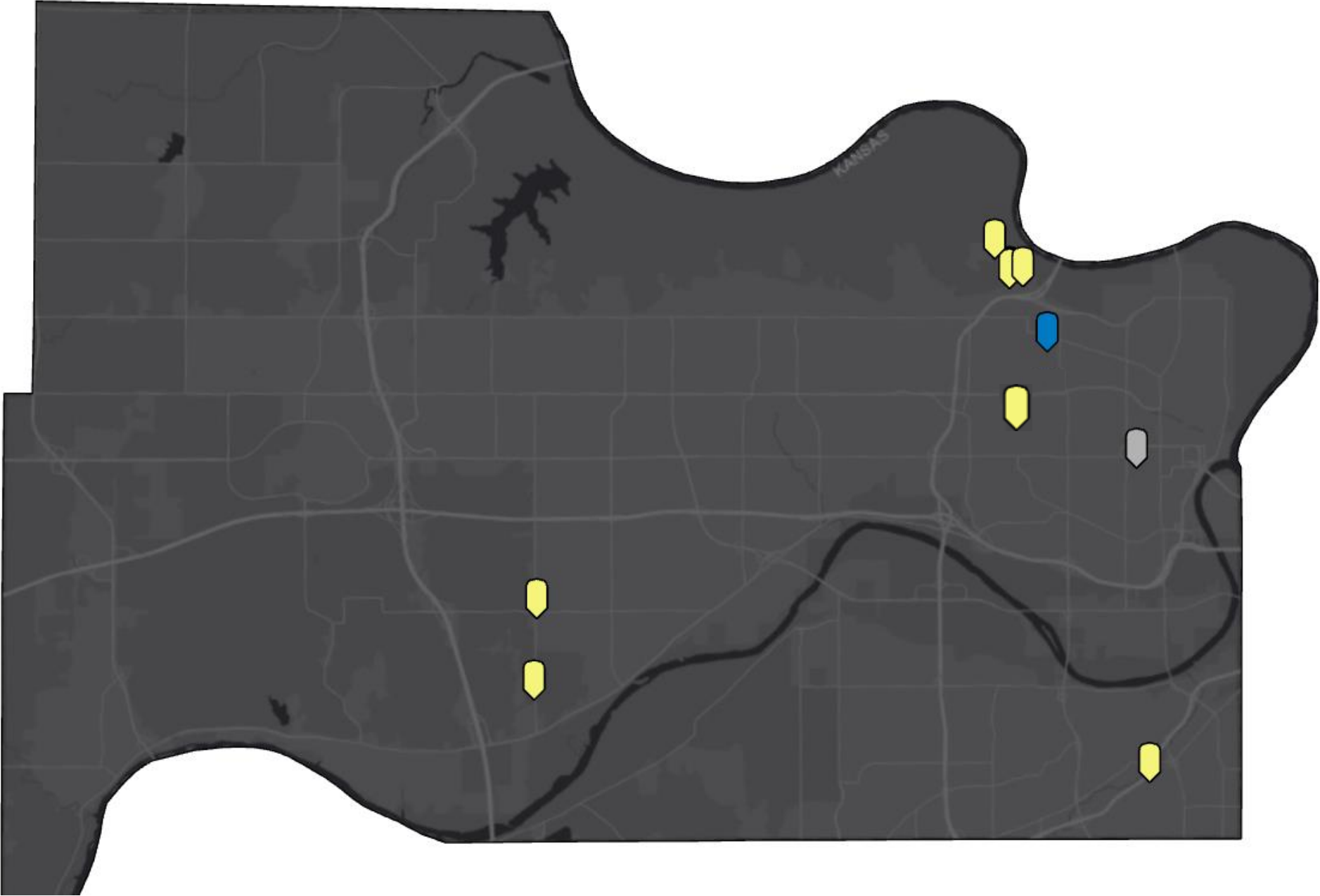
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Commercial

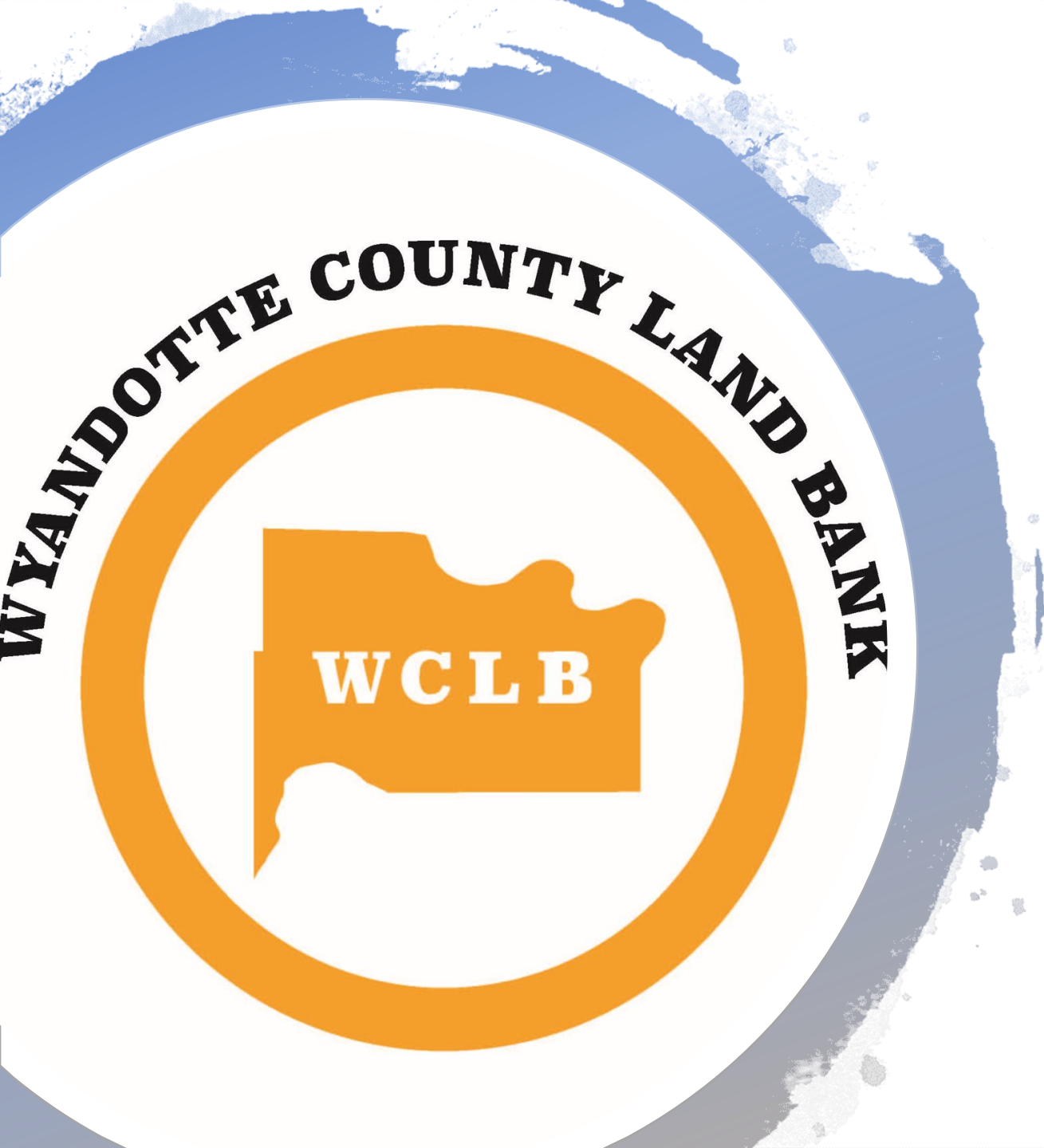
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Property Transfers

1



Total New Units and Property Transfers **10**



Option Agreements

Agenda Item – A
Single Family Homes

8



OPTION AGREEMENTS

MIKE PAYNE



Requesting Land Bank Lot

3306 N 33rd ST - 165213

New Construction

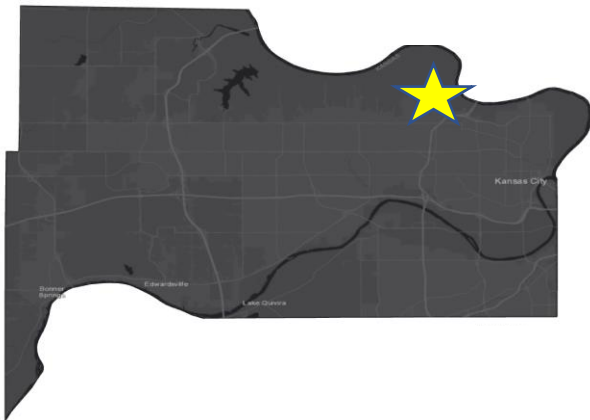
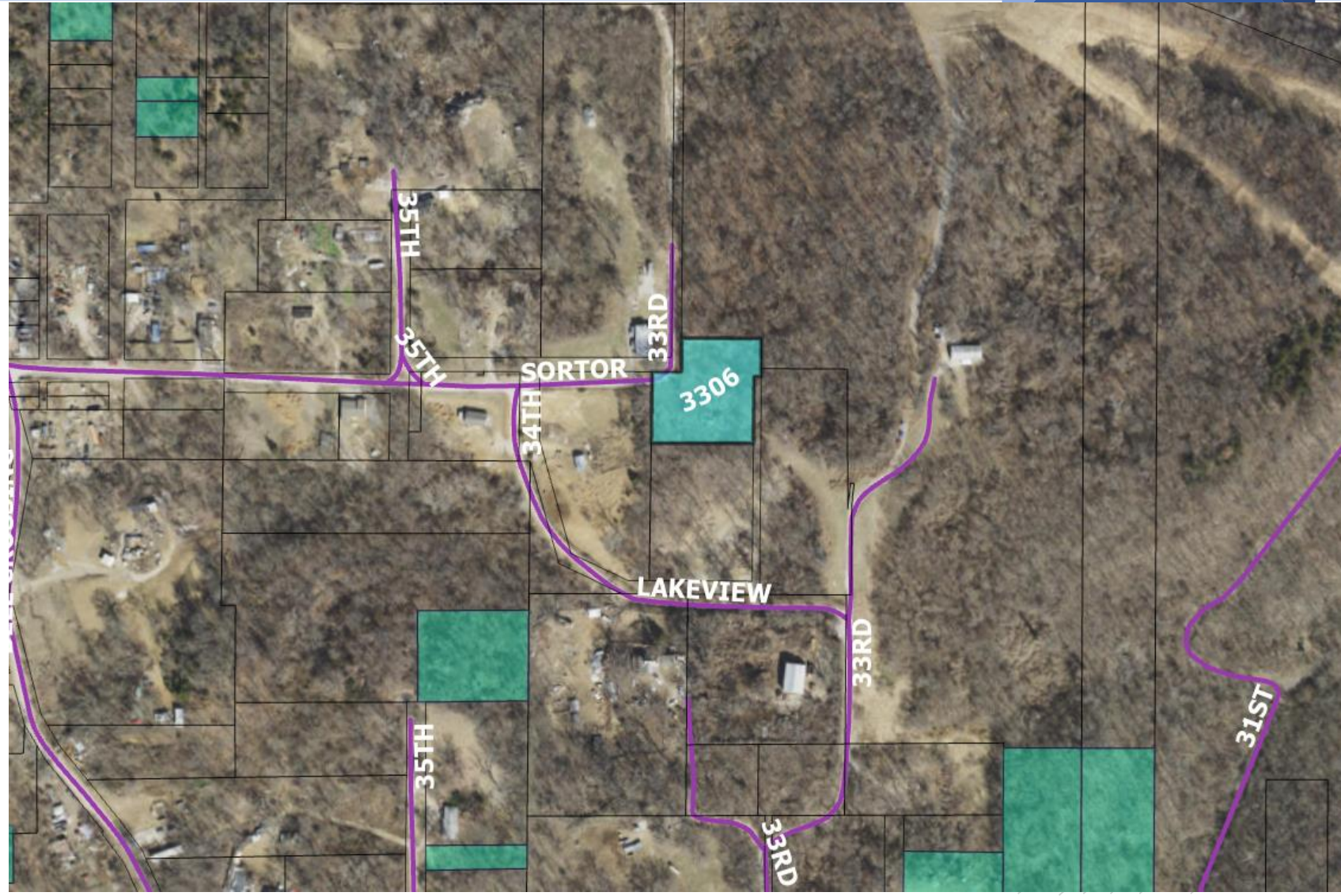
Single Family Home

Zoning

R-1(B) Single Family District

Acre

1





OPTION AGREEMENTS

MIKE PAYNE



Building Details

5 Beds / 4 Baths
2,500 SqFt

Timeline

Project Start – January 2022
Project Completion – April 2023

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
The property is outside of any historical environs
- ☒ Land Bank Advisory Board





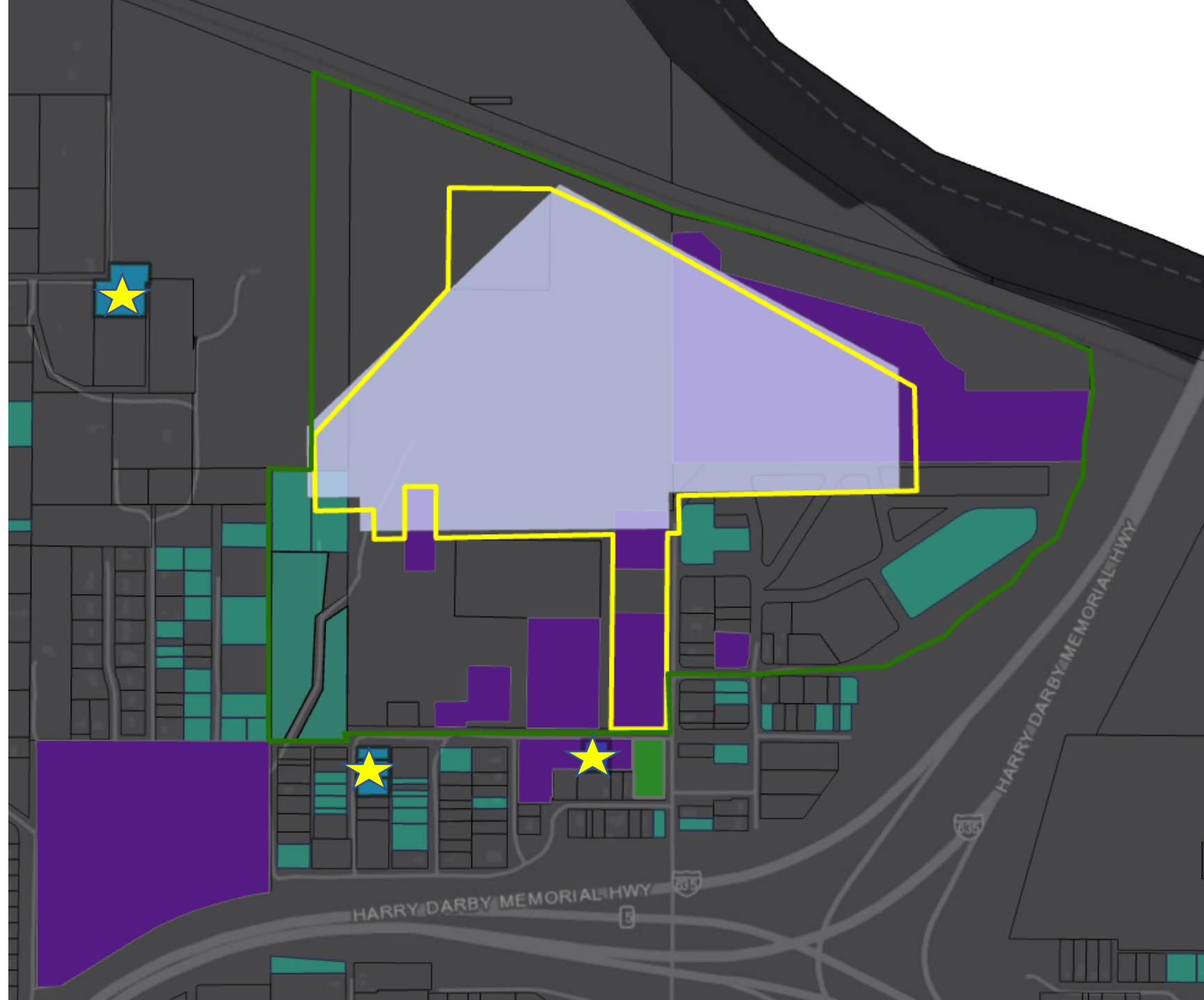
OPTION AGREEMENTS

MIKE PAYNE



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

-  Western University MOU
-  Quindaro Townsite Archeological District
-  Land Bank Hold Area
-  Historic Landmark
-  Historic District
-  Land Bank lots
-  Land Bank Applications



-  Western University MOU
-  Land Bank Hold Area
-  Historic Landmark
-  Historic District
-  Land Bank lots
-  Land Bank Applications
-  Historic Landmark Environ
-  Historic District Environ





OPTION AGREEMENTS

CAMELLIA NEWTON STANTON



Requesting Land Bank Lot

2725 Sewell Ave - 910403

New Construction

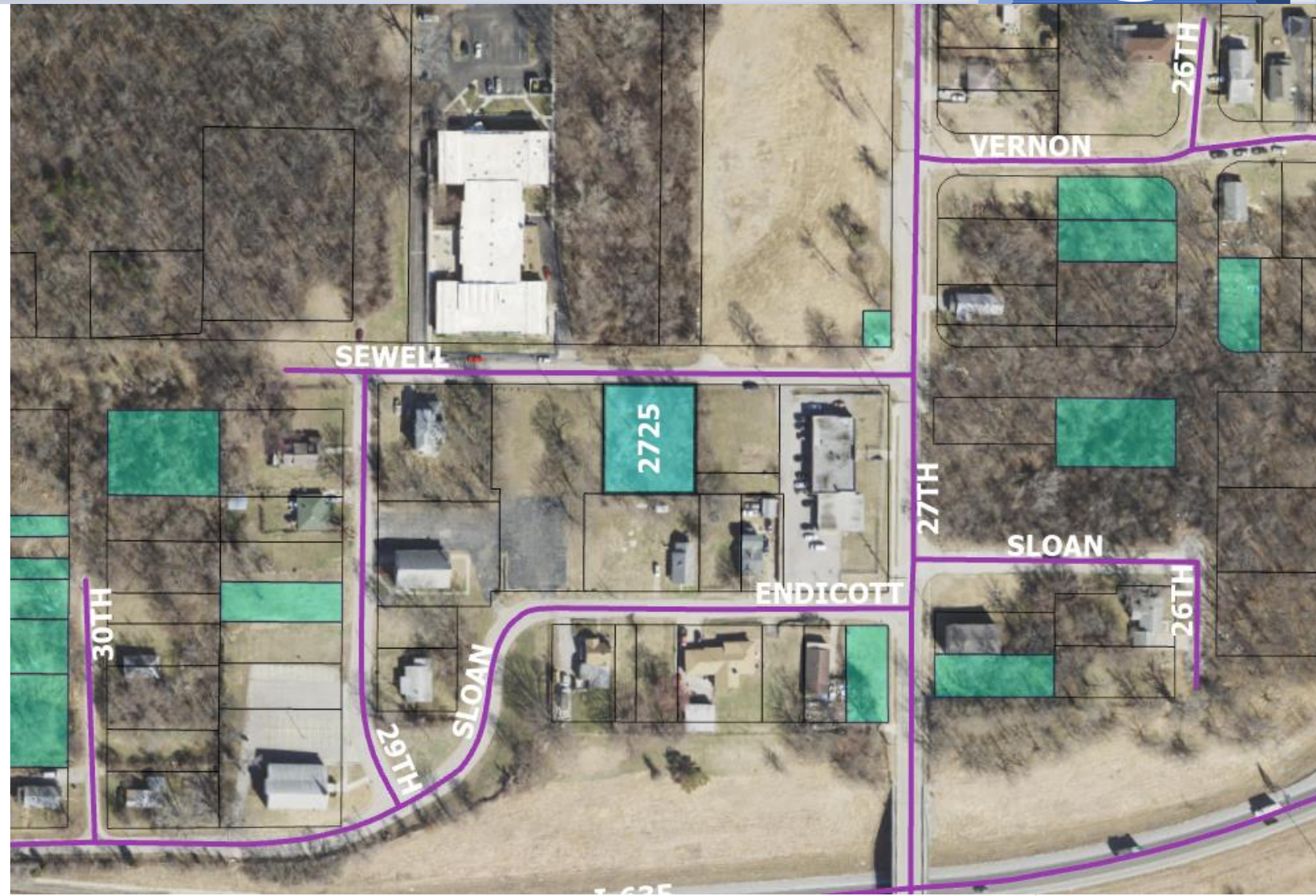
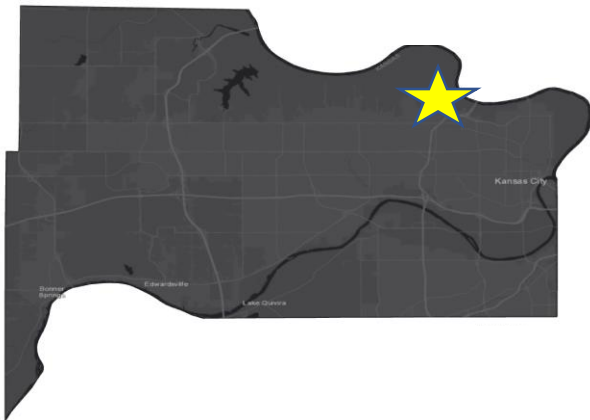
Single Family Home

Zoning

R-1(B) Single Family District

Frontage

110 Ft





OPTION AGREEMENTS

CAMELLIA NEWTON STANTON



A portion of my Quindaro story:

Once upon a time in the 1930's 2725 Sewell Ave, at that time 2725 Grant Ave, was my family's (grandparents) property.

My grandfather was a professor of Agriculture at Western University. My mother was a student there.

My brother and I were students at Vernon Elementary School.

From when I was a very small child I remember the community well, the closeness and the pride, unlike the blight I presently see.

I am hoping to contribute to the efforts of community beautification.

My grandfather's studies in horticulture were of great influence on me. I have knowledge and experience in horticulture as well..

My desire is to contribute an element of natural, but orderly beautification to the community by restoring my grandfather's perennial gardens and creating a formal rose garden.

The materials for this project will have attributes for sustaining very low maintenance gardening.. If approved, I hope this can become another positive element and source of pride for the community. Honoring our past through example..



OPTION AGREEMENTS

CAMELLIA NEWTON STANTON



Building Details

1 Beds / 1.5 Baths
800 SqFt

Timeline

Project Start – January 2022
Project Completion – July 2023

Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Environ review
4. Historic district review

Recommendation

☐ Staff Advisory Committee

The proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property.

☒ Land Bank Advisory Board





OPTION AGREEMENTS

CAMELLIA NEWTON STANTON



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



OPTION AGREEMENTS ESTRALITA JUSTICE



Requesting 3 Land Bank Lots

3429 N 31st ST – 164306

3427 N 31st ST - 164300

3425 N 31st ST - 164301

Currently owns

3428 N 31st St - 164310

New Construction

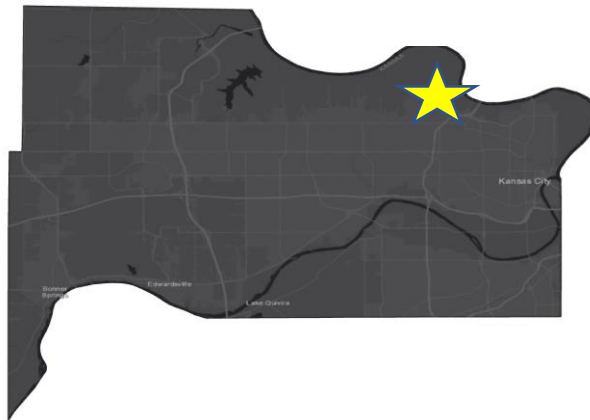
Single Family Home

Zoning

R-1(B) Single Family District

Frontage

200ft





OPTION AGREEMENTS ESTRALITA JUSTICE



Ms. Justice's family-owned land in this neighborhood and the location is essential because it represents her family's history. Ms. Justice cannot trace her family's geographic history further back than this property.

Ms. Justice has shown her commitment to the neighborhood by purchasing another lot and by entering into lease-a-lot agreements for twelve lots, including these three, and spending time and money to remove the substantial amount of debris on all lots.



OPTION AGREEMENTS ESTRALITA JUSTICE



Building Details

3 Beds / 2 Baths
1,500 SqFt

Timeline

Project Start – January 2022
Project Completion – August 2022

Next Steps

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

Recommendation

☐ Staff Advisory Committee

The proximity to the Quindaro Townsite. Staff is recommending extending the hold area of the Quindaro townsite to include this property. Sewer connection issues, accessing the property

☒ Land Bank Advisory Board





OPTION AGREEMENTS ESTRALITA JUSTICE



Google image of the intersection of 31st and Sloan. This image is just south of the requested parcels





OPTION AGREEMENTS ESTRALITA JUSTICE



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



OPTION AGREEMENTS JONATHAN WILDE



Requesting Land Bank Lot

2606 S 8th ST - 137043

New Construction

Single Family Home

Zoning

R-1(B) Single Family District

Frontage

143 Ft





OPTION AGREEMENTS

JONATHAN WILDE



The kind of live/ work scenario I'd be looking to cultivate would be leather making, jewelry making, artists including painting, pottery, etc. There could be the opportunity for light woodworking and metalworking but certainly not at any kind of production scale.



OPTION AGREEMENTS

JONATHAN WILDE



Building Details

3 Beds / 2 Baths
1,200 SqFt

Timeline

Project Start – March 2022
Project Completion – March 2023

Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Business license
4. Special Use permit (**Public Meeting**)

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS

JONATHAN WILDE





OPTION AGREEMENTS STEVEN BASHUS



Requesting Land Bank Lot

1600 S 86th St - 145656

New Construction

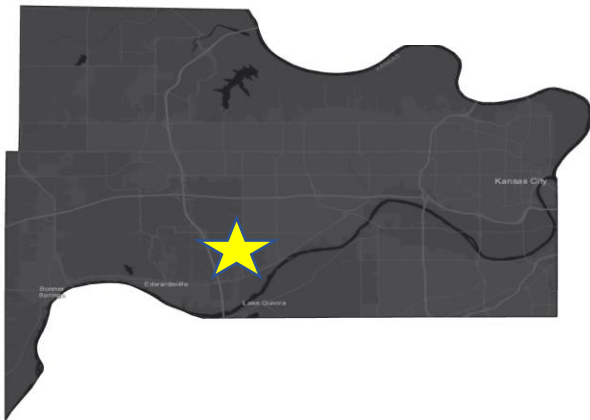
Single Family Home

Zoning

R-1 Single Family District

Acres

1.5





OPTION AGREEMENTS

STEVEN BASHUS



Building Details

3 Beds / 2.5 Baths
1,748 SqFt

Timeline

Project Start – March 2022
Project Completion – February 2023

Next Steps

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



Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



OPTION AGREEMENTS

LORENA VEGA



Requesting Land Bank Lot

8545 Kansas Ave - 932900

New Construction

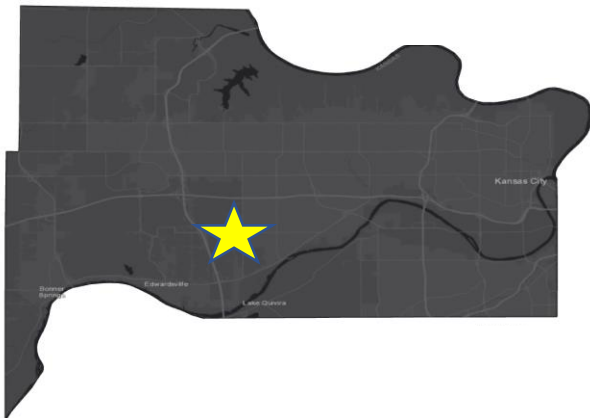
Single Family Home

Zoning

AG Agriculture District

Acres

2.94





OPTION AGREEMENTS

LORENA VEGA



Building Details

4 Beds / 4 Baths
2,395 SqFt

Timeline

Project Start – January 2022
Project Completion – August 2022

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board





OPTION AGREEMENTS DR. BARBARA ANN WOODS



Requesting 2 Land Bank Lots

2712 Garfield Ave – 195633

1876 N 28th ST - 195449

New Construction

2 Single Family Homes

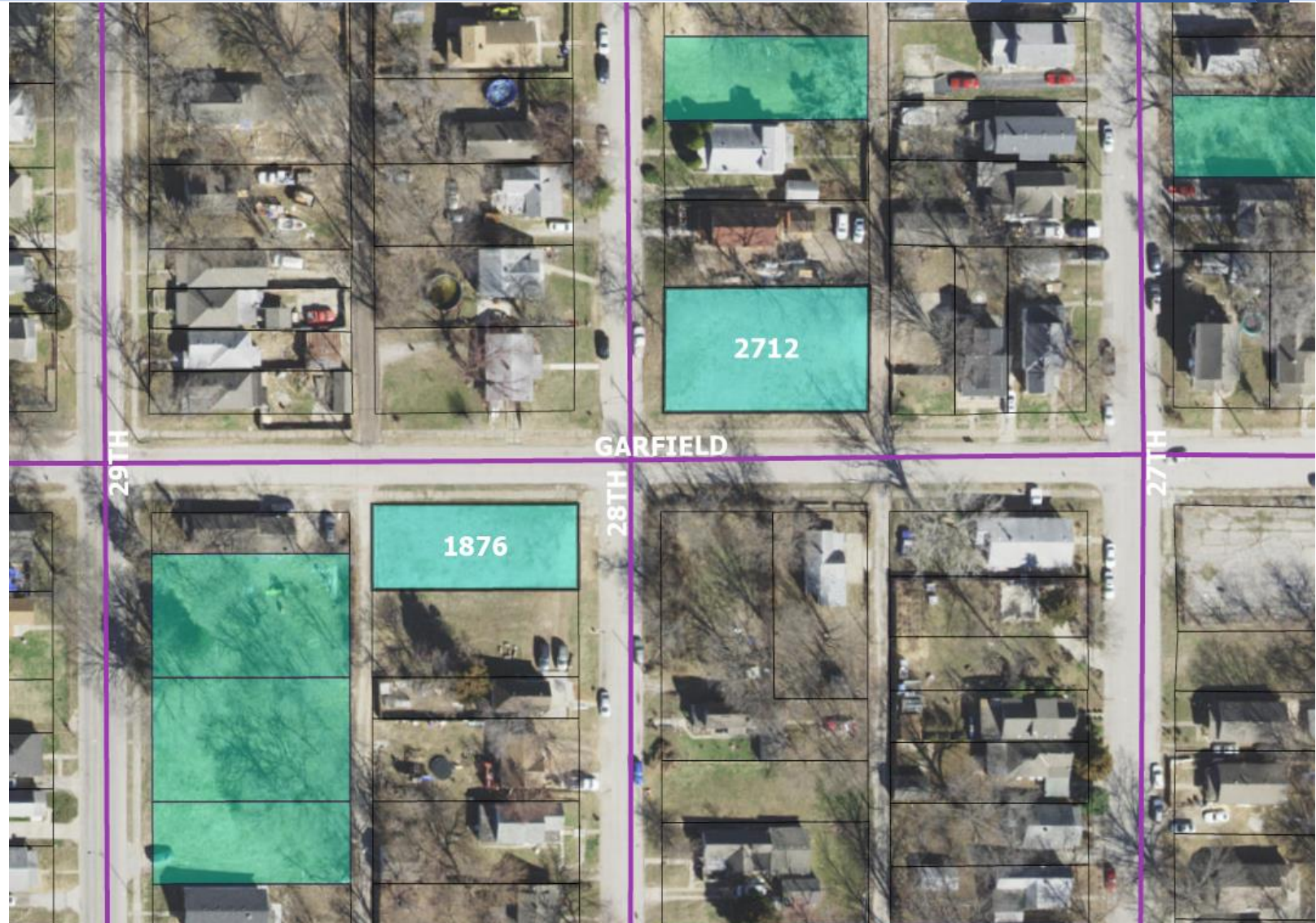
Zoning

R-1(B) Single Family District

Frontage

2712 - 77ft

1876 – 52ft





OPTION AGREEMENTS

DR. BARBARA ANN WOODS



Building Details

6 Beds / 4 Baths
4,000 SqFt

Timeline

Project Start – August 2022
Project Completion – December 2022

Experience

Built 3 homes

Next Steps

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

Recommendation

- ☒ Staff Advisory Committee
- ☒ Land Bank Advisory Board



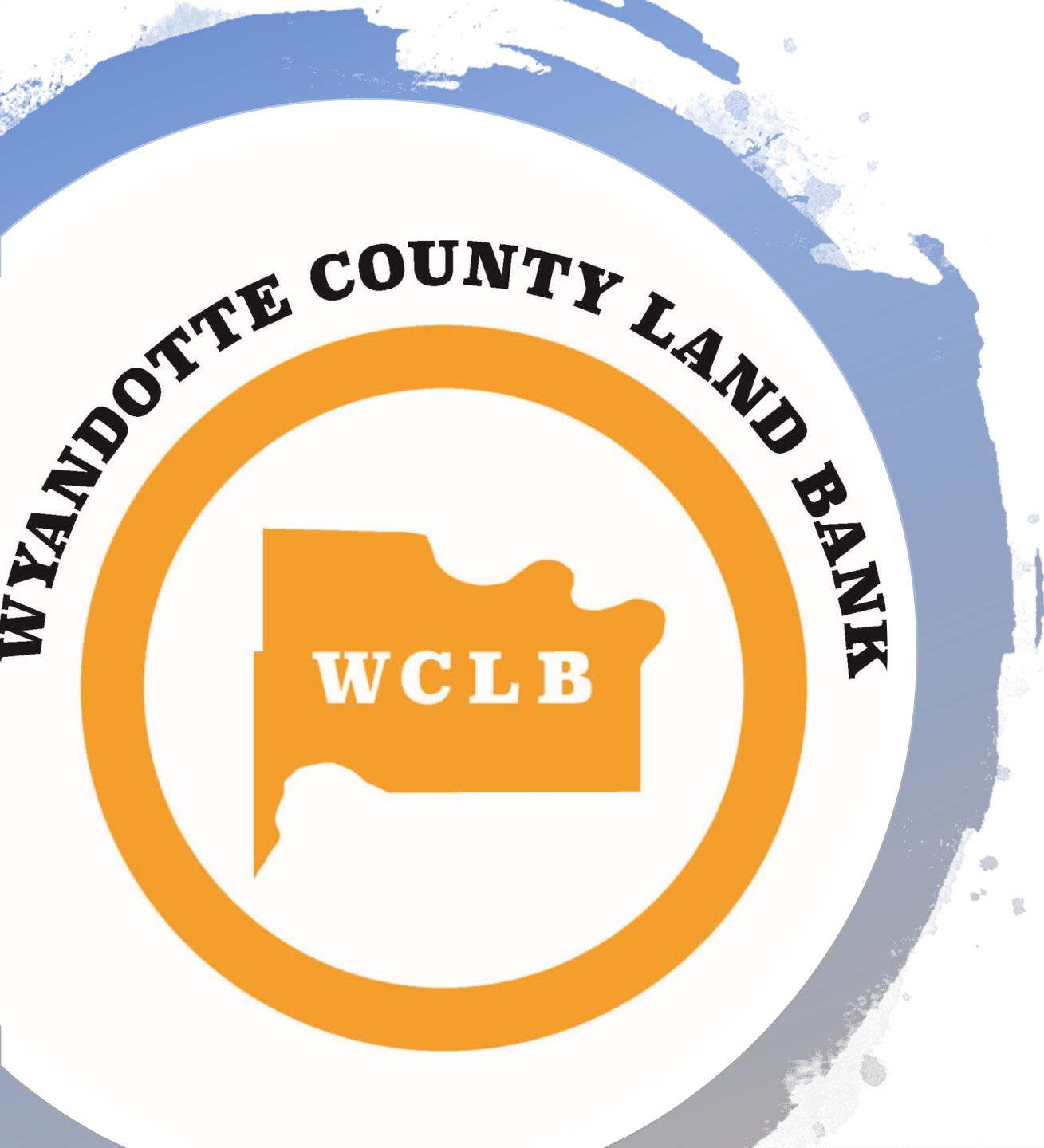


OPTION AGREEMENTS

DR. BARBARA ANN WOODS



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



Option Agreements

Agenda Item – B

Commercial

1



OPTION AGREEMENTS MERCEDES RUBIO



Requesting Land Bank Lot

816 N 9th ST - 080611

New Construction

Food Truck Plaza

Zoning

C-0 Nonretail Business District

Frontage

75ft





OPTION AGREEMENTS

MERCEDES RUBIO



Timeline

Project Start – November 2021

Project Completion – January 2022

Experience

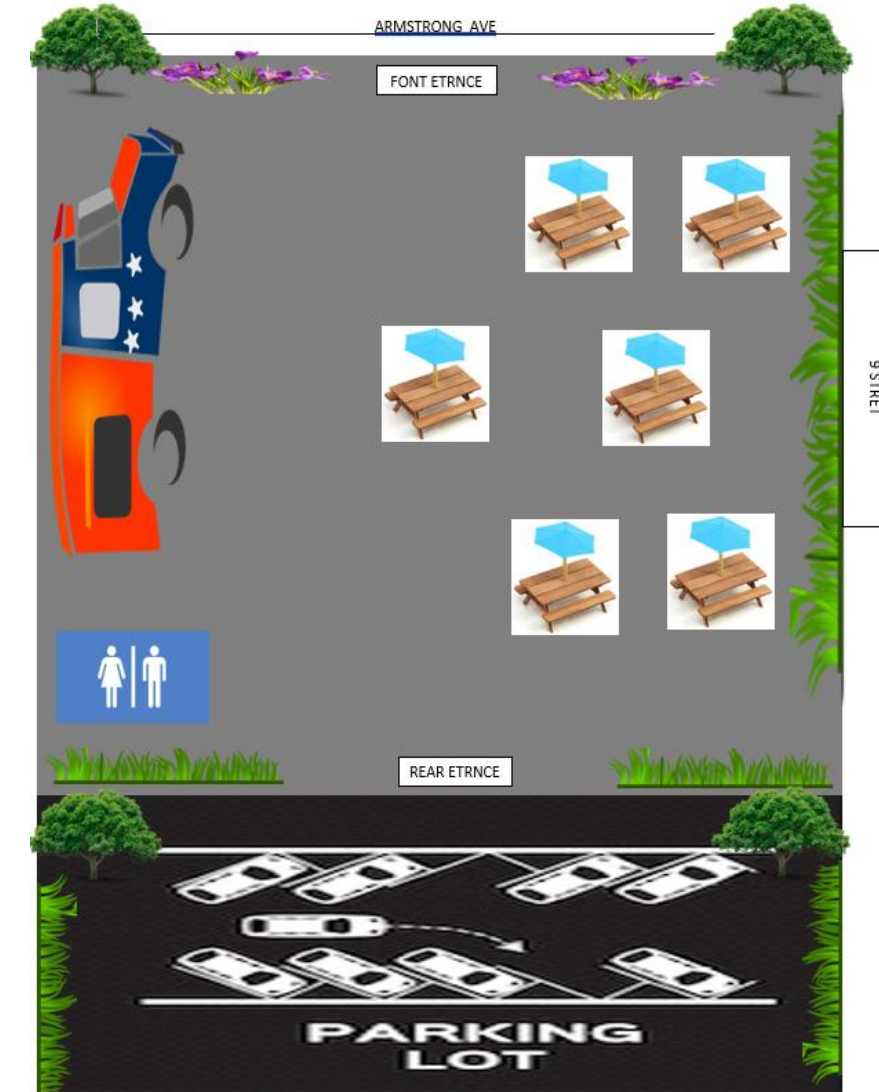
Currently owns a food truck

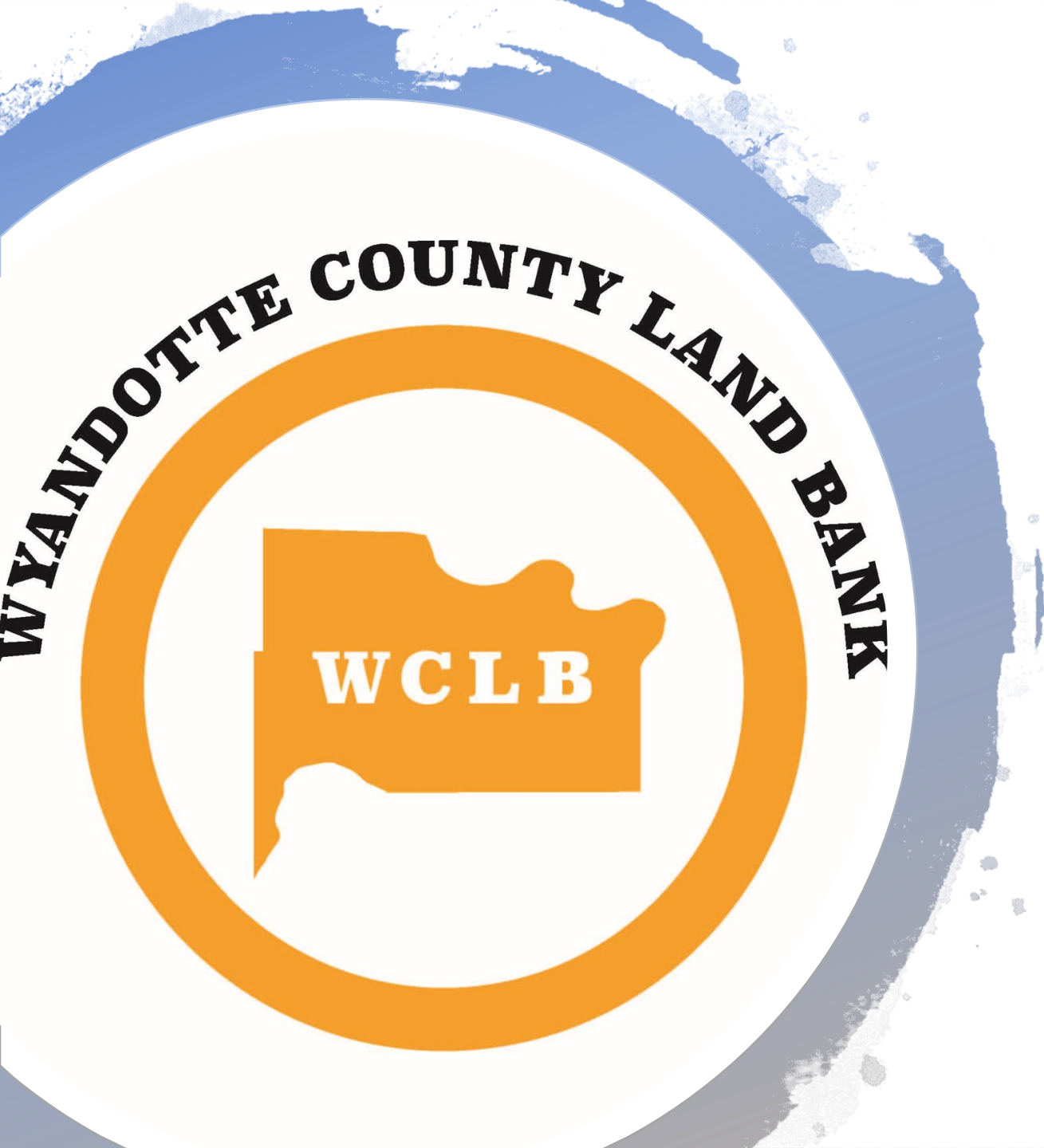
Next Steps

1. Building permit
2. Proof of funds to cover building estimate
3. Zoning Change **(Public Meeting)**
4. Master plan amendment **(Public Meeting)**
5. DRC Review

Recommendation

- ☐ Staff Advisory Committee
 - Doesn't meet the Downtown Master Plan, and the downtown shareholders do not support the location.
- ☒ Land Bank Advisory Board





Option Agreements

Agenda Item – C
Yard Extension

1



YARD EXTENSION SHAWN SIMMONS



Requesting Land Bank Lot

2641 R N 22nd St - 160159

Currently Owns

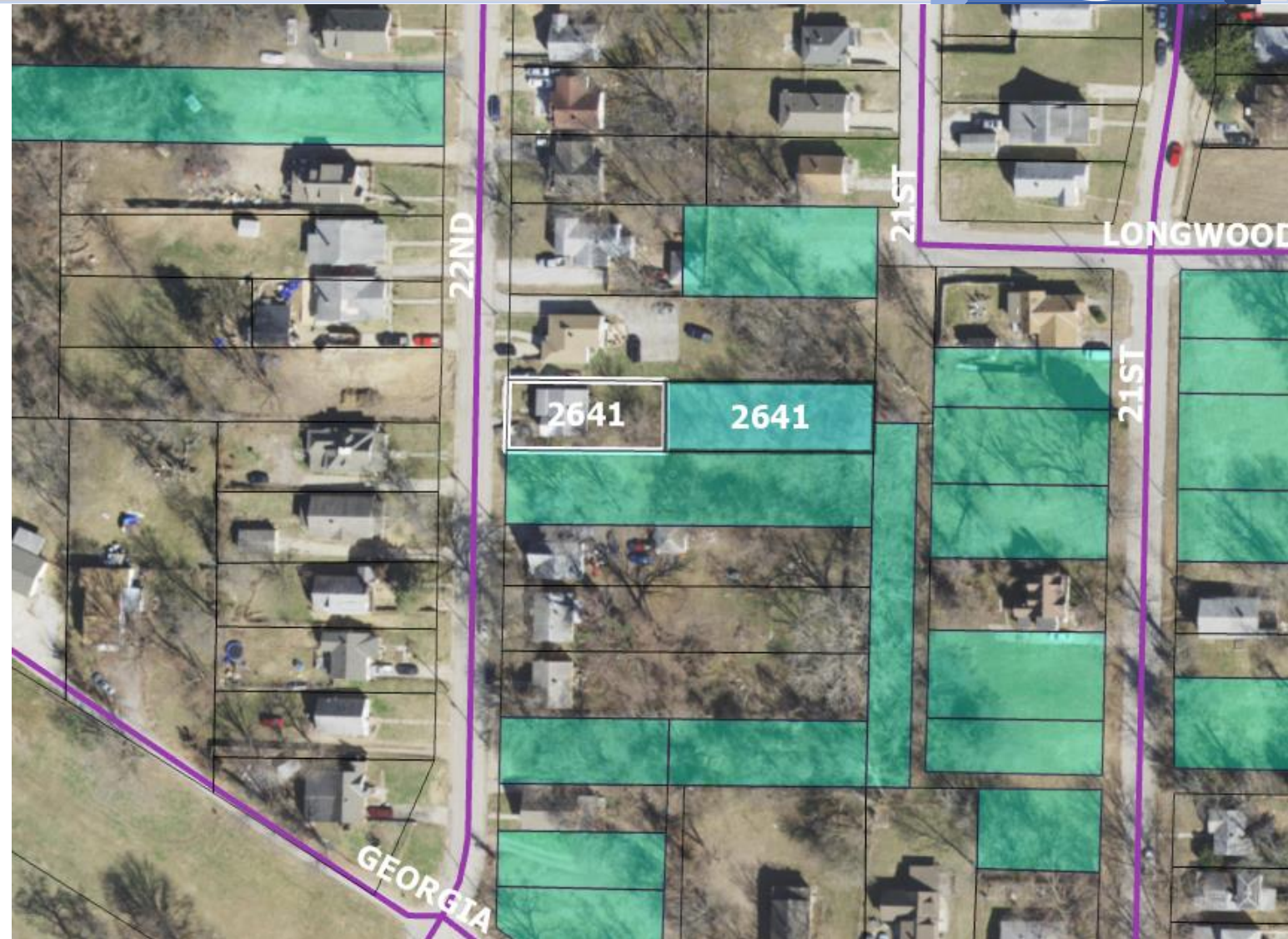
2641 N 22nd St - 160152

Zoning

R-1(B) Single Family District

Unbuildable

Land Locked





Staff Request for Commission Action

Tracking No. 211189

Full Commission Meeting Date: 12/16/2021

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 11/29/2021
(If none, please explain):

Publication Required: No

<u>Date:</u> 11/17/2021	<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 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 1 Yard extension request				
<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 11.28.21				



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: November 17, 2021
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** are being presented at the 11/29/2021 meeting:

C. Yard Extension

1. Shawn Simmons
 - i. 2641 R N 22nd St – 160159
 - ii. Summary – The applicant owns 2641 N 22nd ST. the requested property is directly behind the applicant's home.. The parcel is landlocked and unbuildable.



Unified Government Clerk's Office

Brett A. Deichler, PMP | CPM
Interim Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

November 18, 2021

Colleen Roberts

Ms. Roberts,

Your request to appear before a standing committee regarding new development and updating the Piper Master Plan has been scheduled for Monday, November 29, 2021. The meeting information is as follows:

COMMITTEE: Neighborhood and Community Development

DATE: November 29, 2021

TIME: immediately upon adjournment of the 5:00 PM meeting

LOCATION: remotely via Zoom (see attached agenda for details) **OR**
701 N. 7th St., Lobby

You will be given up to five minutes to make your comments. All comments must pertain to the subject matter.

If you have any questions, do not hesitate to contact me at 573-5260.

Sincerely,

Carol Godsil

Carol Godsil
Deputy UG Clerk

Attachment

c: Gunnar Hand, Director of Planning & Urban Development
Melissa Sieben, Assistant County Administrator

Request to Speak at a Commission meeting

Submission date: **17 November 2021, 1:14PM**
Receipt number: **17**
Related form version: **8**

I want to speak to the Commission

First Name **Colleen**

Last Name **Roberts**

Email

Phone

Street Address

City

Kansas City

What city do you live in?

Do you own or operate a Business in Wyandotte
County/KCK?

State **Kansas**

Is your item already scheduled to be heard? **I don't know**

Choose a topic that relates to the item you wish to
discuss **Planning and Zoning**

Additional details regarding your request. Please identify **Overcrowding Piper Schools**
which item your comments relate to.

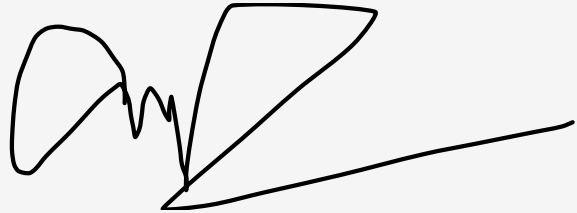
What date is your item scheduled to be discussed?

Date of Commission meeting

Do you wish to speak in favor or against an item?

Digital Signature

Verify your submission.

A stylized, handwritten signature in black ink, consisting of a large loop followed by a series of sharp, angular strokes.

[Link to signature](#)

Godsil, Carol

From: Sparks, Monica
Sent: Wednesday, November 17, 2021 3:40 PM
To: UGClerkRequest
Subject: FW: Request to speak to the Commission received 11/17/2021

From: Colleen Roberts <ColleenRoberts@rank.net>
Sent: Wednesday, November 17, 2021 3:38 PM
To: Sparks, Monica <msparks@wycokck.org>
Subject: Re: Request to speak to the Commission received 11/17/2021

This is about the new development and updating the master plan in Piper.

Colleen Roberts
Realtor- The Allison Rank Team

On Nov 17, 2021, at 3:04 PM, Sparks, Monica <msparks@wycokck.org> wrote:

Good afternoon. The UG Clerk's Office has received your request to speak regarding overcrowding at Piper Schools.

Based on your information, this request would be better directed to the Piper School Board. Here is the contact information: [Board of Education / Board of Education \(piperschools.com\)](#)

If your request is not about overcrowded classrooms, please provide additional detail so that we can update the information and direct your comments to the appropriate board.

Thank you.

Monica L. Sparks
Records Center/Mail Services Manager
Unified Government Clerk's Office
701 N. 7th Street
Kansas City, KS 66101
(913) 573-4122
(913) 213-9021