



Neighborhood and Community Development **Standing Committee Meeting Agenda**

Monday, June 5, 2023

**Immediately upon adjournment of the earlier committee,
or 5:00 p.m.**

Location: HYBRID

We invite you to view the meeting in person in the 5th-floor conference room, Suite 515, Municipal Office Building, 701 N 7th Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85018390765>

Or One tap mobile:

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Or Telephone:

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+1 719 359 4580 US; +1 253 205 0468 US; +1 253 215 8782 US (Tacoma)

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877 853 5257 US Toll-Free

Webinar ID: 850 1839 0765

International numbers available: <https://us02web.zoom.us/j/85018390765>

Name

Absent

Commissioner Brian McKiernan, Chair

☐

Commissioner Tom Burroughs

☐

Commissioner Gayle Townsend

☐

Commissioner Andrew Davis

☐

Commissioner Chuck Stites

☐

Commissioner Melissa Bynum

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- I. Call to Order/Roll Call**
- II. Revisions to June 5, 2023, Agenda**
- III. Approval of standing committee minutes from October 10, 2022.**
- IV. Committee Agenda**

Item No. 1 - LAND BANK OPTION APPLICATIONS

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

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 8 Homes

1. Rogelio Avalos – 1 home
17 S Cherokee St – 139834
2. RA Engineering – 1 home
1598 N 86th St – 934501
3. James and Kelly McClellen - 1 home
1955 S 98th St – 939808
4. Andrea Wardell - 1 home
2926 W 40th Ave – 132806
5. Andrea Wardell - 1 home
4007 S Thompson St – 132914
6. J Ayala Ruiz Ayala by James Michael - 1 home
1256 Argentine Blvd – 068264
1258 Argentine Blvd - 068263
7. Christopher L Gray - 1 home
7651 Webster Ave – 012413
8. Armando Mireles - 1 home
1428 N 31st St - 910829

C. Commercial – 4

1. Hulon Crayton – Restaurant
3711 Delavan Ave – 167220
3701 Delavan Ave - 167221
2. Hulon Crayton – Restaurant / Event Space
2000 N 10th ST - 906502
3. Clint Barr – Office / Shop Building
2000 N 10th ST – 906502
4. Stephen Westhead – US Trailer Rentals
1301 N 2nd St – 081686

Tracking #: 212498

- V. Public Agenda**
- VI. Adjourn**

**NEIGHBORHOOD AND COMMUNITY DEVELOPMENT
STANDING COMMITTEE MINUTES
Monday, October 10, 2022**

The meeting of the Neighborhood and Community Development Standing Committee was held on Monday, October 10, 2022, at 5:28 p.m. The following members were present: Commissioner McKiernan, Chairman; Commissioners Davis, Townsend, and Burroughs. Commissioner Stites was absent. The following officials were also in attendance: Wendy Green, Assistant Counsel; Bridgette Cobbins, Assistant County Administrator; Gunnar Hand, Director of Planning & Urban Design; Jud Knapp, Land Bank Administrator; Monica Sparks, Acting UG Clerk; and Brittanie MacDonald, UG Clerk's Office.

Chairman McKiernan said before I call the meeting to order, I want to announce that due to COVID-19, some committee members, staff, and the public are attending remotely via Zoom as well as on-site.

All participants joining by phone or Zoom should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is the current guidance from the Kansas Attorney General.

The public is allowed to participate by Zoom or submit comments by email prior to the meeting, and those comments will be included in the record of this meeting. As I said, the public may participate by zoom during this meeting, and will also have an opportunity to provide brief comments from the fifth-floor meeting in the Municipal Office Building.

Chairman McKiernan called the meeting to order. Roll call was taken, and all members were present as shown above.

Chairman McKiernan said there were no revisions to this agenda as it was originally published. I'll have a comment on that agenda in just a moment.

Chairman McKiernan said we have no meeting minutes from a meeting of August 8th. That meeting was cancelled due to a lack of items and so there is nothing there to approve.

COMMITTEE AGENDA

Item No. 1 – 211966...UPDATE: KCATA EAST-WEST TRANSIT STUDY

Synopsis: The Planning & Urban Design Department will introduce the consultant team preparing the KCATA's East-West Transit Study to provide a project update, including upcoming public meetings, submitted by Gunnar H. Hand, AICP, Director of Planning & Urban Design.

Commissioner McKiernan said we have a couple of guests who are going to join us here. We all got a presentation ahead of time. Will you be showing that on the screen? Okay, so we have them covered on that, perfect. If you would to introduce yourselves and give us your relationship to this study and then we'll look for just a brief overview and update from you.



Alex Miller said I am leading the engagement effort here on the East-West Transit Study. I work for Parson & Associates. We are located in the historic 18th & Vine Jazz District. We're a public engagement company.

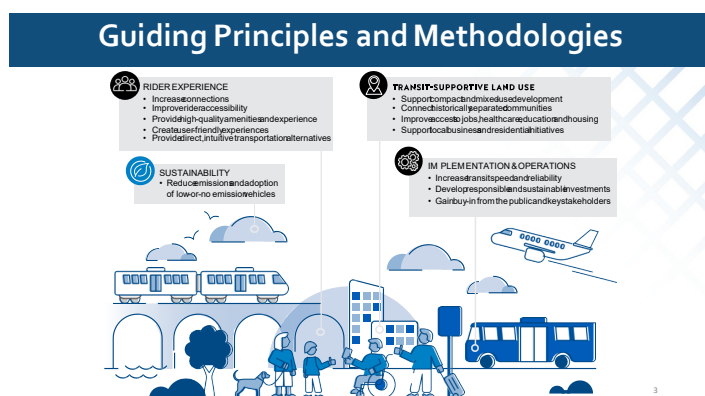
Allison Bushwack said I'm with HNTB. We are the primary consultant on this project. I'm an Urban Planner with 10+ years of transit planning experience and helping out with the various components of this project including the alternatives analysis.



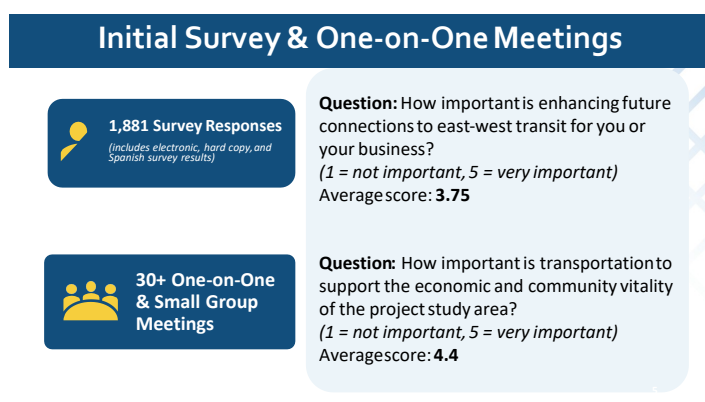
Mr. Miller said a little bit about the East-West Transit Study. So, what this is, this study is looking at high capacity transit stretching from Rainbow Blvd. on the KCK side all the way over to the Truman Sports Complex. The one thing I want to make clear is this is not just a streetcar study, this is high frequency transit, so we're looking at not only streetcar, but also MAX bus lines as well.

This study really kicked off in about March or April, earlier this year. We started with an initial survey. We understand that there are gaps in the current transportation system, but what we wanted to make sure we did, and we started engagement really early, we wanted the public's feedback to help us kind of shape our purpose and need for this project. We have these spines now running north and south. The KC streetcar extension is obviously being built right now down Main Street along with Troost MAX and Prospect MAX. So, how can we start connecting this corridor specifically east and west to those spines that are being built. That was really the purpose and need of this study.

As you can see on the top right, we have several project partners, which to me is very exciting on this project. Obviously, we have the UG that we're with here tonight, Ride KC Streetcar, Ride KC, Jackson County, Kansas City, Missouri, as well as the University of Kansas Health System. I always like to point that out because I do like to say there's obviously some private dollars in this and then we have several different public entities looking at this corridor as well.



We had our initial survey which we'll talk about here on one of these slides I think, yeah, so I'll stay here.



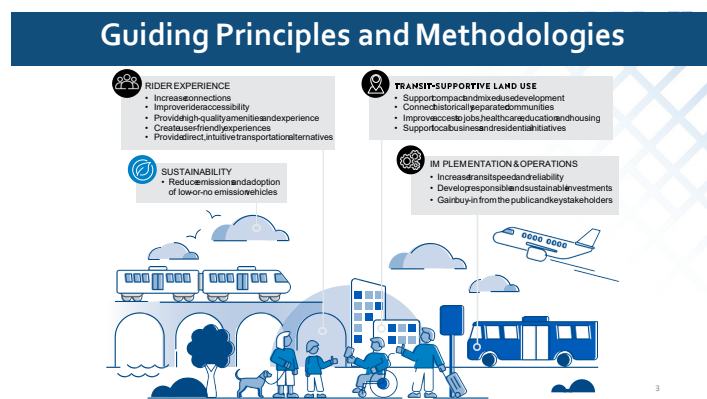
We had our initial survey. We had nearly 2,000 survey responses. You can read it up there. We had 1,881 survey responses. This included electronic version, hard copy surveys that we distributed across the corridor as well as Spanish translated surveys as well.

Two questions I wanted to pull out from those initial survey results is, we asked about 16 questions, but I wanted to pull these two because I think they're really relevant to our study. The first question, how important is enhancing future connections to east-west transit for you and your business? We had an average score of 3.75 out of 5. The second question, how important is transportation to support the economic and community vitality of the project study area? As you can see there the average score was 4 out of 5, 4.4, so this kind of helped confirm the purpose and need of our study that yes, this study is needed.

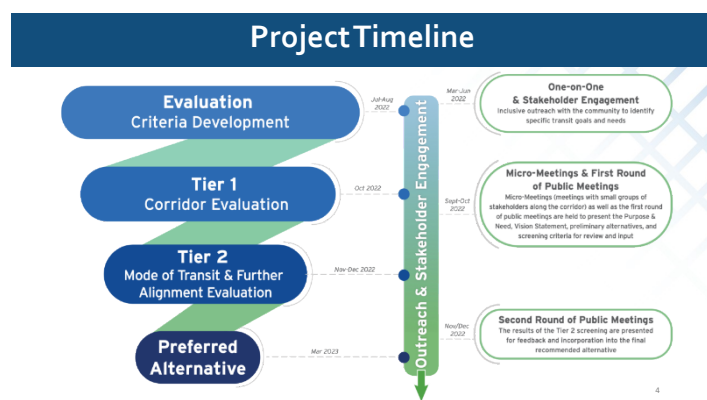
In addition to that survey, we had over 30 one-on-one in small group meetings, so these were everyone from faith-based leaders to non-profit leaders, small business leaders to large business owners as well throughout the project corridor. We met here on the KCK side, the

Rosedale Development Association, we had a one-on-one with them and then we also had a small group meeting with their Leadership Council as well, so we got a lot of really great feedback.

I'll go backwards a little bit now.



All that great feedback really helped us shape our guiding principles and methodologies, which is a really long way of saying here's kind of what we're focused on throughout this study. That initial survey really helped kind of feed into this and helped us to develop our guiding principles as well as our vision statement for the project.



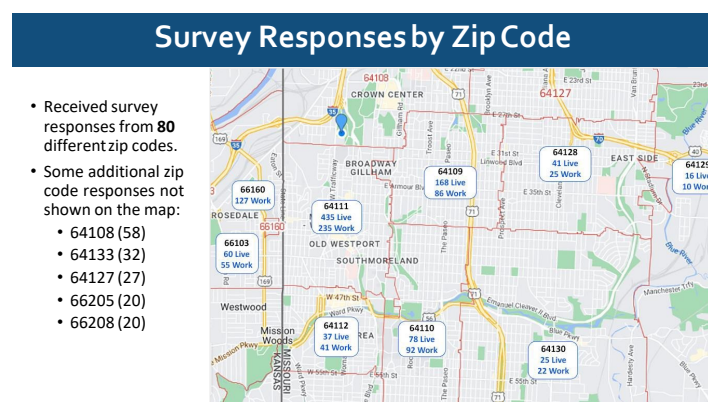
Project Timeline, you can see here, we're in that second bubble. We just had our first week of in-person public meetings last week. We had, let me do the math in my head really quick, we had over 80 folks attend in person last week. We do have a virtual public meeting tomorrow where we have 116 people registered for that.

We did our initial one-on-ones and stakeholder outreach to start this study. I took all that feedback, took that initial survey feedback to get to our alternatives, alignment options, which we're going to look at here in a second and then we're starting to test those now in the public. So,

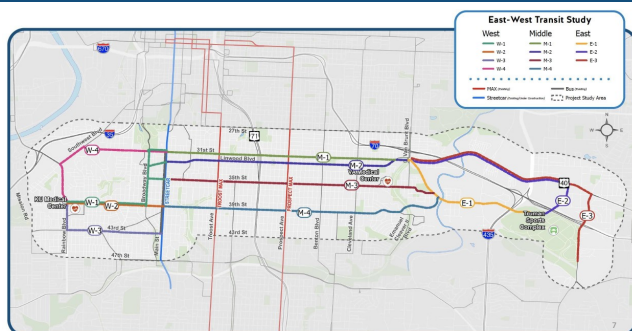
this feedback period will remain open until November 4th. What we're really looking at is to start narrowing down our different alignment options. We'll take all that data—I always like to say the people are a little bit smarter than me like Allison here on my right. The Planners and Engineers will take all that data we're getting back and then they'll narrow down those alignment options to one or two per segment and then we'll put either a bus or a streetcar on it and say this is what this alignment option looks like with the bus, this is what it looks like with a streetcar, this is what it looks like with a combination of bus and streetcar. That will be our next round coming sometime late November, early December.

We'll go out, we'll do another round of engagement looking at those alignment options with those modes and then take that data back and by March of 2023 have our final recommendation.

A big part of this project, I'll mention as well, which hasn't quite started yet, is how do you pay for it, so how would you pay for this type of system across the corridor. That's something we'll look at once we narrow down where that alignment will be and which mode we'll be using and then we'll start doing price estimates and how can you finance a project like that.



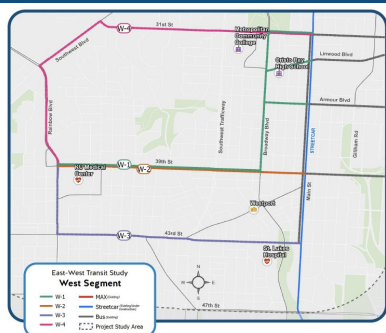
Transit Corridor Alignment Options



These are the alignment options that I was mentioning earlier and we will zoom in on each segment, but overall this is what we're asking for feedback on, again, from now until November 4th. As you can see, we have a lot of different alignment options throughout this corridor and one thing to keep in mind, and we'll let you all know how you all can give us your feedback on this at the end here, one thing to keep in mind is we're not asking people to draw us a straight line across the map. So, let's say, for example, West-1, which runs across 39th Street, it starts at about Rainbow Blvd. and comes all the way east to Main Street, sorry that's West-2. If West-2 is your favorite option there, that's great. Then, let's say Middle-1, which is up on 31st Street is your favorite option for that segment, that's fine too and the same with the east side.

So, what we really want people to do is think about their travel habits in this corridor, which of these alignment options in each segment would serve them best.

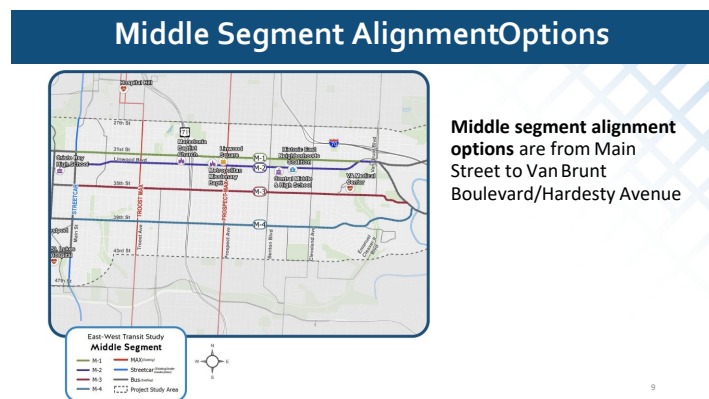
West Segment Alignment Options



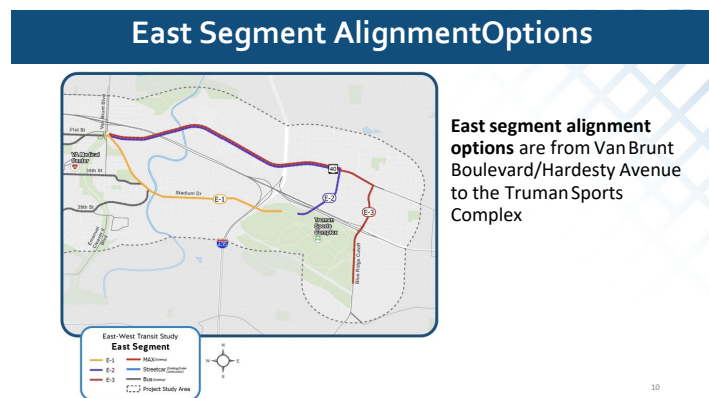
West segment alignment options are from The University of Kansas Health System to Main Street

Again, we'll zoom in a little bit. This is the West Segment Alignment Options. We have four different alignment options in this segment. We'll be looking for feedback specifically on which of these four do you think would serve you best. You can see we've dictated there, we've marked

where the streetcar main street extension is currently going down Main Street and we've also highlighted where there's existing bus routes.



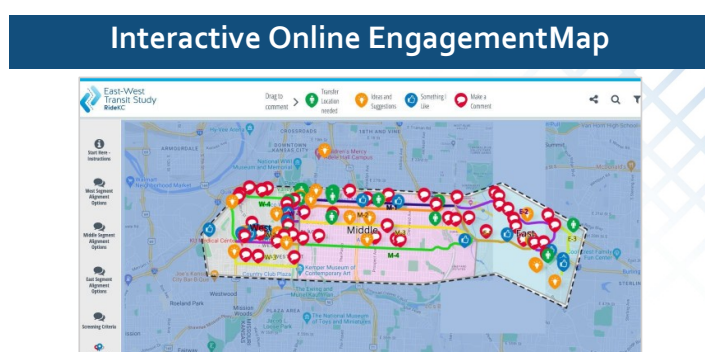
This is the Middle Segment Alignment Option. During the public meetings, what we did is we had these big three foot by four foot boards. We gave everybody dots as they walked in the meeting and they really had time to look through and do it. As respect for everyone's time tonight, we didn't bring all the boards and everything, but again, we do have an online option as well where you can go and provide your feedback. It's a really cool interactive map we're using where you can zoom in and make your preferences there.



This is the East Segment Options where we have three different options. The furthest east option being East-3, which runs down Blue Ridge Cutoff.

Screening Criteria	
For the transit service alignment:	Maximize the following within a quarter-mile of the transit service alignment:
 Increase connections to other transit services	Existing population density
 Improve rider access to the transit network	Existing employment density
 Serve the greatest number of transit riders	Future population density
 Increase the number of people who use transit over driving	Future employment density
 Achieve the fastest travel time through the corridor	Connections to affordable housing
 Avoid options with project costs that are far above average for transit projects	Connections to key activity centers
 Avoid impacts to other roadway uses (driving lanes or parking lanes)	Connections to healthcare facilities
 Avoid costly obstacles such as bridges or major utilities	Connections to planned development projects
 Avoid private property acquisition due to right-of-way space constraints	Connections to planned development projects costing \$100,000 or more

The other thing we're asking from the public as well as screening criteria, so this is a lot to look at and obviously we're very early in this process, it's very technical still. What's important to point out with this screening criteria—because there's 18 different screening criteria, this is the exact same screening criteria that members of the Executive Management Team also weighed their own options. So, they said of all of these different screening criteria, here is how I would rank them based on what we would like to accomplish with this study. We're not sharing those numbers currently because we don't want to dissuade the public, we don't want to bias the public in any way. So, now we're asking the public, of these 18, which five are the most important to them and then we're going to take their feedback, their weighted screening criteria with our weighted screening criteria and really bring them together to try to make the best project possible.



Surveys and map open for comments until Friday, November 4, 2022

As I mentioned, we do have this online interactive map. We will close this on Friday, November 4th at midnight. What you're looking at is all the different comments we've received. As of Friday at noon, we have received over 147 comments on this map. We've had nearly 426 survey responses as well as we've had over 800 unique visitors to this webpage alone. So, we've had a lot of really great engagement on this map. The link is in the packet as well, but this website is

eastwesttransit.org and that's where you can go and if you all want to help us out and tweet this and share it with your constituents, we would sure appreciate it to try to give us some feedback here on these different alignment options.

This is again just a view. You're able to filter on and off these comments, so if you would like to take all the comments off and really look at the corridor as a whole, you are more than welcome to do that.

Stay Connected!


<http://eastwesttransit.org>



AJ Farris: ajfarris@kcata.org

Alex Miller: alex@parsonkc.com



Phone: 816-601-0137

Again, here is that website. It's eastwesttransit.org. AJ Farris is on the line. He is the Project Manager. Sorry AJ, I should have thought to mention you sooner. He's on the line. He's at home with his sick kid tonight. Again, myself, Alex Miller. You have our contact information there. That is my direct line there, so feel free to give me a call if you all have additional questions or need anything, but with that, we'll go ahead and open it up for questions.

Chairman McKiernan said thank you so much for the work as well as the report. I will ask the committee if they have questions or comments in a minute, but you mentioned you have x number of responses in that dotted line area. Do you have the total population of that dotted line area? Do we have any estimate of what percentage of population in that given area responded to the survey so far? **Ms. Bushwack** said I don't have our population numbers on me. That is part of our evaluation is to look at population density within a quarter mile of each alignment option. I don't have a calculation here to say what percent of the total population have we seen. **Chairman McKiernan** said that's fine. Those are data you can provide at a later date. I wonder, do you have any threshold for responses at which you consider them sufficient to represent a population or do you just take what you get? **Ms. Bushwack** said we take what we get, but I think general good practice is really in our outreach efforts and I think with the turnout we had at the last two public

meetings and what we have for the virtual meeting tomorrow, I would say based on my experience, that's a very good turnout. **Chairman McKiernan** said I would agree it's a very good turnout, but I would also say I'm guessing there could easily be 10,000-20,000 people in that study area. I'm just trying to gauge what percent of those residents actually participated in giving information and feedback. **Ms. Bushwack** said sure. We can look into that and get back to you.

Chairman McKiernan asked, does any committee members have comments or questions and I do have—AJ Farris has raised his hand online. AJ, if you have comments, we'll go ahead and recognize you.

AJ Farris, Planner Manager for the KCATA and Project Manager for the East-West Study, said I first wanted to apologize for not being able to be there in person tonight, but you all are in great hands with both Alex and Allison. They've done a good job. We'll make sure to get you guys that data and anything else you want. I do want to point out that kind of at the beginning of this study we recognize the importance of public engagement for such an institutional and large undertaking of a project through a very diverse corridor. We've actually gone through and had supplemental funding given to the project to increase the amount of public engagement we could do to ensure that we're reaching a very diverse group of people and the most people possible. We'll be happy to give you guys more of that exact data that you requested.

Again, my apologies for not being there, but thank you very much for taking the time to hear us out tonight.

Chairman McKiernan said thank you so much for your participation in the project and for joining us tonight.

Chairman McKiernan asked, does any members of the committee have comments or questions regarding the report?

Commissioner Townsend said I'm looking at the project overview and it talks about the Kansas City Area Transit Authority in cooperation with several project partners is evaluating the East-West high-capacity transit connection between the University of Kansas Health System and Rock Island corridor Truman Sports Complex. How was it determined from the beginning that your

focus would be on those corridors, because when you showed the zip codes, constituents zip codes in my area would say well, you know, we're not there. How and why was this particular area selected to start off with? That's my first question. **Mr. Miller** said I think AJ would probably be best to answer that.

Mr. Farris said essentially kind of two main reasons. The first thing is this corridor has been identified in past planning processes that were bi-state processes to be right for a high capacity, high frequency transportation system, so that's kind of the impetus for this. It's been identified through past planning projects.

The other is that we were approached by KU Med specifically, one of our project partners to include funding, which you know my hat goes off to KU Med. It's not often we get a private organization coming in and trying to get ahead of the waterfall and kind of putting their money where their mouth is to engage in a high-capacity, high-frequency transit study along this corridor. So, that's kind of how the study area was identified with the two locations of Truman Sports Complex and KU Med and, of course, all the work that's being done on the Rock Island corridor looking to give better connection to that area of Kansas City, Missouri around the Truman Sports Complex. Hopefully, that gives you kind of a good answer to your question.

Commissioner Townsend said yes, and by your definition, when you're talking about high-capacity transit, is there a certain number that you anticipate ridership from and to the east-west in that corridor? **Mr. Farris** said there's not an exact number. Essentially, think about the kind of ridership that the streetcar generates and that any of our Bus Rapid Transit systems generate. Maybe Allison could bring in a little bit more expertise to that exact number that we would be looking to generate ridership wise and if not, I can quickly look up some of what other ridership numbers are for our other MAX routes and streetcar, which would be similar to this system.

Ms. Bushwack said currently in the corridor on existing routes, the numbers are in the thousands on the east end, which is kind of lower in ridership, but it ranges up to 6,000 sort of in the west and middle segments. Those are numbers that we consider for higher capacity. I don't have the numbers on me for streetcar and Main MAX, but it's also not just about serving existing riders, but really building out a network to serve future riders. This is really a multi-generational investment and we want to help drive the land use decisions around it too, so today it might be in

the mid-thousands, but, hopefully, in 10-20 years we're attracting more density, more employment to the area to serve more people.

I would say also with high-capacity, implicit in that sort of technical or buzzword, we're also talking about quality and frequency. So really putting in frequency during peak travel times of 10 to 15 minutes and really bringing in more quality stations that build out the corridor to have greater visibility or more attention to a quality transit system so it's really meeting the standards of high-quality transit that attract riders to the system and keep it sustainable into the future and, hopefully, competing with driving.

Commissioner Townsend said thank you very much. It goes without saying that the health system, KU Health system, is one of the largest employers in the county, so there is a lot of activity there, not only for people that work there, but people are visiting loved ones, patients and whatnot, but anyone could use this system. I want to make that clear, right, but I also wanted to find out and get on the record how that corridor starting there happened to be identified.

Commissioner Davis asked, can we put up the map one more time? This map is fine too. I mean it's kind of a small sliver that is KCK or Wyandotte County. The majority of this corridor is in Missouri in KCMO. I have a question about engagement and is particularly within the Rosedale community. Do you all have any numbers or any idea of what portion of the respondents are Wyandotte County residents? **Mr. Miller** said we do have—we only ask for zip codes on the surveys, so that's the data we have on that slide and this, again, was the initial survey. We, obviously, have a lot more data now after our initial public meeting.

I do have a list that I can send you of everywhere we engaged on the KCK side, everything from dropping off postcards about the public meetings to hard copy surveys. I think it's Strasser Hardware Store was something that—and I should have mentioned it in our initial one-on-one meetings, we did ask each one-on-one participant, so Erin Stryka from Rosedale Development said hey, Strasser Hardware is a place you guys should be putting materials about this. It's a community place where a lot of people come, so yeah, I can get you that list of everything we've done on the KCK side. We've tried to do everything from postcard drop-offs to hard copy surveys at libraries and community centers because we know not everyone has access to the internet and to make this as thoughtful as we can.

I guess I should have mentioned some of this sooner. Allison did a great job mentioning this is really for future riders and the youth and so we have partnered up with the YMCA on Linwood, which is obviously, a little further east than here and they allowed us to come out to their youth night so we were able to engage about 28 youths that were there at the Y and really have them participate in this. We're also working with Crystal Ray trying to get a partnership with them as well to really engage some younger folks on this as well and think outside the box because you're right, a lot of transit studies we find, it's the same bubble of people that respond to it, so we really wanted to be committed of finding those other folks that don't always participate in these.

Chairman McKiernan asked, are there any more questions regarding this? Thank you committee. Thank you for the work that you've done. I'll just have one comment. I'm confident that when you have study results in hand, you will come back to us with some suggestions and I'm guessing those suggestions will require investment on our part. So, what I want you to do is bring back as clear a picture of community benefit as you can draw to justify us investing in operationalizing your study. Bring me rainbows and unicorns that make me want to invest in this after this work is done. **Mr. Miller** said understood. **Chairman McKiernan** said thank you so much, really appreciate it.

Action: **For information only.**

Item No. 2 – 212008...LAND BANK OPTION APPLICATIONS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

Chairman McKiernan said I'm just going to say out loud something I said to Mr. Knapp in our agenda review. The next time we have a moratorium on Land Bank items, I would suggest we not bring the entire backlog to one meeting, but rather batch them into meetings. We have 59 separate items tonight including probably 50% more properties. We just have 59 items. I would ask everyone to please keep that in mind as we move with all judicious pace through all of these items.

Jud Knapp, Land Bank Manager, said we have 36 single-family homes, 20 units of multi-family, four commercial, three garages, five property transfer, and four donations set.

Items A1 through A20 I think can be voted on as a whole together. A-14 was removed by the applicant because the Neighborhood Group is waiting for their Land Bank strategy to be completed.

A. New Construction - Single Family Homes - 32 Homes

1. CHWC – 1 Home
1035 Ohio Ave. - 093702
2. CHWC – 1 Home
1221 Barnett Ave. - 080970
3. CHWC – 1 Home
1236 Barnett Ave. - 081064
1234 Barnett Ave. - 080956
4. CHWC – 3 Homes
618 N. 11th St. - 080519
1137 Ann Ave. - 080823
1135 Ann Ave. - 080822
907 N. 12th St. - 080790
5. CHWC – 1 Home
741 Everett Ave. - 081979

Let's go to A1, first one is at 1035 Ohio Ave. It's CHWC. Planning had the same comment clear through this, it was parking and basically to sum it up, they just don't want to see the garage from the street. They want it on the side of the house or the back of the house, so that sums up every one of these comments. CHWC had submitted their building plans for 2023. They plan to build in this application here 6 single-family and 10 multi-family units.

A1 and A5 is CHWC. For this comment, the alley is unimproved so garage access would be best from the rear of the home so there would be a driveway on the front to the back of the house. Planning also says that the parcel can opt into a narrow lot review and the benefit for this is if they did that, they have the opportunity to build an accessory dwelling unit. CHWC did not request accessory dwelling unit.

Chairman McKiernan said I see that Ms. Painter is here with us tonight, so we probably are going to ask you to come forward to make sure that we at least have a common understanding, if not, some questions. I do see a question from Commissioner Townsend.

Commissioner Townsend said well, just a request. What we see on the screen is so small and we do have a list here, I would ask that when we're talking about these individual homes that we say on the record just to make sure we understand what address we're talking about at any given time. I would find that helpful for the record, so that's my request.

Chairman McKiernan said, Mr. Knapp, would it be safe to say we are still considering 1035 Ohio with your comment about the unimproved alley? **Mr. Knapp** said yes. **Chairman McKiernan** said so we're still at A1 with this discussion.

Mr. Knapp said I can move on. The next one is A2 and that is at 1221 Barnett Ave. It's for a single-family home. The comments on this one was parking should be off the alley.

The next one is A3 and that is 1236 Barnett Ave. and, again, the staff comments was parking off alley. Again, this is combining two lots into one.

A4 is at 618 No. 11th St. There's actually four parcels in this one because it's the same building over all three of those. I didn't know the best way to show this to you, should I do it in three different ones or just lump them all together because this is the same house, but the address here off of Ann, there's two lots there that will be combined into one to build a single-family home.

A5 is 741 Everett Ave. and this is in the Douglas/Sumner Neighborhood Group and they are in favor of this project and CHWC is actually building a house right across the street from it also that's framed up.

Chairman McKiernan said given the fact that these first five are all CHWC applications, I would ask the Committee if we would like to just consider these first five, since it is a common applicant even though there are multiple addresses.

Commissioner Townsend said I just wanted to make sure—this would be under A4, CHWC application, the address 907 No. 12th St., is that still part of the request or did that drop out. I didn't hear it called. That's why I was just asking. **Mr. Knapp** said I did not call it out, but—**Commissioner Townsend** said that's part of it. **Chairman McKiernan** said it is part of our agenda. **Mr. Knapp** said yeah. **Commissioner Townsend** said okay.

Chairman McKiernan said connect the dots for us Mr. Knapp. How does 12th Street enter into this application? **Mr. Knapp** said so it's like—it's the same house. **Chairman McKiernan** said now I see. The 618 is one house, 1137 and 1135 is the combined lot for one house and 907 is one house, got it. **Mr. Knapp** said yeah. I didn't know how to best present this, should have been in three different items, but since it's the same plan I just threw them all together.

Chairman McKiernan said, basically, I guess for Ms. Painter, come on up real quick if you would. Come to the microphone. Is it safe to say that the majority of these are simply continuing to build out at Waterway that was started 20 years ago?

Megan Painter said that would be correct. I work at Community Housing of Wyandotte County. It also continues the work that we're doing in Douglas/Sumner as well just across the street. This is the only available Land Bank lot on that particular block remaining. **Chairman McKiernan** said but this would dovetail with all the other work you've done on that block and in that vicinity. **Ms. Painter** said yes, absolutely.

Commissioner Burroughs said if you want to do the 1 through 5, Mr. Chairman, I would make a motion.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Items A1 through A5 as submitted.**

Chairman McKiernan said I'll ask the Clerk if we had any correspondence related to these items. **Ms. Sparks** said no comments received. **Chairman McKiernan** said if there's anyone attending via Zoom who would like to comment on these items. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said we've already heard from Ms. Painter. If there's anyone here with us that would like to comment on these applications. Seeing no one coming forward, there's a motion and second to approve A1 through A5 as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, A6 and 7 please.

6. Damon Downs, Jr. - 1 Home
3001 N. 48th Terr. - 178024

7. Damon Downs, Jr. - 1 Home
3557 N. 56th Terr. - 920628

Mr. Knapp said A6 and A7 are from the same applicant and both homes they plan to rent them. The first one is at 3001 No. 48th Terr. for a single-family home. It matches the zoning and it's a three bedroom, two bath, 2,000 sq. ft. house. The staff comments was the parking comment again, that parking needs to be in the rear or the side yard. We didn't have any neighborhood or Land Bank Advisory Board comments on this one.

Let's go to A7. This one is at 3557 No. 56th Terr. and it's also zoned R-1, so it does match the single-family home. It's four bed, four bath home, 2,000 sq. ft. The plan is to rent. Staff comments was the parking comment again and there's a picture of what they plan to build.

Commissioner McKiernan asked, would it be safe to say that in both cases here, the intent of the staff comments is that they don't want a street-facing garage entry? **Mr. Knapp** said yes, that is correct. **Chairman McKiernan** asked, is that something that the applicant would follow up with Planning to execute that? **Mr. Knapp** said yes. **Chairman McKiernan** said if we were to approve these, then staff could still hold the applicant to that criteria? **Mr. Knapp** said yes because the building permit is separate than the Land Bank. The Land Bank option just gives them the opportunity to go get the building permit without a fear of the Land Bank selling it.

Commissioner McKiernan said since this is a common applicant again, if we want to consider 6 and 7 together, do we have any comments or questions from the committee?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Items A6 and A7 as submitted.**

Chairman McKiernan said we have a motion and second to approve these items as submitted. I'll ask the Clerk if we received any correspondence. **Ms. Sparks** said no comments received. **Chairman McKiernan** said if we have anyone attending via Zoom who would like to comment

on these applications. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** said and if there's anyone with us here present who would like to comment on these applications. Seeing no one coming forward, there's been a motion and second for A6 and A7, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said since 8 and 9 are a common applicant again, let's look for both of those please.

8. Giovanna Frame - 1 Home
1318 Greeley Ave. - 157786

9. Giovanna Frame - 1 Home
1326 Greeley Ave. - 157784

Mr. Knapp said this is kind of another example of me breaking them. I could have put them all in the same it, but I broke them out because they're right next to each other. The first, A8, is for 1318 Greeley Ave. It's for a single-family home. It's zoned RP-5 so it does match the zoning for a single-family home. The staff comments again was the garage needs to be on the side or the back of the house and I believe this parcel—and the next steps, they have to have a narrow lot review with this one.

A9 is just one lot to the west and is 1326 Greeley Ave. for a single-family home. The staff comment is the garage needs to face the—it doesn't need to face the front. We do have a Land Bank Advisory Board comment on this one. It's missing the equitable development component. That's either a notice and meeting with the neighborhood group or property owners, residents and community police. This is a quickly transitioning neighborhood causing demographic, cultural and lifestyle changes and the question is how a development plan has been submitted and how much does it match the photo that's below. This house is in a neighborhood group, the OCP Neighborhood Group and because of that, I sent them an email that there is a project within your area. I didn't get any response back from the OCP Neighborhood Group for this project. I did give notice to the neighborhood group and the development plan, this hasn't been made because this is just an option for the applicant to pursue building a house here. I don't believe the development plan has even been created yet.

Commissioner Burroughs said I know that both of them are the same developer and owner, so I would just move for approval.

Action: **Commissioner Burroughs made a motion to approve Items A8 and A9.**

Commissioner Davis said, Jud, is there a standard practice by which there is a certain amount of time that applicants are given to respond for the various increase that you may have regarding their application? **Mr. Knapp** said there's not a set time. **Commissioner Davis** said when there was a request for this developer to meet with said neighborhood group, how much time was given for the applicant to respond? **Mr. Knapp** said I haven't come across that, but I wasn't told of that happening. The request actually happened because—I wasn't aware of it.

Commissioner Davis said I was under the impression that because I'm looking at the Land Bank Advisory Board comments. They're saying the noticed meeting with the neighborhood group and/or property owners did not happen, so I'm just wondering, was there any effort made to at least notify the applicant that's what the Land Bank Advisory Board was concerned about. **Mr. Knapp** said actually no, because this comment came in at like 4:00 this morning and gave me no time to even vet it. I did send these comments—I did send this application to the Land Bank Advisory Board like a month ago so I didn't—**Commissioner Davis** said okay, so let the record show—that's what I'm trying to get at—our staff did everything that they could to notify or at least within a proper standard of time to get us the information. The Land Bank Advisory Board did receive this information a month ago, gave you these comments and these requests and everything you were seeing pretty recently, therefore, it creates a very tight timespan to respond.

Commissioner Townsend said the OCP Neighborhood is within District 1 and recently there was a change of the presidency and what I would like to do just for these two applications is to roll this over one month to give this developer and the OCP an opportunity to talk. Then, after the one month, this be returned to the committee for an up or down action. Again, I'm making this request because I know there has been some change in the OCP Neighborhood hierarchy of officers in that group. I want to give each of the parties, the group and the requester here, Mr. Frame, the opportunity to talk. That would be my motion. I know there's already a motion.

Chairman McKiernan said we do have a motion on the floor. It was not seconded, so that motion does not move forward for lack of a second. **The motion failed for lack of a second.**

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to set over Items A8 and A9 for one month.**

Chairman McKiernan said I'll ask the Clerk if we received any written communication about these applications. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone online that would like to offer comment on these applications. **Ms. Sparks** said no hands are raised. **Chairman McKiernan** asked, is there anyone here in the room that would like to offer comment. If you would, just remind us of your name and city of residence for the record and you'll have up to three minutes to make your comment.

Megan Painter, Community Housing of Wyandotte County, said I just wanted to put in the comment that the neighborhood meeting for the Neighborhood Association is tomorrow night, so that's a pretty short chance for the developer to meet with several people, but I will help you get connected to Candy Cardwell. **Chairman McKiernan** said if we can just make sure that between all of us we can facilitate contact within those 30 days and then we can come back with updated information.

Commissioner Townsend said I do have a question. Thank you, Ms. Painter. Is CHWC affiliated with 1318 Greeley and 1326 Greeley application? So, this is clear, these are the ones we're talking about. **Chairman McKiernan** said I'm just guessing that Ms. Painter has knowledge of the operation of the neighborhood group and was just sharing with us the timing of their meeting. **Commissioner Townsend** said yeah, well, anytime within the month that I presume this committee is about to act on, so it need not be just at their neighborhood group that they meet and discuss these two housing proposals. So, anything you can do to facilitate that and I will make sure I have an email for the president to make sure we're sending them this way or their way.

Chairman McKiernan asked, any other comments on these applications. Seeing none, we'll have a roll call on deferring for one month A8 and A9.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, before we move on to our next item I want to get a recommendation from you on how to proceed because I know that we are now getting into areas where we may have duplicate requests for the same property. I believe one of the ones that's coming up soon is also listed down below under Item G. Is that correct? **Mr. Knapp** said yes, Commissioner. I grouped all the ones that we had multiple option—multiple applications for, all together, so there are single-family homes. **Chairman McKiernan** said we may have some applicants up in the A's with applications that do not duplicate another request and then we'll see that same applicant down in G, is that correct? **Mr. Knapp** said that is correct.

Commissioner McKiernan said let's go ahead and move forward with A10, 11 and 12 since those come from a common applicant.

- 10. Sarita Stephenson - 1 Home
1068 Kimball Ave. - 106116
- 11. Sarita Stephenson - 1 Home
2802 Parkwood Blvd. - 106187
- 12. Sarita Stephenson - 1 Home
2904 Parkwood Blvd. - 106126

Mr. Knapp said A10 through A12 are all building within the Parkwood neighborhood. This request is for three single-family homes on three lots. The first one is at 1068 Kimball Ave. It's for a single-family home and it's zoned correctly for the single-family home. The applicant, why I'm building is I grew up in this neighborhood. The house once on this lot belonged to my grandmother and I want to build here and keep my family legacy going. Staff comments is parking on the side or rear. The parcel must comply with the narrow lot design guidelines and it must go through a historic district review. The Land Bank Advisory Board comments is pretty much the same as the last application we had, missing equitable development components.

I'll move on to the next. This same picture is the same one all three times. Staff did have a comment where it shouldn't be all, the plans should vary. They shouldn't build all three of them together, but that is taken care of during the historic district review where they look at plans.

The next one is the very same plans in person except it's at 2802 Parkwood Blvd. The same comments with this one. I believe the Land Bank Advisory Board has the exact same comments again on this one.

A12 is at 2904 Parkwood Blvd. and it's all the same comments again. So, that concludes those three items.

Chairman McKiernan said that's A10 through A12. Any comments or questions from the committee?

Commissioner Townsend said these three properties are in a historic district. So, what again did you say, Mr. Knapp, the process will be with regard to that before this person could build or any person could build? **Mr. Knapp** said they will have to go through a historic district review and that's a Planning function and they look at it to make sure the new house will not take away from the character of the neighborhood. I did leave out that the Land Bank Advisory Board Groundworks does support this project.

Commissioner Townsend asked, do we know if any communications about these three proposals went to the Parkwood Colony Neighborhood Association? **Mr. Knapp** said let me check the neighborhood layers here. I can tell you if it pops up here, I know if they got an email and, yes, I did send them an email.

Commissioner Townsend said noted, again, that what we're talking about are option agreements, so whatever Planning & Zoning, historic designation review, that's to be done if this progresses on. I would move to approve these as submitted.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve Items A10 through A12 as submitted.**

Commissioner Davis said, Jud, just so I kind of have everything kind of made clear here. All of the comments that you got from the Land Bank Advisory Board came to you early this morning. Is that correct? **Mr. Knapp** said I got a few comments like two weeks ago after our meeting that we had, but let's say the Groundworks comments came this morning. **Commissioner Davis** said

all of these comments regarding clarity, purpose, equitable development, all that stuff came this morning? **Mr. Knapp** said that is correct, Commissioner.

Chairman McKiernan asked, any other comments or questions. We do have a motion to approve these three items as submitted. We have a second from Commissioner Burroughs. I'll ask the Clerk if we received any communication about these three applications. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there is anyone online who would like to offer comment about these three applications. Seeing no hands, I'll ask if there's anyone here in the room who would like to offer comment on these three applications. Seeing no one coming forward, there is a motion to approve A10, 11, and 12 as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, we'll go to A13.

13. Nosaze Enoma Ighodaro - 1 Home
2829 N. Bethany St. - 106304

Mr. Knapp said A13 is a friend of the ones we just supplied—we just approved A10 through A12. The address is 2829 N. Bethany St. They want to build a single-family home. It is zoned correctly for a single-family home. It will be three bedrooms, two baths. Staff comment was the garage not face the street. The Land Bank Advisory Board comment was, are they going to live in it or sell it. I'm not sure what the answer to that question is. Here is a picture of what they plan to build there.

Chairman McKiernan asked, comments or questions from the committee?

Commissioner Burroughs said, Jud, I noticed in this picture, this is supposed to have off-street parking without the garage facing the street. I'm assuming that garage is facing the street. **Mr. Knapp** said yes it is, Commissioner, in that photo yes. I haven't been making them update their photos. I haven't been making them change their photos after I get the staff comment.

Commissioner Burroughs said okay. I just wanted to verify that they say off-street parking and not facing the street, but yet that garage door is facing the street. **Mr. Knapp** said I understand.

Commissioner Townsend said I noted in the comments that, again, Parkwood Colony has received notice. Apparently did not object, so I would move to approve this option agreement as submitted.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to approve Item A13 as submitted.**

Chairman McKiernan asked, any other comments or questions? I'll ask the Clerk if we received any correspondence about this application. **Ms. Sparks** said no comments received. **Chairman McKiernan** said I'll ask if there's anyone joining us online who would like to comment on this application. Seeing no hands, I'll ask if there's anyone here in the room that would like to comment on this application. Seeing no one coming forward, roll call.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Item A14

- 14. Cinnamon Campbell - 2 Homes
- 914 Freeman Ave. - 81159
- 916 Freeman Ave. - 081159

Action: **Item A14 was previously deleted from the agenda at the request of the applicant.**

Chairman McKiernan said, Mr. Knapp, A15. At this point, Mr. Knapp, I would say that if you believe there is a legitimate grouping of any of the remaining items, you may do so. I do know that the addresses do vary and so I'm not sure if geography plays a role in these. **Mr. Knapp** said they don't. I try to group them together by the ones I thought that we could vote on as one, so they're kind of—I mean we could probably go A15, A20 because there's not really any staff comments that would deter this and it's all like zoned correctly for single-family homes.

Chairman McKiernan said with the indulgence of the committee, we would then, given that there is commonality in the circumstances of these next applications consider A15 through A20 as a group unless there is a reason to pull one or more of those out. So, go ahead and present those if you would Mr. Knapp.

- 15. Gisela Medina - 1 Home
2736 N. 39th St. – 105625
- 16. Jaime Fernandez - 1 Home
336 Walker Ave. - 254322
- 17. Kenneth Nelson - 1 Home
5705 Tauromee Ave. - 204401
- 18. Laurie Tomelleri - 1 Home
37 N. Broadview Ave. - 120320
- 19. Pamela Smart - 1 Home
1144 Garfield Ave. - 097959
1144 Garfield Ave. - 097901
- 20. Robert Ottens - 1 Home
6153 Parkview – 31828

Mr. Knapp said A15 is for 2736 N. 39th St. It's for a single-family home. It matches the zoning. It's three bedrooms, two baths. The staff comment was the garage question again and the Land Bank Advisory Board comments was the missing equitable development comments and then there's a photo of what they plan to build.

A16 is at 336 Walker Ave. for a single-family home and it matches the zoning for this single-family home. This one did have a Land Bank Advisory Board comment. It says Economic Advisor to the Mayor states that the developer has a mandate to inform his property owners of pending new developments. I've tried to reach out to the person that made this comment this morning and they haven't got back to me yet. I just needed some clarity because I was really confused by that comment.

A17 is at 5705 Tauromee Ave. and we've actually seen this address before, but the last option got cancelled because the person backed out of the options, so this is a brand new applicant that wants to build here. It's for a single-family home. It matches the zoning and I know that they work in town, but they live far away right now, so they want to build a home that's closer to where they work. There were no comments at all on this one.

A18 is at 37 N. Broadview Ave. It's for a single-family home. It meets the correct zoning currently. The parking requirement is there again and there was no Land Bank or neighborhood group comments on this one.

Commissioner Townsend said I just wanted to go back to make sure I know what the status was. Again, it would be helpful as you're going through these, Mr. Knapp, if you call on the record the address so I'm following. What was the decision for 14A and B, we're those withdrawn, 914 Freeman and 916 Freeman? What do we do with those? **Chairman McKiernan** said they were withdrawn. **Commissioner Townsend** said they were both withdrawn, okay. The one at 2736 N. 39th, that's been presented. **Mr. Knapp** said yes. **Commissioner Townsend** said thank you.

Mr. Knapp said the next one is A19. There are two addresses with this one. It is 1144 Garfield Ave. and 1144, it should be an H Garfield Ave. because it's like two addresses. Pam Smart wants to build a single-family home here. I believe Mt. Carmel had—they had another lot and they dug down and they found that there was a home there and deemed the lot unbuildable, so this is a replacement to that lot. The same staff comment for the garage placement and since it is a corner, the front of the house can face either Garfield or 12th Street and no neighborhood or Land Bank Advisory Board comments on this one.

Commissioner Townsend said, with these submissions, the 1144 Garfield and 1144 ½, I guess it's Garfield, it says Ms. Smart. I know she's affiliated with Mt. Carmel, but it is Mt. Carmel that is seeking these, correct? **Mr. Knapp** said yes, I believe so, but she filled out the application as her name, so I kept it. **Commissioner Townsend** said okay, but who's really seeking these properties? **Mr. Knapp** said I believe it's—**Commissioner Townsend** said I was under the impression when I talked to her about something totally unrelated, I happened to see it's Mt. Carmel or is it her as an individual? That needs to be clear. **Mr. Knapp** said I don't know for sure. **Commissioner Townsend** said I'm wondering if she's on. **Chairman McKiernan** said I'm looking at the attendees list here and I do not see her logged in as herself. There is one attendee with just a phone number and I don't know if that's her. **Commissioner Townsend** said okay.

Mr. Knapp said the next one is A20. It's at 6153 Parkview Ave. It's for a single-family home. It meets the zoning. This one is a little different. It's a one bedroom, one bath house. It's more of a barn dominium and the plan is to live in the project. Down here is the picture example

of what they intend to build. I initially thought this was a duplex, but after further contact with the applicant, it's actually a garage over there, so it's not a duplex. So, this concludes A15 through A20.

Chairman McKiernan said now we'll see if there is enough similarity to consider those as a group. Reiterate what you just said to me here. You said this picture is actually incorrect, that the garage will not be centered on this structure. Oh, we have the applicant here. If you would, please go ahead and give us your name and city of residence for the record and then let us know about that.

Robert Ottens said I do live in Kansas City, Kansas currently. Yes, the first picture does make it look like it's a duplex, but actually if you look at the lower photograph, the right-hand side of that is actually part of the garage. There's actually a garage door on the back side with a covered patio, so the actual living residence is only on the left side of the building, which is a one bedroom, one bath. **Chairman McKiernan** asked, will those two giant doors face the street? **Mr. Ottens** said no. They can be faced either on—well, that's what I was wondering. There is actually technically no street on the north side of the property. The street dead ends at each end of the property itself and on the back side, it just butts up to two other Land Bank properties. **Chairman McKiernan** said so what's labeled as Parkview does not cut through? **Mr. Ottens** said no, it does not. It dead ends off of 61st St. and dead ends off of 64th. **Chairman McKiernan** said interesting. So, where those trees are just above or to the north of the property, that represents a place where there is no right-of-way. **Mr. Ottens** said yeah, there's nothing. There's no road, no nothing. It's just all treed land property. Now they do have it zoned, if you check the zoning map, it does show a right-of-way that doesn't constitute to any property around it. So, if the city would require to build a street there, they still could, but yeah, I'd have no objection to either facing the house either to the east or the west.

Chairman McKiernan said anybody from the committee have any comments or questions regarding this application or any of the others, 15 through 20?

Commissioner Townsend said just a comment that—not to take this out, but 19 that’s shown as Ms. Smart there, that may be a possibility that really should be Mt. Carmel, so to go back and just verify who the real owner of that is, but I would not stand in the way or ask to be set-aside. Both entities are known to the committee and the community, but just for clarity sake. **Chairman McKiernan** said so you would consider A19 for action, but you want Mr. Knapp to clarify the actual applicant for those parcels. **Commissioner Townsend** said correct.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to approve Items A15 through A20.**

Chairman McKiernan said I’ll ask the Clerk if we received any correspondence regarding any of these applications. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I’ll ask if there is anyone online who would like to offer comment on any of these applications. Seeing no hands, we have gotten a comment from Mr. Ottens. I’ll ask if there is anyone else in the room who would like to offer comment on any of these applications. Seeing no one come forward, we have a motion and a second to approve A15 through A20 as submitted. Roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that will move us on to A21.

21. Steven Kinney - 1 Home
3601 Locust Ave. – 79642

Mr. Knapp said the applicant that applied for this also applied for another one in the multiple offers section, G2, but he has then removed his application from the multiple offers section, so now we only have one offer on that parcel that’s in the G section. **Chairman McKiernan** said let me make sure I understand that. There is no conflict between G1 and G2 because G2 has been withdrawn. Is that correct? **Mr. Knapp** said that is correct. **Chairman McKiernan** said we will consider that G1 as a single application when we get to that point. **Mr. Knapp** said yes.

Mr. Knapp said this one is at 3601 Locust Ave. It's for a single-family home. It matches the zoning. It's for a three bed, two bath house. The comments for this are parking requirements again and there's really no comments on this one. Those are the pictures provided for the house.

Chairman McKiernan said I guess my question for you on this one would be, this is addressed as Locust, so I'm guessing that little bend right there that touches this property would end up being the street address for this. **Mr. Knapp** said I believe that is correct. **Chairman McKiernan** said because otherwise I don't see any street that does touch this property. Any questions or comments from the committee on this application? To my eye, it looks like this could have been in the past a couple of properties that have been combined to make that L-shaped, but it is one as of today, so that's what we'll consider. Once I clarified the street address, I have no other comments or questions myself. I don't see any comments from the committee. Do we have a motion for this item.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve Item A21 as submitted.**

Commissioner McKiernan said I'll ask the Clerk if we received any correspondence related to this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if anyone attending online would like to make a comment on this application. Since there is no longer anyone with us attending in the room, I'll stop asking that question now and we have a motion and a second to approve A21 as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, A22.

Vlad Nicolae Geana - 1 Home

2214 S. Ferree St. - 126611

2220 S. Ferree St. – 126612

Mr. Knapp said A22, there are two addresses here, 2214 S. Ferree St. and 2220 S. Ferree St. The original applicant—the original request was just for this bigger lot here, but if they built here, it very well could make this lot unbuildable because it only has 27 feet of frontage so that’s why we included in this deal. They want to build a single-family home. It’s zoned R-2, but they can still build a single-family home there. It’s a one bedroom, one bath house, 864 sq. ft. They plan to rent it and they rent it for \$1,200 a month is the estimate. They have building experience. Then, why are you building this property is, I’m a property owner at 2230 S. Ferree St. That’s right here that’s outlined in white and they have ideas for this piece of land to build a small self-sufficient home that looks modern, looks great in this forested area and is energy efficient. Staff is the parking question again and it will require a narrow lot review on this one. I believe that it’s in the Rosedale Master Plan. I’m not 100% sure on that, but that’s the comments I’ve received from staff. The Land Bank Advisory Board did mention that this lot could have stormwater issues because it is on a hill and the Land Bank—our comment to that is this would be addressed when the applicant goes to get their building permit, when they get their plot plan, that identifies the water drainage.

Chairman McKiernan said as long as the applicant knows going in that may be an issue, it’s something that they can address with staff as they move forward in the option. **Mr. Knapp** said that is correct. I think my job is to provide what can go wrong upfront and then provide that and see if they want to keep moving forward with it.

Chairman McKiernan asked, any comments or questions. **Commissioner Townsend** said since both of these lots are being considered for the one home, would a narrow lot review still be required? **Mr. Knapp** said I believe that was put on by the Planning staff, so I believe there’s something in the Rosedale Area Master Plan. **Commissioner Townsend** said I asked that because as you already mentioned, the second one certainly would have by itself, but together—I see Counsel shaking her head in the affirmative, so that’s good for me. That was the only question I had.

Chairman McKiernan asked, any other comments or questions from the committee. Do we have a motion on this item?

Action: Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve Item A22 as submitted.

Chairman McKiernan said I'll ask the Clerk if we got any correspondence regarding this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone joining us online who would like to comment on this application. I see no hands. There's a motion and a second to approve A22 as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, A23.

23. Beryah Butts - 1 Home
3936 Mission Rd. – 209006

Mr. Knapp said A23 is at 3936 Mission Road. Staff has some comments on this one. It was originally for a single-family home. Staff is very adamant that we do not sell this property because it is on a slope. It is on Mission Road and they are worried about stormwater issues if the ground is disturbed and it's also in the Rosedale Area Master Plan as parks and open space. So, their recommendation is not to build a home here and keep it as open space.

Chairman McKiernan said this is platted, so they're asking us to maintain these platted lots open as park-like spaces, but not as part of a park? **Mr. Knapp** said it is touching a park. **Chairman McKiernan** asked, is that Rosedale Park there to the left? **Mr. Knapp** said yes it is and it's a steep hill. Staff was very adamant that these are unbuildable lots. **Chairman McKiernan** said I will agree with staff that the slope here is pretty severe. It's a huge uphill going from north to south. I would observe that there are structures built on the east side of the street.

Any comments or questions from members of the committee?

Commissioner Davis said I'm assuming we're going to run into this issue again because there are other parcels that also are kind of along that same road that would have the same issue. Would

that be correct? **Mr. Knapp** said yes, but they are all owned by the UG or the Land Bank. **Commissioner Davis** said I see, okay.

Chairman McKiernan said I guess my question would be, if we own pretty much that entire frontage, do we just want—it's already forested and my understanding is we're worried about disturbing those trees, loosening the hillside, creating more runoff, potentially the hillside washes away with stormwater. Do we want to just consider annexing them into Rosedale Park? **Mr. Knapp** said that was the staff's comment, it should be in the park. **Commissioner McKiernan** said I'm guessing we don't cut the grass on 1237 or any of these right now because they appear to be tree filled and as I recall this slopes up. As you're driving south, it slopes up quite a bit to the west or to your right as you're driving, so my reaction here would be to agree with staff to deny the application and to consider other disposition for these properties along Mission Road and I guess we could consider that a motion.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to deny Item A23 as submitted.**

Chairman McKiernan said beyond the scope of that, that we consider alternate disposition for these lots on Mission Road.

Chairman McKiernan said there is a motion and second to deny A23 as submitted. I'll ask the Clerk if we received any correspondence related to this parcel. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there's anyone joining us online who would like to comment about this application. I see no hands raised. Recognizing that we could simply deny this for lack of action, but since I've already made the motion to deny, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, A24.

24. Ephraim Woods, Jr.
2210 N. 10th St. - 156721
2204 N. 10th St. - 56722

1011 Waverly Ave. - 156724

Mr. Knapp said there are three parcels here, 2210 N. 10th St., 2204 N. 10th St., and 1011 Waverly Ave. They want to combine all these lots and build one single-family home. It is currently zoned RP-5, so a single-family home would work. They want it to be six bedrooms and six baths, 5,500 sq. ft. The staff comment was that the other lots could be reserved for future infill development. The three lots measure .03 acres. The frontage total of all three is 194x159 feet. In fact, the homeowner of 1013 Waverly, like right here, has contacted the Land Bank to see about building a garage there, but hasn't done a formal application yet. Staff said the current photos would require several variances that would require public meetings with Planning. There is one example of this change because this used to be like the circular house, but then he sent five more photos of other options for this build. The neighborhood group—the Land Bank Advisory Board said this house will not match the neighborhood. That completes my presentation on this item.

Chairman McKiernan said I'll ask for questions from the committee.

Commissioner Townsend said I'm a bit baffled I guess by the size and scope of what's being asked here and/or the demonstration that's here. Aside from all the variety of difference for what's proposed, and we go through this quite often, is what the requester is presenting what the real house is going to look like. We ask that all the time, but if those presentations—or should I ask the question, are those the presentations, one of those, that he proposes to build because they would certainly be out of character with the neighborhood. **Mr. Knapp** said yes, I asked them to provide an estimate—like a close picture of what they plan to build. **Commissioner Townsend** said I would like to set this one aside. It may not be in, but very close to the Parkwood area, just to have more of an opportunity to speak with the requester and the surrounding neighborhood group. It may not be exactly in Parkwood, but certainly a nearby border to it. That would be my motion and to roll this application to this committee at the meeting next month.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to holdover Item A24 for 30 days with the understanding that there will be additional communication and documentation before it comes back to**

committee. Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, A25.

25. Jay Trib - 1 Home
 2831 Glenrose Ln. - 130504
 2823 Glenrose Ln. - 130503
 2817 Glenrose Ln. - 130502
 2811 Glenrose Ln. – 130501

Mr. Knapp said this request is to build one single home initially and then when that one is completed, three additional homes for a total of four. The addresses for A25 are 2831, 2823, 2817, 2811 Glenrose Lane. The plan is to build the one house on one parcel and that’s his primary residence and then once that’s completed, they’re going to build out the other three for a total of four houses. The area is zoned R-2, so single-family homes do match. Each home will be three bedrooms, two baths and 1,500 sq. ft. The first one is to live in, the next ones are to sell. My Land Bank comment is, we’ve done something similar with this with CHWC when they came and wanted Rivers Edge East to build 18 homes. We broke it up into six homes a piece, chunks, so we have done something like this before. Planning had the parking comments again and that pretty much sums up this application.

Chairman McKiernan said I appreciate you clarifying that this will be ultimately four, not just one, because I would not be in favor of taking these four parcels and collapsing them into a single residence. I guess my question for you and for the committee would be, in what timeframe does the applicant expect to get this first house built, within the year of the option? **Mr. Knapp** said the completion date is September 1 of next year. **Chairman McKiernan** said so within the year of the option is there. That would be the first one. What happens then to the other three parcels. Are they covered by the same one-year option? This may be a question for Wendy as much as it is for Jud.

Wendy Green, Assistant Counsel, said it would depend on how we would word the language of the option to tell you the truth. Most of our options are a year or two years tops, so we would just

have to get creative with the wording so we could stagger it within the option agreement itself. If we said they would have to have the first house done within a year and the other three done—these other three houses done however long we want to give them for each house thereafter, so it can be done. **Chairman McKiernan** said we could specify then on the remaining lots because what I want to avoid is—the reason we went to this option application in the first place, which was somebody acquiring and then speculating and holding forever lots. So, we could specify timeframes for each of the additional lots. **Ms. Green** said that is correct.

Chairman McKiernan asked, any other comments or questions from the committee?

Commissioner Townsend said for clarification, the requester is seeking to build four homes on these lots, but the first house within the first year and then the other applications would be established in succeeding specific years. I guess by lengthening the timeframe on the option, would he have to come back to this committee? **Ms. Green** said it depends on how we word it. If it's just one option agreement for the four properties and we give them a specific amount of time for each property, then no, he wouldn't come back. If you want him to have to come back every time he builds a property, then it would be better to recommend that he just be given an option for the one lot that he's going to build the house at first and then he would have to come back to get the other ones keeping in mind though that in the meantime someone else could come in and ask for those lots as well. So, I'm guessing that's why they want to do it that way, is to keep that within their control so that they can build homes right next to each other.

Commissioner Townsend said but if the committee approved these four, he only builds one and doesn't complete the others, he would still have to come back to this committee, correct?

Chairman McKiernan said we can get a little bit of clarification because the applicant is online with us and does have his hand raised. If you would give us your name, city of residence, for the record and then if you would just address the questions that we have floating here, that would be appreciated.

Jay Trib said I'm in Olathe, KS. at the moment. It is exactly as you guys are describing it. The intent is to build the primary residence for myself and then consecutively build out the other three lots. Whatever timeframe you guys allow that's perfectly fine, but it is to control pretty much.

I've driven through the neighborhood and it's pretty eclectic and so as to kind of control the rest of the lots, kind of keep it all even. The drawings or the renderings that I've submitted is to give you an idea of the type of homes that I would like to build in that area. **Chairman McKiernan** said very good and, Mr. Trib, you would be amenable to differing lengths of time for each of the four lots, correct? **Mr. Trib** said the initial one, which would be my primary residence, I would like to complete that within a year, within that 12-month period. It more than likely would be before that, of course, but just to give it time, weather and all that different stuff like that. Then, once my primary residence is completed, then move to the next lot and so forth.

Chairman McKiernan said I think the concern here is that you would commit to a timeframe. Granted, it would be more than one year, but that you would commit to a timeframe for each of the other three lots. **Mr. Trib** said yes. **Chairman McKiernan** said that's something that we can then work out between Legal and the applicant. **Ms. Green** said yes, that's correct.

Chairman McKiernan asked, any other questions or comments from the committee? Seeing none, is there a motion for this item?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve Item A25 as submitted.**

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding this item. **Ms. Sparks** said no comments were received. **Commissioner McKiernan** said I'll ask if there is anyone online other than Mr. Trib that would like to comment on this item. Seeing no other hands raised, there's a motion and a second to approve as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to A26.

26. Mylissa Roark - 1 Home
 2020 N. 5th St. - 140305
 2024 N. 5th St. - 140304
 2020 N. 5th St. - 140305

Chairman McKiernan said, Commissioner Townsend, I believe you have an update on A26.

Commissioner Townsend said I do. For the record, the requester was Mylissa Roark for 2016 N. 5th, 2020 N. 5th, 2024 N. 5th, but these spaces are part of a project that has been in the offing for some time. It would be a bigger development and I spoke with Ms. Roark today and she graciously understood. We told her that we have a lot of Land Bank vacancies where she could find another spot and graciously agreed to do that. She will be contacting Mr. Knapp tomorrow, I believe, to look at other lots available other than these. What I'm asking in fairness to her is to roll these items to our December agenda at which time she understands there'll be—oh, Counsel, I think is about to tell me—so, one month—**Ms. Green** said one month is all we can do. **Commissioner Townsend** said we'll do the one month and if we have to (inaudible), but my expectation is that she understands that the committee would vote it up or down if she has not already withdrawn by that time, so no action other than the motion to request that these three be rolled to the next meeting of this committee. That's my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Davis, to set over Item A26 for 30 days.** Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that takes us to our Group B items. I think we could reasonably take B1 and B2 together.

B. Multi-Family - 20 Units Total

1. CHWC - 4 Units
 - 1118 Armstrong Ave. - 80802
 - 1116 Armstrong Ave. - 080803
 - 1114 Armstrong Ave. - 080804
 - 1112 Armstrong Ave. - 080805
2. CHWC - 6 Units
 - 816 N. 12th St. - 80900
 - 818 N. 12th St. - 080899
 - 814 N. 12th St. - 080901
 - 812 N. 12th St. - 080902

Mr. Knapp said B1 is CHWC again. There's four addresses; 1118, 1116, 1114, 1112 Armstrong Ave. to build a townhome that has four units that pretty much match what's right next to them that CHWC already built there.

Then B2, they are requesting four lots also; 816, 818, 814, 812 N. 12th St. to build six units to be duplexes on those lots, but the difference with these are zoned R-1, I believe, and those will need a zoning change, so that would require a public meeting.

Chairman McKiernan said that's something the applicant would have to undertake after the option was granted if it were. **Mr. Knapp** said that is correct. I just provide them the road map to complete the project. **Chairman McKiernan** said I would just say that the ones on Armstrong would match what they have already put on the lots immediately to the west and that block of North 12th Street just south of Armstrong would seem an excellent location for what they propose.

Any other comments or questions from the committee?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Davis, to approve Items B1 and B2 as submitted.**

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding these applications. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there is anyone online who would like to comment on these applications. Seeing no hands raised, we have a motion and a second to approve B1 and B2. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said B3 Mr. Knapp.

3. Maricela Zamora - 4 Units
1925 N. 47th St. - 061709
061701

Mr. Knapp said B3 is actually two parcels. In our agenda I see it got deleted, but it's at 1925 No. 47th St. and there's one right back in this corner, I can't see it, but there's two parcels. I got two

parcel numbers there, but they want to build a multi-family, they want to build four units total. It's currently zoned R-1, so it would require another public meeting with Planning to change that zoning. What they envision to build is pictured on the bottom here.

Chairman McKiernan said so, again, what we're considering here is the fact that this option would allow them to pursue the opportunity to change the zone, but it would not guarantee that they could move forward with their project. **Mr. Knapp** said that is correct.

Chairman McKiernan asked, comments or questions from the committee.

Commissioner Burroughs said it's exciting to see people wanting to build and invest in our community, in our neighborhoods, on Land Bank property. I guess my question is, they do know the process when they want to go and have to change the zone. We are communicating that clearly to them, correct? **Mr. Knapp** said yes we are. **Commissioner Burroughs** said we're not giving up false pretenses, and I'm not saying misleading, that we are educating them what the next step is. **Mr. Knapp** said yes, I do provide them an email with staff comments and the next steps and kind of the road map to build this project. **Commissioner Burroughs** said great and I know Commissioner Davis is doing the Land Bank work and it's important that we're consistent with our messaging with this and that was my only concern.

Commissioner Davis said if I'm not mistaken, Jud, we're using your new snazzy, high-tech mapping tool here. I don't know if this particular tool was released around that time, but to my knowledge when people do search for Land Bank parcels, they do have the zoning there as well. **Mr. Knapp** said yes they do. **Commissioner Davis** said so even if it's been communicated multiple times rather explicitly by staff, and within the prior tool and more clearly in this tool, that's been provided.

Chairman McKiernan said I would just observe that during that change of zone application procedure, there will undoubtedly be robust conversation. With that established, is there a motion from the committee?

Action: Commissioner Davis made a motion, seconded by Commissioner Townsend, to approve Item B3 as submitted.

Chairman McKiernan said I'll ask the Clerk if we received any correspondence regarding this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there is anyone joining us online who would like to comment on this application. Seeing no hands raised, there's a motion and second to approve as submitted. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said B4, Mr. Knapp.

4. Marcus Hill - 2 Units
2525 N. 52nd St. – 039757

Mr. Knapp said B4 is 2525 N. 52nd St. This is for a multi-family project. This is currently zoned R-1 single-family. It is clear it is in—it appears to be a subdivision that was never built out. That's why it's platted like that. The number of units would be two, two bedrooms, two baths, 1,500 sq. ft. They have to change the zone because it is zoned R-1 and it may have sewer connection issues because the sewer is up here in the street so they would have to bring it all the way down the street to get to there. I have shared this information with the applicant. They haven't told me they want to stop.

Commissioner Burroughs said, Mr. Knapp, could they apply for a perk test there? Is the ground enough acreage for them to apply for septic to do a perk or whatever system they use now to determine if a septic—**Mr. Knapp** said yes it is. It's 1.12 acres, so it's over that acre limit, so they can get a septic test to see if the soil is good for a septic system. **Commissioner Burroughs** said great. That's the only question I had.

Commissioner Townsend said, Mr. Knapp, what were staff comments on this? I saw you scroll past it earlier, but I wasn't able to keep up with it. **Mr. Knapp** said it says this parcel is not an appropriate location for multi-family as it is at the end of a single-family residential street.

Commissioner Townsend said and this would require a change of zone or not? **Mr. Knapp** said it would to build a duplex there. It's current zone is R-1, so they need R-2 to have a duplex. **Commissioner Townsend** said but because of its location and the type of housing that the requester wants, staff is not in favor of it, correct? **Mr. Knapp** said that is correct.

Chairman McKiernan said my guess would be that this is another application where there will be some spirited discussion and some of the golden rules may end up coming into play in the process of change of zone, but our option process would afford the applicant the opportunity to do that. We do have the applicant with us online I believe. The last name looks the same.

Maria Hill said the intention—unfortunately, I've been kind of ill and I've been in the hospital a couple times, it's a kidney rejection, so I wasn't able to get everything submitted as should have been. The purpose of this is to purchase, if at all possible, most of the land down there. We are willing to do single-family and sell the single-family, but we would like to purchase the land that is around this land here. There's about—I don't know how many plots of land in that area, they're all in the Land Bank and we are willing to develop that land for single-family residents.

Chairman McKiernan said okay, help me understand then that this application for 2525 is for a duplex for a multi-family dwelling. **Ms. Hill** said my husband put it in as a duplex, but over discussion in the past week or so, we've talked about doing single-family. I actually have been in the hospital until Saturday and was not able to really get into trying to get things taken care of to change it over to a single-family project. So, what he did was, we were going to start with a couple of homes on the 2525 and put in applications for the rest of the property to try to do a development down there for single-family homes, for about 12 single-family homes in total. We would submit plot plans, the type of home we're going to build, square footage, price per unit. I would be able to get that done. It's just unfortunate that I've not been well and I apologize about that.

Chairman McKiernan said one of the things I wonder then, is if there is no time urgency for the completion of the option agreement, if we might want to hold this over for the period of 30 days for the purpose of clarifying everything that you've just said to us and making sure that you have time to do what you need to do to make sure we have an application and that we have

something that's clean that will be executed as it is brought to committee. **Ms. Hill** said absolutely. I just did not have time and I apologize about that. **Chairman McKiernan** said no worries at all.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to hold Item B4 over for 30 days for the purpose of clarifying the application with the applicant.**

Chairman McKiernan said, Ms. Hill, thank you so much for joining us tonight. I'll ask if we received any other communication regarding this application. **Ms. Sparks** said no other comments were received. **Chairman McKiernan** said other than Ms. Hill, is there anyone joining us online that would like to comment on this particular application? Seeing none, there is a motion and second to holdover for a period of 30 days. Roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said B5 Mr. Knapp.

5. Justen Waters - 2 Units
2101 N. 77th St. – 928610

Mr. Knapp said the address of this one is 2101 N. 77th St. They want to build a duplex. It is zoned R-1 so this would require a zoning change and that's a public meeting. The staff comments on this one is the required off-street parking. There is a creek on this property that could make this property unbuildable, but there are duplexes next to it. There's a picture example of what they plan to build. Basically, the creek on this lot could make this lot unbuildable.

Chairman McKiernan asked, is that something the applicant could determine in the process of due diligence before building? **Mr. Knapp** said yes. **Chairman McKiernan** said you say there's an existing duplex to the north. **Mr. Knapp** said there is. **Chairman McKiernan** asked, is that different zoning or some sort of historical non-conforming use? **Mr. Knapp** said it's zoned R-2 up there. **Chairman McKiernan** said so the applicant would need to apply for a change of zone

for this to work in addition to determining if it could be built at all. **Mr. Knapp** said yes, that is correct. **Chairman McKiernan** said I assume the blue color there is R-1. **Mr. Knapp** said yes.

Chairman McKiernan asked, any comments or questions from the committee?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve Item B5 as submitted.**

Chairman McKiernan said I'll ask the Clerk if there's any comments received on this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked if there was anyone joining us online that would like to comment on this application. Seeing no hands raised, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, B6.

- 6. Amit Bhakta - 2 Units
516H N. 9th St. – 090304

Mr. Knapp said B6 is at 516H N. 9th St. They're proposing to build a multi-family duplex, but again, it is zoned R-1. This would require another public meeting to change that zoning. Staff's comment was this parcel is close to Northrup Park and maybe this parcel would be best served if it joined the park itself, but there were some conversations about how this park is like drainage here, so maybe—here is a picture example of what they want to build there. In short, they have to change the zoning and they have to follow multi-family design guidelines.

Chairman McKiernan said this is platted as R-1, right? **Mr. Knapp** said yes. **Chairman McKiernan** asked, does that mean that there was formerly a residence built on this property or do we know? **Mr. Knapp** said I do not know for certain. **Chairman McKiernan** said because as I recall, 9th Street is reasonably level, it falls to the south as you go from the top to the bottom of this picture, but once you get south or below 512, it drops off dramatically right there and that's really where Northrup Park drains down. As I recall, if I can remember my streets correctly, 516

is relatively up on a plateau. I would not be adverse to the applicant pursuing change of zone and options. This is a neighborhood where we have lost some houses recently, in particular, right across the street. To the right as you look at it on the screen, there was a beautiful house there until about six years ago that burned and was torn down, so I would not be adverse to increasing the housing density provided that they can fulfill all of the required steps.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to approve Item B6 as submitted.**

Chairman McKiernan said I'll ask the Clerk if we received any comments regarding this application. **Ms. Sparks** said no comments received. **Chairman McKiernan** said I'll ask if there's anyone online who would like to comment on this application. Seeing no hands, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said, Mr. Knapp, that takes us into Commercial where we have four different applications.

C. Commercial - 4

1. Diana Navarro
1100 Minnesota Ave. - 80776
1102 Minnesota Ave. - 080754
1104 Minnesota Ave. – 080775

Mr. Knapp said C1 is at 1100, 1102, 1104 Minnesota Ave. and this is for a mobile power washing business. They need to expand their business so they need a building. I reached out to the Downtown Shareholders and they said neither project, they're talking about the next two projects actually, it says the project doesn't spark much joy. Auto-focused businesses are not in line with the Downtown Master Plan, but there is also little to no interest in building the kind of urban residential that is contemplated there.

Chairman McKiernan asked, what are they proposing to do with this when they say they need storage for a mobile power washing business. Is this just going to be a parking lot? Will

there be a structure on it? **Mr. Knapp** said this is the picture they provided me. **Chairman McKiernan** said of an existing building already on the street. **Mr. Knapp** said yeah. **Chairman McKiernan** said that looks like the southwest corner of 13th & Minnesota. Is that correct? **Mr. Knapp** said I believe so. **Chairman McKiernan** said that's right. That's Mi Pueblito there to the right, so yes, that's 13th.

I need clarity. Do they just want a parking lot to support a business that's two blocks away? Are they going to build a building like that? **Mr. Knapp** said those are separate. C1 is not with the C2, not with the auto shop that's coming up. **Chairman McKiernan** said I still want to know at 1100 Minnesota Ave. what is the proposal, a structure or a parking lot. **Mr. Knapp** said it's a structure. They need to expand their business and they need a building to do that. **Chairman McKiernan** said so they're proposing to build a structure to house their equipment, probably vehicles. **Mr. Knapp** said yes. **Chairman McKiernan** said I have no problem with that if they're going to build a structure.

Commissioner Burroughs said I would assume that would have to come back before Planning & Zoning to determine the type of building and structure to make sure it fits in with the requirements mandated of building a warehouse or an additional building. **Mr. Knapp** said they have to go in front of the Development Review Committee, so yes. **Commissioner Burroughs** said okay. **Chairman McKiernan** said in that case I have no problem considering that they will have additional steps to complete.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Davis, to approve Item C1 as submitted.**

Chairman McKiernan said I will ask the Clerk if we received any communication regarding this application. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I will ask if there is anyone joining us online who would like to offer comment on this application. Seeing no hands raised, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said C2 please.

2. Gus Martin
1234 Minnesota Ave. - 80865
1239 Minnesota Ave. – 080884

Mr. Knapp said C2 is at 1234 Minnesota Ave. and 1239 Minnesota Ave. At 1234 is where they plan to build an auto repair shop and across the street is a Land Bank lot, 1239, and they plan to build a parking lot to store their vehicles over there. The Downtown Shareholders did have additional comments with this one. There are concerns about parking for vehicles in both applications are well-founded. I don't see that 1239 Minnesota developing on its own, so while I don't like surface parking, it may not be the best current use available.

Chairman McKiernan said so they propose to build a building—**Mr. Knapp** said yes—**Chairman McKiernan** said at 1234 and then have parking for said building at 1239. **Mr. Knapp** said yes. **Chairman McKiernan** said I can tell you my initial reaction to this is to hold it for a period of 30 days so that I can have additional conversation with this applicant. I will tell you I am not wild at all about separating parking from the building. Parking can be, especially west of 13th Street, can be a bit of a free-for-all already. If any other members of the committee have comments on this, I would be glad to hear them.

Commissioner Burroughs said I share your concerns. It's not that I'm opposed to the business itself, but having the parking on the opposite side of the street. I don't know if there's even been a traffic study conducted in reference to what kind of danger it might put to pedestrians and/or customers if they're going to be pulling out and running across the street. I'm just very concerned about the public safety aspect having the business separated. I'm not really opposed so much to the business itself, but having a parking lot on the other side of the street is a point of concern and so I would support your motion to hold it over 30 days, Mr. Chairman, so we have a chance to at least hear from Mr. Martin.

Chairman McKiernan said I appreciate that, Commissioner, because as I look at the aerial here, there does not appear to be a curb cut for 1239 on Minnesota. So, right now this parcel does not have a curb cut and I guess my question would be is there enough space to put one there if they desire to make this a parking lot.

Action: Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to set over Item C2 for 30 days so that we can have additional communication with the applicant.

Chairman McKiernan asked, any other comments or questions from the committee regarding this application? I'll ask the Clerk if we received any communication regarding this item. **Ms. Sparks** said no comments were received. **Chairman McKiernan** said I'll ask if there is anyone online who would like to comment on this item. Seeing no hands raised online, roll call please.

Roll call was taken and there were four "Ayes," Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said C3.

3. Melvin Williams
 1800 Yecker Ave. - 158760
 2836 Hiawatha St. - 158759
 1806 Yecker Ave. - 158758
 1810 Yecker Ave. - 158757
 1816 Yecker Ave. - 158756
 1818 Yecker Ave. - 115779

Mr. Knapp said C3 is requesting 1800 Yecker Ave., 2836 Hiawatha St., 1806, 1810, 1816, 1818 Yecker Ave. to build a Farmer's Market. I do remember talking to the OCP Neighborhood Group about that they wanted to do their own Farmer's Market. I know these two applications are not connected to each other. I did tell the applicant about OCP's willingness for a Farmer's Market and he was supposed to contact them, but I've received no communication that actually happened. Staff said, must comply with the new Streets for People Ordinance regarding Farmer's Markets. May require a special use permit or a change of zone which would require a public meeting.

Commissioner Townsend said if the applicant has—well, Mr. Knapp, you said the Neighborhood Group OCP, again, desires to do something else in the community with the market. I would like to see this held over to speak with the applicant and to see if OCP and the applicant can come to some other arrangement. I would like to get more information about what that's going to look like. Did you say this would require a zoning change? **Mr. Knapp** said it may require a zoning

change or a special use permit. **Commissioner Townsend** said as you understand it currently, is there supposed to be a building there for all of these lots? Oh, just an open area, open covering. Seeing that picture, I would definitely like to hold this over for 30 days to speak with the applicant and also see where OCP is on this and what their idea would be for a similar type of structure, event, use, so that would be my motion.

Action: **Commissioner Townsend made a motion, seconded by Commissioner Burroughs, to holdover Item C3 for 30 days to gather more information.**

Chairman McKiernan asked, Clerk, did we receive any communication from anyone regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** said is there anyone joining us online that would like to comment on this application? Seeing no hands, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said C4.

4. Librado Ruiz Ayala
821 S. 12th St. – 072547

Mr. Knapp said C4 is at 821 S. 12th St. and it’s to build a garage. The applicant owns a landscaping business and needs a place to store his equipment. The zoning is C-3, so it would match—a garage could be built there for zoning and staff’s comment was must meet all performance standards for C-3 zone. Requires that all commercial design guidelines be followed. A picture of the garage they supplied me.

Chairman McKiernan asked any comments or questions from the committee. **Commissioner Burroughs** said it meets all the criteria, staff supported the project, I would move for approval.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve C4 as submitted.**

Chairman McKiernan asked, did we receive any correspondence regarding this item? **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked, is there anyone online that would like to comment on this item? Seeing no hands raised, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said D1.

D. Garages – 3

1. Jesus Holguin Carrillo - 1 Garage
1114 Rowland Ave. – 156933

Mr. Knapp said D1 is our first garage application we have. It’s at 1114 Rowland Ave. It’s to build a two-car garage. I do have to note that the lot is a 50-foot lot of frontage, so a home can be easily built on that and that was the staff’s comment that a lot would be better used for infill development and they said that there’s already a driveway on the current owner’s lot so they could build a garage in their backyard. These garages are all kind of similar comments. Do you want me to do the other two?

Commissioner Burroughs said the fact that it is a wide lot and there is a cut, I make a motion for denial.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to deny D1.**

Chairman McKiernan asked, did we receive any correspondence regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked if there was anyone online who would like to comment on this application. Seeing no hands raised, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said D2.

2. Williams Rodriguez - 1 Garage
1120 Sandusky Ave. – 090230

Mr. Knapp said this one is at 1120 Sandusky Ave. The frontage on this one is 29 ft., so it's a lot smaller than the 50 ft. one. If you look at the photo, all these houses are really packed in there. It would be a buildable lot by our definition, but it would definitely be a difficult build to build a home there. Staff comments on this was the parcel would be better used for future infill and the garage has to be accessed off of the rear alley. Here's a picture of what they plan to build there.

Chairman McKiernan asked any comments or questions from the committee.

Commissioner Burroughs said this is going to be part of the discussion I would hope that the Land Bank takes into consideration. We've talked about these garages on narrow lots. If they were connected to the home by a breezeway and/or another roofline, it would be an allowable structure. I would think that would become a home versus just a stand-alone garage. I would hope that as we move forward, that would be taken into consideration as some kind of infrastructure sharing besides this concrete pad and a garage. Mr. Chairman, I don't have a recommendation for approval or denial. I would just hope that as we move forward, these are becoming more common in reference to our narrow lots in the community, so I just leave that to the wisdom of the committee.

Chairman McKiernan said I appreciate that comment and likewise, I'm going to look for some direction as we go through the policy review. I would say that for the reasons presented by staff, I'm not in favor of this one since it is a lot that is the same size as many of the other homes that are already built on that block. **Commissioner Burroughs** asked, Mr. Chairman, is that a motion for denial? **Chairman McKiernan** said it is.

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Burroughs, to deny D2.**

Chairman McKiernan asked, did we receive any correspondence regarding this item? **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked, is there anyone online who would like to comment on this item? Seeing no hands, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said D3.

3. Eduardo - 1 Garage
1509 Pacific Ave. – 066749

Mr. Knapp said D3 is at 1509 Pacific Ave. It’s to build a garage. This one has 40 ft. of frontage. The house already has a driveway. Staff’s comment was the lot could be better used for infill development and they have enough room on their lot they could build a garage. If you zoom out a little bit, you see the Sun Fresh over here, so this is a very walkable location to build a house in.

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to deny D3.**

Chairman McKiernan asked, did we receive any communication regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked, is there anyone online that would like to comment on this application? Seeing no hands, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said that brings us to our Multiple Applications.

G. Multiple Applications for the same parcels - 11

1. Stephen Russell - 1 Home
2314 S. 71st St. – 225613

Mr. Knapp said the first multiple application is at 2314 S. 71st St. The applicant on G2 has removed his application, so we just have one application for this lot. G1 is for a single-family home. It’s already zoned R-1, three bedrooms, two baths. They have construction experience. I didn’t receive any comments from staff or the Land Bank Advisory Board on this one and here’s a picture example of what they plan to build there. That concludes G1.

Chairman McKiernan asked, any comments or questions from the committee?

Action: **Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to approve G1 as submitted.**

Chairman McKiernan asked, did we receive any communication regarding this application? **Ms. Sparks** said no comments were received. **Chairman McKiernan** asked, is there anyone online who would like to comment on this application? Seeing none, roll call please.

Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Chairman McKiernan said just to alert the members of the committee, Commissioner Burroughs has just received communication from home and there is something that he does need to attend to that is not the Chiefs game, and we do want to make sure that he has the opportunity to do that to attend to a family matter. We would ordinarily have five members. We do have another commissioner who was not able to attend tonight, so when Commissioner Burroughs has to leave, we will lose our quorum. For those people who are waiting online and have waited online patiently, I do apologize, but when that moment comes, we’re going to have to draw the line and no longer consider any other items, carrying all of the remaining items forward to next month’s meeting.

Wendy Green, Assistant Counsel, said if I may while we still have a quorum, if there could be a motion to adjourn so we could have the quorum to vote for it. **Chairman McKiernan** said with the explanation to everyone who is hanging with us online, we will come back in one—or at our next meeting to consider all of these, I would entertain—**Commissioner Davis** said just for clarification, Legal or the Chair, we wouldn’t have to make a motion to holdover? These would just be assumed that they’re going to be held over, correct? **Ms. Green** said correct. We could do it either way. **Commissioner Davis** said however you want to proceed Chair.

2. Orlando Lynn Steven Kinney, Jr. - 1 Home
2314 S. 71st St. - 225613

Action: **Withdrawn by applicant.**

Chairman McKiernan said I would entertain a motion that we hold all remaining action items that have had no action until our next meeting.

3. Sarita Stephenson - 1 Home
2908 N. 11th St. - 906628
4. Nosaze Enoma Ighodaro – 1 Home
2908 N. 11th St. - 906628
5. Bennett Petermann - 1 Home
3501 Lust Dr. - 079409
6. Primitivo Soto - 1 Home
3501 Lust Dr. - 079409
3530 Lust Dr. - 079439
3510 Lust Dr. - 079403
7. Tynetta Howard - 1 Home
3501 Lust Dr. - 079409
8. La'Pourchea McConico - 1 Home
4208 N. 79th St. - 931504
9. Angela Wright-Jones - 1 Home
4208 N. 79th St. - 931504
10. Sumey Rabie
923 Kansas Ave. - 073042
11. Hamdi Al Sammarraie
923 Kansas Ave. - 073042

Action: **Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to hold over the remaining Items G3-G11 until our next meeting. Roll call** was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

Item No. 3 – 212009...LAND BANK PROPERTY TRANSFERS

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

Please visit the new site to review the applications below.

<https://experience.arcgis.com/experience/b63e9cb3cca44be59f458765dbeddc8/>

E. Property Transfers - 5

1. Kayla Eagles - Yard Extension
850 Douglas Ave. - 155035
2. Jose Antonio Navas Hernandez - Yard Extension
1919 S. 40th St. - 168323
3. Toma's Silua - Property Transfer
1960H N. 4th St. - 109899
4. Unified Government - Property Transfer
4600 Orville Ave. - 420000
5. Kansas City, Kansas Housing Authority - Property Transfer
1257 Ray Ave. - 067550

F. Donations

1. John L. Peterson
729 S. 18th St. - 073672
2. John L. Peterson
914 S. Mill St. - 072727
3. Carmen Villarreal
917 Shawnee Ave. - 072946
4. Matt Schulte
1263 Shawnee Ave. - 072286

Action: Commissioner McKiernan made a motion, seconded by Commissioner Townsend, to hold over the remaining Items E1-F4 until our next meeting. Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

ADJOURN

Action: Commissioner Davis made a motion, seconded by Commissioner Townsend, to adjourn. Roll call was taken and there were four “Ayes,” Davis, Townsend, Burroughs, McKiernan.

The meeting was adjourned at 7:42 p.m.



Staff Request for Commission Action

Tracking No. 212498

Full Commission Meeting Date: 06/29/2023

Committee: Neighborhood & Community Development

Date of Standing Committee Action: 06/05/2023

(If none, please explain):

Publication Required: No

<u>Date:</u> 05/24/2023	<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, Land Bank Manager 8 Single Family Homes 4 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 06.05.23				



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

DATE: May 24, 2023

SUBJECT: Option applications for consideration

The following **option application(s)** are being presented at the 06/05/2023 meeting:

Please visit the new site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 8 Homes

1. Rogelio Avalos – 1 home
 - i. 17 S Cherokee St – 139834
2. RA Engineering – 1 home
 - i. 1598 N 86th St – 934501
3. James and Kelly McClellan - 1 home
 - i. 1955 S 98th St – 939808
4. Andrea Wardell - 1 home
 - i. 2926 W 40th Ave – 132806
5. Andrea Wardell - 1 home
 - i. 4007 S Thompson St – 132914
6. J Ayala Ruiz Ayala by James Michael - 1 home
 - i. 1256 Argentine Blvd – 068264
 - ii. 1258 Argentine Blvd - 068263
7. Christopher L Gray - 1 home
 - i. 7651 Webster Ave – 012413
8. Armando Mireles - 1 home
 - i. 1428 N 31st St - 910829

C. Commercial – 4

1. Hulon Crayton – Restaurant
 - i. 3711 Delavan Ave – 167220
 - ii. 3701 Delavan Ave - 167221
2. Hulon Crayton – Restaurant / Event Space
 - i. 2000 N 10th ST - 906502
3. Clint Barr – Office / Shop Building
 - i. 2000 N 10th ST – 906502
4. Stephen Westhead – US Trailer Rentals
 - i. 1301 N 2nd St – 081686

