

**ACTION AGENDA
JULY 27, 2023 UNIFIED GOVERNMENT BOARD OF
COMMISSIONERS MEETING
ORDER OF BUSINESS
MEETING TO CONVENE AT 7:00 PM**

Location: Hybrid

We invite you to view the meeting in person in the Commissioner Chambers, Lobby Level of the 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/87051973950>

Or One tap mobile:

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877 853 5257 US (Toll-Free) 888 475 4499 US (Toll-Free)

Webinar ID: 870 5197 3950

International numbers available: <https://us02web.zoom.us/j/87051973950>

I. CALL TO ORDER

II. ROLL CALL

PRESENT: Kane, Markley, Stites, Davis, Bynum, Burroughs, Townsend, McKiernan, Ramirez, Johnson, Garner

III. INVOCATION GIVEN BY STELLA RUIZ, OAK GROVE CHRISTIAN CHURCH

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO THURSDAY, JULY 27, 2023, AGENDA

The clerk announced a change in order-Mayor's Agenda will be heard first, followed by Planning & Zoning and Full Commission Agenda.

VI. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. MAYOR'S AGENDA

- X. REGULAR CONSENT AGENDA
- XI. PUBLIC HEARING AGENDA
- XII. STANDING COMMITTEES' AGENDA
- XIII. ADMINISTRATOR'S AGENDA
- XIV. COMMISSIONERS' AGENDA
- XV. LAND BANK BOARD OF TRUSTEES' AGENDA
- XVI. PUBLIC ANNOUNCEMENTS
- XVII. ADJOURN

VI. CLERK'S STATEMENT

(Anyone wishing to speak about a particular item on the Planning & Zoning Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Planning & Zoning Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Planning & Zoning Consent Agenda are viewed as a single group and voted on with one vote.)

VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2023-005 - ANDREA WEISHAUBT WITH ALC

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to utilize the property for agricultural uses and to keep livestock at 5744 Tauromee Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212594

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

2. COZ2023-014 - CHRISTOPHER E. HANDLIN

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for 30 chickens, bees, and farm at 3000 South 74th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

(RECOMMENDED FOR APPROVAL)

Tracking #: 212596

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

3. **COZ2023-016 - RHIANNON CABALLERO**

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District for chickens and a garden at 3542 North 51st Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212597

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

B. SPECIAL USE PERMIT APPLICATIONS

1. **SP2023-027 - JOSHUA A. ROSE**

Synopsis: Special Use Permit for a Short-Term Rental at 4610 Lloyd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212599

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR ONE YEAR 9/0 (Townsend not voting)

2. **SP2023-028 - MICHAEL GEKAS**

Synopsis: Renewal of a Special Use Permit for a Short-Term Rental (SP2021-012) at 2716 North 119th Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212592

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR FIVE YEARS 9/0 (Townsend not voting)

3. **SP2023-029 - ABDUL MAZID WITH A+ AUTO SALES**

Synopsis: Renewal of a Special Use Permit (SP2021-016) for used car dealership at 1010 Merriam Lane, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 5 YEARS)**

Tracking #: 212593

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR FIVE YEARS 9/0 (Townsend not voting)

4. **SP2023-031 - ALEXANDRA SALES**

Synopsis: Special Use Permit for a Short-Term Rental at 2602 North 107th Terrace, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212601

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR ONE YEAR 9/0 (Townsend not voting)

5. **SP2023-032 - TRISTIN PERKINS**

Synopsis: Special Use Permit for a Short-Term Rental at 1945 Lawrence Court, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212602

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR ONE YEAR 9/0 (Townsend not voting)

6. **SP2023-033 - SANGEETH AND REBEKAH SAMUEL**

Synopsis: Special Use Permit for a Short-Term Rental at 4016 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212603

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR ONE YEAR 9/0 (Townsend not voting)

7. **SP2023-035 - MARY MELOT AND ROBBIN BEEBE**

Synopsis: Special Use Permit for a Short-Term Rental at 3716 Springfield Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR)**

Tracking #: 212604

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED FOR ONE YEAR 9/0 (Townsend not voting)

C. PLAN REVIEW APPLICATION

1. **PR2023-020 - JOSE YEPAZ WITH WTF LLC**

Synopsis: Preliminary Plan Review for townhomes at 825 Parallel Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212605

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

D. MASTER PLAN AMENDMENT APPLICATION

1. MPL2023-009 - JOSE YEPAZ WITH WTF LLC

Synopsis: Master Plan Amendment from Parks and Open Space to Lower-Medium Density Residential (Northeast Area Plan) at 825 Parallel Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212606

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

E. MISCELLANEOUS - ORDINANCES (The following ordinances formalize previous Commission approval.)

- 1. AN ORDINANCE** rezoning property at 13400 Donahoo Road, (COZ2023-010) from A-G Agriculture (WYCO) District to A-G Agriculture (City) District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

(RECOMMENDED FOR APPROVAL)

Tracking #: 212607

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

ORDINANCE O-81-23 PUBLISHED 8/3/23

- 2. AN ORDINANCE** rezoning property at 4403 Rainbow Boulevard, (COZ2021-043), from R-1(B) Single Family District to RP-4 Planned Garden Apartment District, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212608

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

ORDINANCE O-82-23 PUBLISHED 8/3/23

- 3. AN ORDINANCE** authorizing a Special Use Permit for continuation of a Short-Term Rental (SP2022-117) at 749 Locust Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**

Tracking #: 212609

MOTION: RAMIREZ

SECOND: DAVIS

APPROVED 9/0 (Townsend not voting)

ORDINANCE O-83-23 PUBLISHED 8/3/23

4. **AN ORDINANCE** authorizing a Special Use Permit for a commercial retail space with a firearm training facility and shooting range (SP2023-022) at 10000 France Family Drive, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212610
MOTION: RAMIREZ
SECOND: DAVIS
APPROVED 9/0 (Townsend not voting)
ORDINANCE O-84-23 PUBLISHED 8/3/23
5. **AN ORDINANCE** authorizing a Special Use Permit for an event space with offices (SP2023-023) at 6300 Parallel Parkway, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212611
MOTION: RAMIREZ
SECOND: DAVIS
APPROVED 9/0 (Townsend not voting)
ORDINANCE O-85-23 PUBLISHED 8/3/23
6. **AN ORDINANCE** authorizing a Special Use Permit to continue to operate a drinking establishment with live entertainment (SP2022-121) at 508 Kansas Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212612
MOTION: RAMIREZ
SECOND: DAVIS
APPROVED 9/0 (Townsend not voting)
ORDINANCE O-86-23 PUBLISHED 8/3/23
7. **AN ORDINANCE** vacating right-of-way (VAC2022-003) at 1327 State Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL)**
Tracking #: 212613
MOTION: RAMIREZ
SECOND: DAVIS
APPROVED 9/0 (Townsend not voting)
ORDINANCE O-87-23 PUBLISHED 8/3/23

Mayor called for recess at 7:15 p.m. Meeting reconvened at 7:23 p.m.

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

A. CHANGE OF ZONE APPLICATIONS

1. COZ2023-009 - AUSTIN THOMPSON WITH ALC

Synopsis: Change of Zone from R-1 Single Family District to A-G Agriculture District to raise fowl at 8910 Osage Avenue, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR DENIAL - 5/2 VOTE)**

Tracking #: 212595

MOTION TO UPHOLD DENIAL: BYNUM

SECOND: DAVIS

APPROVED 10/0

B. SPECIAL USE PERMIT APPLICATIONS

1. SP2023-020 - SHAYMOND JANES

Synopsis: Special Use Permit to operate a Short-Term Rental at 2737 South 53rd Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL 6/3 VOTE FOR 1 YEAR)**

Tracking #: 212535

MOTION: KANE

SECOND: STITES

APPROVED FOR ONE YEAR 10/0

Commissioner Ramirez left the meeting at 8:23 p.m.

2. SP2023-026 - ASHLEY GARZA

Synopsis: Special Use Permit for a Short-Term Rental at 31 South Tremont Street, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 6/1 VOTE)**

Tracking #: 212598

MOTION: MCKIERNAN

SECOND: BYNUM

APPROVED FOR ONE YEAR 9/0

3. SP2023-030 - ALEXANDRA SALES

Synopsis: Special Use Permit for a Short-Term Rental at 2602 Essex, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design. **(RECOMMENDED FOR APPROVAL FOR 1 YEAR - 5/1 VOTE)**

Tracking #: 212600

MOTION: KANE

SECOND: STITES

APPROVED FOR ONE YEAR: 9/0

C. UPDATE: CITYWIDE COMPREHENSIVE PLAN

1. **Synopsis:** A review of the ongoing Citywide Comprehensive Plan update process and next steps, submitted by Gunnar H. Hand, AICP, Director of Planning and Urban Design.

Tracking #: 212614

PRESENTATION COMPLETED

TAX STATUS REPORT

BOARD OF COMMISSIONERS AGENDA FOR JULY 27, 2023

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2020.

NOTE: This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.

IX. MAYOR'S AGENDA

1. **PROCLAMATION: BLACK ENTREPRENEURSHIP WEEK**

Synopsis: Proclamation proclaiming August 1-5, 2023, as JBlack Entrepreneurship Week, submitted by Tyrone A. Garner, Mayor/CEO

Tracking #: 212622

PROCLAMATION READ

2. **PROCLAMATION: COMMUNITY CARE CLINICS WEEK**

Synopsis: Proclamation proclaiming August 7-11, 2023, as Community Care Clinics Week, submitted by Tyrone A. Garner, Mayor/CEO

Tracking #: 212623

PROCLAMATION READ

3. **PROCLAMATION: NATIONAL NIGHT OUT**

Synopsis: Proclamation proclaiming August 1, 2023, as National Night Out, submitted by Tyrone A. Garner, Mayor/CEO

Tracking #: 212624

PROCLAMATION READ

X. REGULAR CONSENT AGENDA

1. **RESOLUTION: FIRST AMENDMENT TO THE 505 CENTRAL PROJECT**

Synopsis: Adoption of a resolution extending various development agreement deadlines, submitted by Jeff Conway, Assistant Counsel.

*On July 10, 2023, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve*

and forward to the full commission.

Tracking #: 212577

MOTION: KANE

SECOND: STITES

RESOLUTION R-49-23 APPROVED 9/0

2. PLAT: BENNETT ESTATES

Synopsis: Plat of Bennett Estates, located at 2615 Espenlaub Lane, and being developed by Glenn Bennett, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212617

MOTION: KANE

SECOND: STITES

APPROVED 9/0

3. PLAT: FAMILY TREE NURSERY FIRST PLAT

Synopsis: Plat of Family Tree Nursery First Plat, located at 13400 Donahoo Road, and being developed by First Tree Nursery, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212618

MOTION: KANE

SECOND: STITES

APPROVED 9/0

4. PLAT: WALKERS 2ND ADDITION

Synopsis: Plat of Walkers 2nd Addition, located at 325 Franklin Avenue, and being developed by Damon Walls, submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212619

MOTION: KANE

SECOND: STITES

APPROVED 9/0

5. PLAT: HOMEFIELD MARGARITAVILLE FIRST PLAT

Synopsis: Plat of Homefield Margaritaville First plat, located at 94th and State Avenue, and being developed by HFS KCK, LLC., submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212620

MOTION: KANE

SECOND: STITES

APPROVED 9/0

6. **PLAT: I-435 LOGISTICS PARK FIRST PLAT**

Synopsis: Plat of I-435 Logistics First Plat, located North of Leavenworth Road on 99th Street, and being developed by Scannell Properties #459, LLC., submitted by Brent Thompson, County Surveyor, and Troy Shaw, County Engineer.

Tracking #: 212621

MOTION: KANE

SECOND: STITES

APPROVED 9/0

7. **MINUTES**

Synopsis: Minutes from the Special Session meeting of June 29, 2023.

Tracking #: MINUTES

MOTION: KANE

SECOND: STITES

APPROVED 9/0

8. **WEEKLY BUSINESS**

Synopsis: Weekly business material dated June 22 and 29, 2023.

Tracking #: WEEKLY BUSINESS

MOTION: KANE

SECOND: STITES

APPROVED 9/0

XI. PUBLIC HEARING AGENDA

XII. STANDING COMMITTEES' AGENDA

XIII. ADMINISTRATOR'S AGENDA

XIV. COMMISSIONERS' AGENDA

**MOTION TO ADJOURN AS BOARD OF COMMISSIONERS AND RECONVENE AS
LANDBANK BOARD OF TRUSTEES: MCKIERNAN**

SECOND: MARKLEY

APPROVED 9/0

XV. LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA

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 – 2 Homes

1. Bi'Anca Smart – 1 home
2530 N Hallock St – 292428

2. Beth Dringenberg – 1 home
2745 S Holmes St – 137014

B. Multi Family – 2 Units

1. Marco Sanchez - Duplex
2825 N 68th St – 019311

Tracking #: 212571

MOTION: DAVIS

SECOND: MCKIERNAN

APPROVED 9/0

2. 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://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers

1. Highland Park Cemetery
40001 State Ave – 242703
2. Mary Ann Barnes
145 N 61st Ter - 891983

Tracking #: 212572

MOTION: DAVIS

SECOND: MCKIERNAN

APPROVED 9/0

XVI. PUBLIC ANNOUNCEMENTS

XVIII. ADJOURN

MOTION: BYNUM

SECOND: DAVIS

APPROVED 9/0

MEETING ADJOURNED AT 8:52 PM